



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 6, 2017

SUBJECT: PP 2017-02 Consideration of a request from Torino, LLC for a preliminary plat of Tivoli Garden Estates on 4.533 acres located at 7509 Chapman Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Torino, LLC, Bob Flynn is requesting approval of a preliminary plat of Tivoli Garden Estates. This 4.533-acre subdivision is located on the north side of Chapman Road at the northeast corner of Meadow Road.

GENERAL DESCRIPTION:

The preliminary plat for Tivoli Garden Estates includes two phases and four single-family residential lots. Phase 1 includes three lots fronting Meadow Road, and Phase 2 consists of one lot fronting Chapman Road.

Phase 1. The three lots fronting Meadow Road are zoned R-1 Single Family Residential, and all lots satisfy the R-1 district standards. A final plat of Phase 1 is an associated item on the July 6, 2017, agenda. The table below summarizes the lot standards.

R-1 STANDARD	LOT 1	LOT 2	LOT 3
Lot size: 13,000 SF	15,874 sf	15,817 sf	16,188 sf
Lot width: 85 feet	96 ft	96 ft	98 ft
Lot depth: 120 feet	163 ft	163 ft	163 ft
Front building line: 25 feet	25 ft	25 ft	25 ft

Phase 2. The lot fronting Chapman Road is zoned AG Agricultural. This lot is not proposed for development at this time. Since the property is zoned Agricultural, a zoning change would be required prior to development. It is included in the preliminary plat because the subdivision regulations require that all property under common ownership be included in a preliminary plat.



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 Chapman Road and Meadow Road. Both roads are classified as a C4U Major Collector roadway. A C4U roadway is a four-lane undivided street with an ultimate right-of-way width of 68 feet. The plat includes a potential right-of-way dedication for both streets.

CURRENT ZONING: The property is currently zoned R-1 Single-Family Residential and AG Agricultural. The history of the split zoning on this and other properties in the area goes back to zoning ordinances approved in the late 1960s and 1970s, when a “1F-12” designation was originally given to the area then changed to “R-1” in 1984. In 1986, a large zoning change was processed in the area after the creation of the “R-1-S” district. This area, however, was left out of the R-1-S zoning change and therefore remains R-1 zoning.

SURROUNDING ZONING | LAND USE:

- North:** R-1-S Special Single-Family Residential | Low Density Residential
- West:** R-1 Single-Family Residential | Low Density Residential
- South:** R-2 Single-Family Residential | Low Density Residential
- East:** R-2 Single-Family Residential | Low Density Residential

ROUGH PROPORTIONALITY: No on-site water or sanitary sewer facilities are needed to serve the three lots on Meadow at this time. As Meadow Road is unimproved, the developer is responsible for future off-site paving and drainage improvements within the Meadow Road right-of-way. The cost of those offsite improvements (curb, gutter, sidewalk) along Meadow Road is offset by the dedication of right-of-way. Such amount is roughly proportionate to the proposed Tivoli Garden Estates development.

The above 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.

RECOMMENDATION:

Approve PP 2017-02.