



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** March 7, 2024

SUBJECT: PLAT24-0060 Consideration of a request from Westwood Professional Services for a preliminary plat of The Meadow, being 29.553 acres located at the southeast corner of Rufe Snow Drive and Bursey Road.

PRESENTER: Clayton Comstock, Director of Planning

SUMMARY:

On behalf of SJR NRH Realty LP, Westwood Professional Services is requesting approval of a preliminary plat of The Meadow. The property is located at the southeast corner of Rufe Snow Drive and Meadow Road.

GENERAL DESCRIPTION:

The property under consideration is an undeveloped 29.553-acre site with frontage on Rufe Snow Drive and Bursey Road. The site abuts an automobile repair facility (Christian Brothers) and the Foster Village neighborhood on the south, and the Western Oaks neighborhood on the east. Two existing streets stub into the property: Crosstimbers Lane on the south side and Rolling Ridge Drive on the east side. A 75-foot wide Lone Star Gas (Atmos) pipeline easement runs north-south through the site.

The property is zoned R-PD (Residential Planned Development). The zoning was approved by City Council on June 27, 2022 (Ordinance 3742). The proposed development includes 93 single-family residential lots, eight (8) open space lots, and one 3.48-acre commercial lot located at the hard corner.

Residential lots range in size throughout the development, with the widest lots abutting existing lots in the Foster Village and Western Oaks subdivisions. The table below summarizes the lot sizes and widths. The lots are consistent with the approved zoning standards. The minimum residential lot size is 6,000 square feet, with an average size of 8,288 square feet. The density for the subdivision is 3.15 dwelling units per acre.

LOT WIDTH	LOT DEPTH	LOT AREA	NUMBER OF LOTS (% OF TOTAL)
70 ft	115 - 140 ft	7,966 - 17,502 SF	16 lots (17.2%)
60 ft	135 - 170 ft	9,476 - 18,713 SF	6 lots (6.5%)
60 ft	115 - 120 ft	6,538 - 11,590 SF	57 lots (61.3%)
50 ft	115 - 140 ft	6,000 - 11,830 SF	14 lots (15.1%)



The development incorporates 3.0 acres of open space, which makes up 10.16% of the site. The majority of the open space is located in a centrally located lot fronting Crosstimbers Lane. Portions of the lot are encumbered by the existing pipeline easement. Planned improvements to the central open space area include an eight-foot wide trail that connects to Bursey Road. Open space lots are also located adjacent to Rufe Snow Drive and Bursey Road to provide areas for street trees, landscaped entries, and screening walls.

Primary street access to the development is from Rufe Snow Drive and Bursey Road. The street entrance on Rufe Snow Drive would also provide a means of access to the commercial property at the corner of Bursey Road. Secondary street access is from Crosstimbers Lane and Rolling Ridge Drive. Crosstimbers Lane has been a proposed street connection between Hightower Drive and Bursey Road since the adoption of the 1985 Master Thoroughfare Plan and was evaluated and reaffirmed in 2019 through the Vision2030 Transportation Plan process.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial on the Rufe Snow Drive frontage, with the remainder designated as Low Density Residential.

The Retail Commercial designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections. A supplemental recommendation of the Land Use Plan is to prioritize commercial uses at key intersections where retail is most likely to thrive.

The Low Density Residential designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is currently zoned R-PD (Residential Planned Development) and C-1 (Commercial). The R-PD zoning district is intended to permit flexibility in the design of residential developments to best utilize the physical features of the site in exchange for greater public benefits than would otherwise be achieved through development under general code standards. These developments are limited to residential development of at least ten acres.

The C-1 district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication for Crosstimbers Lane is required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Rufe Snow Drive	M4D Minor Arterial	Suburban Neighborhood	<ul style="list-style-type: none"> 4-lane divided roadway 80-foot right-of-way width
Burse Road	C4U Minor Collector	Suburban Neighborhood	<ul style="list-style-type: none"> 4-lane undivided roadway 68-foot right-of-way width 6-foot shared use path
Crosstimbers Lane	C2U Minor Collector	Suburban Neighborhood	<ul style="list-style-type: none"> 2-lane undivided roadway 60-foot right-of-way width

Crosstimbers Lane has been a proposed street connection between Hightower Drive and Bursey Road since the adoption of the 1985 Master Thoroughfare Plan and was evaluated and reaffirmed in 2019 through the Vision2030 Transportation Plan process.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	City of Keller (Retail and SF-8.4)	Retail/Commercial High-Density Single Family	Retail uses Single-family residences
WEST	City of Watauga (General Business)	Local Office Retail/Commercial	Retail and restaurant uses Vacant property
SOUTH	C-1 (Commercial) R-3 (Single-Family Residential)	Retail Commercial Low Density Residential	Automotive repair facility Single-family residences
EAST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. Subsequent approval of a preliminary plat; full engineering plans for streets, utilities, grading and drainage; and a final plat would all be required prior to any construction.

CITY COUNCIL: The City Council will consider this request at the March 25, 2024, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing, and requirements for site improvements including fences, sidewalks, and landscaping of open space lots.

RECOMMENDATION:

Approve PLAT24-0060 with the conditions outlined in the Development Review Committee comments.