



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 20, 2016

**SUBJECT:** PP 2016-05 Consideration of a request from Guy and Karen Shaver for a Preliminary Plat of Lot 2, Block 6, Hewitt Addition on 1.874 acres located at 6732 Meadow Road.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Guy and Karen Shaver are requesting approval of a Preliminary Plat of Lot 2, Block 6, Hewitt Addition. This 1.874-acre one-lot subdivision is located on the east side of Meadow Road across from the intersection of North Forty Road. The proposed preliminary plat 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 142 feet wide, 609 feet deep, and 81,630 square feet in area. The final plat for this property is a related item on the October 20, 2016 agenda.

The surrounding properties are developed with single-family residences, with a mix of large estate lots and traditional single-family lots.

**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 Meadow Road and North Forty Road. Meadow Road is classified as a C4U Major Collector roadway, which is a four-lane undivided street with an ultimate right-of-way width of 68 feet. The plat includes a right-of-way dedication of 5,119 square feet for Meadow Road.

The property has 14 feet of frontage on North Forty Road at the east property line, which is the rear of the lot. The road is a dead end street at this location. Right-of-way dedication is not required for North Forty Road.





**CURRENT ZONING:** R-1-S Special Single Family. The preliminary plat is consistent with the R-1-S zoning standards.

**SURROUNDING ZONING | LAND USE:**

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

**ROUGH PROPORTIONALITY DETERMINATION:** The property described as Hewitt Addition Lot 2, Block 6 presented for final plat in case FP 2016-05 has frontage on existing public Right-Of-Way (ROW) on Meadow Road, North Forty Road and Buck Street. Meadow Road and North Forty both have existing pavement. The Buck Street ROW is currently undeveloped with no pavement for vehicular traffic.

The Subdivision will have an impact on the existing public ROW of Meadow Road and as such, the developer is responsible for the construction of curb, gutter and sidewalks along Meadow Road. The developer is dedicating 5,119 square feet for public ROW along Meadow Road. The costs for the improvements on Meadow Road consider the value of land dedicated for ROW (5,119 sq. ft.) and are as follows:

Public Infrastructure Item Description	Quantity	Unit	Unit Cost	Item Cost
Curb & Gutter	130	L.F.	\$ 30.00	\$ 3,914.70
Concrete Sidewalks	58	S.Y.	\$ 50.00	\$ 2,899.78
Value of Required Improvements				\$ 6,814.48
Credit for ROW Dedication (5,119 sq. ft.)				\$ 6,814.48
Cost for Public ROW Infrastructure Improvements				\$ 0.00

The Subdivision will have an impact on the existing public ROW of Buck Street and as such the developer is responsible for the construction of 15' of pavement with a curb, representing half of the street section, and sidewalks along the south side of Buck Street. The total costs for the paving and sidewalk improvements of the Buck Street frontage are as follows:

Public Infrastructure Item Description	Quantity	Unit	Unit Cost	Item Cost
Concrete Paving – 15' Wide	637	S.Y.	\$ 63.00	\$ 40,138.35
Concrete Sidewalks	170	S.Y.	\$ 50.00	\$ 8,494.89
Value of Required Improvements				\$ 48,633.24
Credit for ROW Dedication				\$ 0.00
Cost for Public ROW Infrastructure Improvements				\$ 48,633.24





Regarding the Buck Street frontage, a developer's agreement has been presented to the Developer allowing for construction of sidewalks and contributions of costs for or construction of pavement at a future time.

The construction of the public infrastructure is required for the development of the Subdivision as proposed by the developer. Therefore, the developer will be required to assume 100% of the amount required for such improvements and enter into the aforementioned developer's agreement. Such amount (\$48,633.24) is roughly proportionate to the proposed Subdivision.

The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by the undersigned 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 and described as a tract of land within the J. McComas Survey, Abstract No. 1040. The final plat for this property is a related item on the October 20, 2016, agenda.

**RECOMMENDATION:**

Approve PP 2016-05.