



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2016

SUBJECT: FP 2015-02 Consideration of a request from Marvin Smith for a Final Plat of Smith Farm Addition on 8.00 acres located at 7601 Douglas Lane and an associated Detention/Retention Storage Facility Maintenance Agreement and Water Course Maintenance Agreement.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Marvin Smith is requesting approval of a Final Plat of Smith Farm Addition. This 8.00-acre subdivision includes 21 single-family residential lots and one open space lot. The property is located in the southwest corner of the curve in Douglas Lane north of Starnes Road and across from Cross Timbers Park. The proposed final plat is consistent with the approved preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The final plat for Smith Farm Addition includes 21 single-family residential lots and one open space lot. The residential lots range in size from 10,635 square feet to 18,397 square feet, with the typical lot being 80 feet wide and 130 feet deep. The lots comply with the R-2 Single-Family Residential Zoning District standards.

The property has frontage on Douglas Lane at two locations, as the site is located in the southwest corner of the curve in the road. There is one street proposed, and it connects to Douglas Lane at the north and east sides of the subdivision. A masonry screening wall will be constructed along Douglas Lane at each entrance.

The common open space lot is 50,041 square feet (1.15 acres) in size, covering 14.4% of the development. The lot is located on the south side of the subdivision and will be covered by a tree preservation, public access, and drainage easement. Improvements to the open space lot include a 5-foot wide sidewalk that meanders through the space and provides a connection to Lincoln Drive to the south, new trees and other landscaping, and a proposed detention pond. There is an accompanying special use permit request for the detention pond on the agenda.



COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Douglas Lane, classified as a C2U Minor Collector roadway. A C2U roadway is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Additional right-of-way dedication of less than one foot will be provided on the east side of the development.

CURRENT ZONING: R-2 Single-Family Residential. This final plat is consistent with the R-2 zoning standards.

SURROUNDING ZONING | LAND USE:

- North:** R-1 and R-3 Single-Family Residential | Low Density Residential and Parks/Open Space
- West:** R-2 Single-Family Residential | Low Density Residential
- South:** R-2 Single-Family Residential and AG Agricultural | Low Density Residential
- East:** R-1 Single-Family Residential and AG Agricultural | Low Density Residential

ROUGH PROPORTIONALITY DETERMINATION: The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City’s design criteria. This includes the construction of sidewalks along Douglas Lane on the east side of the property adjacent to the open space lot.

This determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by a professional engineer in the employ of the City of North Richland Hills, licensed by the State of Texas.

DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT & WATER COURSE MAINTENANCE AGREEMENT:

Attached for consideration are also two maintenance agreements. One is for the detention pond proposed by case SUP 2015-06 on this same City Council agenda for consideration. The maintenance agreement outlines the minimum level of care required for the drainage easement contained within this Final Plat. This includes grass mowing, debris and silt removal, bank grading and other maintenance needs.

The second agreement is for the maintenance of a swale along the rear of the westernmost lots to aid in the proper drainage of the development.



PLAT STATUS: The property is currently unplatted. The preliminary plat for Smith Farm Addition was approved by the Planning and Zoning Commission on July 17, 2014. This proposed Final Plat is consistent with the approved Preliminary Plat.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at their June 2, 2016, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

To approve FP 2015-02 and its associated Detention Storage Facility Maintenance Agreement and Water Course Maintenance Agreement.