CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 14, 2018

SUBJECT: FP 2018-01 Public hearing and consideration of a request from Cambridge NRH Development, LLC, for a final plat of Cambridge Estates Phase 2, being 2.88 acres located in the 6000 block of Wessex Street. (CONTINUED FROM APRIL 23, 2018 CITY COUNCIL MEETING)

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Cambridge NRH Development, LLC, is requesting approval of a final plat of Cambridge Estates Phase 2. This 2.88-acre subdivision is located on the east side of Wessex Street, north of Liberty Way. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

This item was continued from the April 23, 2018, meeting as the applicant was not present at the meeting.

GENERAL DESCRIPTION:

The final plat for Cambridge Estates Phase 2 includes 12 single-family residential lots and one open space lot. The residential lots range in size from 6,400 to 13,450 square feet, with an average lot size of 8,321 square feet. The open space lot, located at the northeast corner of Wessex Street and Liberty Way, is 25,596 square feet (0.588 acres) in size.

The property is zoned R-PD Residential Planned Development and the zoning district standards for this property require a minimum lot size of 7,500 square feet, with allowances for smaller sizes on specific lots. The minimum lot widths allowed range from 50 feet to 60 feet. The lots meet the standards of the R-PD district.

Each lot is located adjacent to the Calloway Branch tributary. The lots are subject to a channel bank maintenance agreement that was approved with the final plat Cambridge Estates Phase 1 on July 14, 2017. The agreement requires the owner and homeowners association to maintain perpetually the channel bank in accordance with the plans approved by the city engineer.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat requires a public hearing when the plat is considered the City Council.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Commercial." This designation is intended to permit a variety of commercial uses including automobile-related services, retail trade, and business service establishments with outside storage, display, and sales. Outside uses are required to be buffered from residential uses and public views.

THOROUGHFARE PLAN: The residential lots have frontage on Wessex Street, classified as an R2U Residential roadway. An R2U roadway is a two-lane undivided street with an ultimate right-of-way width of 50 feet. The open space lot has frontage on Liberty Way, classified as a C4U Major Collector. A C4U roadway is a four-lane undivided street with an ultimate right-of-way of 68 feet. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place for both streets.

CURRENT ZONING: The property is zoned R-PD Residential Planned Development. The R-PD zoning district was approved on July 14, 2017, by Ordinance No. 3468.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development (PD-73)	Low Density Residential	Vacant residential lots
WEST	I-2 Medium Industrial	Industrial	Prestige Ameritech (manufacturing)
SOUTH	PD Planned Development (PD-73)	Low Density Residential	Single family residences
EAST	R-2 Single-Family Residential	Low Density Residential	Single family residences

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently platted as a remainder portion of Lot 4B, NRH Industrial Park Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the April 5, 2018, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve FP 2018-01.