



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department      **DATE:** August 7, 2025  
**SUBJECT:** PLAT25-0090 Consideration of a request from BYD Stonybrooke LLC for a final plat of Stonybrooke Park Addition, being 7.992 acres located at 8600 Rumfield Road.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

BYD Stonybrooke LLC is requesting approval of a final plat of Stonybrooke Park. The 7.992-acre site is located at the southeast corner of Rumfield Road and Stonybrooke Drive.

### **GENERAL DESCRIPTION:**

The property under consideration is a 7.992-acre site with frontage on Rumfield Road, Stonybrooke Drive, and Royal Ridge Drive. The property is undeveloped. Graham Hart, a local homebuilder, proposes to develop the property into single-family residential lots.

The property is zoned R-2 (Single-Family Residential). The proposed development includes 31 single-family residential lots and one new street that connects Stonybrooke Drive and Royal Ridge Drive. The lot sizes range from 9,004 to 17,082 square feet with an average size of 9,681 square feet. The minimum lot size in the R-2 (Single-Family Residential) district is 9,000 square feet. The typical lot is 73 feet wide and 124 feet deep, with a density of 3.88 dwelling units per acre.

As part of the consideration of the preliminary plat on February 20, 2025, the Planning and Zoning Commission approved two exceptions from the subdivision regulation requirements related to masonry screening walls and rear lot utility locations.

When the updated subdivision regulations became effective in July 2024, new standards were adopted regarding masonry screening walls. For new residential subdivisions that include five or more lots, a masonry screening wall must be constructed along the rear or side lot lines of any lot adjacent to a perimeter street that exists at the time of platting, regardless of the classification of the street on the Transportation Plan. This would require a screening wall to be constructed on the side property lines of the new lots adjacent to Stonybrooke Drive and Royal Ridge Drive. The Commission approved a waiver of this requirement for these two lots. Masonry screening walls are required to be constructed adjacent to Rumfield Road and Stonybrooke Drive.



Additionally, as provided by Section 110-367(e) of the subdivision regulations, the Planning and Zoning Commission approved an exception to allow electric and communication utilities to be located in the front of the lot. This type of exception request is usually considered as part of the preliminary plat phase.

**CURRENT ZONING:** The property is zoned R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for the property.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Rumfield Road	C2U Major Collector	Suburban Commercial	<ul style="list-style-type: none"><li>• 2-lane divided roadway</li><li>• 68-foot right-of-way width</li></ul>
Stonybrooke Drive	Local Road	Suburban Residential	<ul style="list-style-type: none"><li>• 2-lane roadway</li><li>• 50-foot right-of-way width</li></ul>
Royal Ridge Drive	Local Road	Suburban Residential	<ul style="list-style-type: none"><li>• 2-lane roadway</li><li>• 50-foot right-of-way width</li></ul>

#### SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-2 (Single-Family Residential) R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	AG (Agricultural)	Low Density Residential	Single-family residence

**PLAT STATUS:** The property is unplatted. The preliminary plat of the property was approved by the Planning and Zoning Commission on February 20, 2025, and by City Council on March 3, 2025. Engineering plans for streets, utilities, grading, and drainage have been approved for the site.



**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.

**RECOMMENDATION:**

Approve PLAT25-0090 with the conditions outlined in the Development Review Committee comments.