



CITY COUNCIL MEMORANDUM

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

SUBJECT: FP 2016-04 Consideration of a request from Robert Espinosa for a Final Plat of Lot 3, Block 13, Meadowview Estates on 0.969 acres located at 8409 Rumfield Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Robert Espinosa is requesting approval of a Final Plat of Lot 3, Block 13, Meadowview Estates. This 0.969-acre one-lot subdivision is located on the north side of Rumfield Road east of Davis Boulevard. The proposed final plat is consistent with the preliminary plat approved by the Planning & Zoning Commission on June 2, 2016 and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create a single lot and construct a single-family house on the property. The lot will be 125 feet wide, 336 feet deep, and 42,206 square feet in area.

The properties to the east and south of the site are developed with single-family residences. Vacant non-residential land and an office building are located west of the site at the intersection of Rumfield Road and Davis Boulevard. There are also several duplex residences on the east side of Davis Boulevard south of the intersection.

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 Rumfield Road, 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. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

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

SURROUNDING ZONING | LAND USE:

North: R-1 Single-Family Residential | Office



East: R-2 Single-Family Residential and R-1-S Special Single-Family Residential and AG Agricultural | Low Density Residential
South: R-1 Single-Family Residential | Low Density Residential
West: C-2 Commercial | Office

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 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.

PLAT STATUS: The property is currently unplatted. The preliminary plat for this property was approved by the Planning and Zoning Commission on June 2, 2016.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at their June 2, 2016 meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

To approve FP 2016-04.