



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 28, 2023
SUBJECT: PLAT23-0045 Consideration of a request from H Creek Development for a final plat of Shady Grove Addition, being 18.73 acres located at 8340 Shady Grove Road, and its associated Water Course Maintenance Agreement and Detention/Retention Storage Facility Maintenance Agreement.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

H Creek Development is requesting approval of a final plat of Shady Grove Addition. This 18.733-acre property is located at 8340 Shady Grove Road.

GENERAL DESCRIPTION:

The property is located on the south side of Shady Grove Road and east of Franklin Court. The overall site has approximately 1,060 feet of frontage on Shady Grove Road and ranges from 737 to 842 feet in depth. The property is bordered by the Shady Oaks subdivision to the east and southwest, the Forest Glenn North subdivision on the south, an individual residential lot on the west, and the city of Keller on the north. The eastern and western portions of the property are also encumbered by floodway and floodplain of a tributary of Little Bear Creek.

The property is zoned R-2 (Single-Family Residential). The zoning was approved by City Council on June 27, 2022 (Ordinance 3743). The proposed development includes 47 single-family residential lots and three (3) open space lots. The average residential lot size is 9,898 square feet, with a density of 2.5 dwelling units per acre. The typical residential lot is 72.5 feet wide and 125 feet deep.

The development incorporates 4.5 acres of open space, which makes up 24% of the site. Most of the open space (3.88 acres) is in a drainage easement that borders the site on the east, west, and south sides. A half-acre open space lot is located as a center island in the southernmost street, and a 0.12-acre open space lot is located adjacent to Shady Grove Road.

The design of the project includes two street entrances on Shady Grove Road and three open space lots. The center island in the southernmost street split provides for a 24-foot-wide pavement section within a 44-foot right-of-way. While the street and right-of-way widths do not conform to the minimum standards for residential streets, these widths were approved by the Planning and Zoning Commission and City Council as part of the preliminary plat.



LAND USE PLAN: This area is designated on the Land Use Plan as Low Density Residential. This 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 proposed zoning is 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. The zoning for this property was approved by City Council on June 27, 2022 (Ordinance 3743).

TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication of 0.471 acres for Shady Grove Road is provided on the final plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Shady Grove Road	C2U Minor Collector	Suburban Neighborhood	<ul style="list-style-type: none"> ▪ 2-lane undivided roadway ▪ 60-foot right-of-way width ▪ Design speed 30-35 MPH

DRAINAGE: The property lies at the confluence of two FEMA-identified tributaries to Little Bear Creek: LB-2 and LB-2-1. The contributing drainage area is approximately 200 acres, with roughly 140 acres originating north of Shady Grove Road in the city of Keller. Current FEMA mapping encumbers 5.8 acres of the 18.73 acres with Zones A and AE 1% Chance (formerly 100-year) floodplain. The receiving drainage system to the south is comprised of a gabion-lined channel between Spence Court and Parkbrook Court, then crosses under North Tarrant Parkway in box culverts. The system was sized with the assumption of upstream residential development, so there are no capacity concerns.

The proposed drainage design includes the use of a retention pond, which would be located at the southwest corner of the development in the open space lot. A retention pond requires approval of a special use permit by the Planning and Zoning Commission and City Council. This application is expected to be considered by the Commission at the August 17, 2023, meeting. One of the conditions of approval of the final plat is receiving approval of the special use permit for the retention pond.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	City of Keller (SF-20) City of Keller (SF-36)	High-Density Single Family Low-Density Single Family	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residence (under construction)
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences



PLAT STATUS: The property is currently described as Lots 1 and 2, Thomas Peck Subdivision; Lot 1, Block 1, Pace Acres Addition; and Tract 3, Thomas Peck Survey, Abstract 1209.

ROUGH PROPORTIONALITY DETERMINATION: [Section 110-451 of the NRH Subdivision Code](#) requires a written statement by the City Engineer affirming that each exaction requirement (i.e. right-of-way dedication, construction of streets, drainage, utilities, etc.) to be imposed as a condition of approval is roughly proportionate to the demand created by the subdivision or development on the applicable public facilities system of the city, taking into consideration the nature and extent of the development proposed. The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure interior to the subdivision that is needed to support the development in accordance with City design criteria. Specific to the project's Shady Grove frontage, however, the applicant is proposing to contribute funds to future Shady Grove Road improvements in an amount proportionate to the development's traffic impact.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the August 3, 2023, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments.

ASSOCIATED MAINTENANCE AGREEMENTS: There are two development agreements associated with the plat application. These agreements cover the construction and maintenance responsibilities of the drainage facilities on site, including the drainage channels and detention/retention pond.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include revisions to notations and labeling on the drawing; addition of utility, drainage, and screening wall easements; and future submittal of a special use permit for the detention pond.

RECOMMENDATION:

Approve PLAT23-0045 with the conditions outlined in the Development Review Committee comments, and the associated Water Course Maintenance Agreement and Detention/Retention Storage Facility Maintenance Agreement.