

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** December 12, 2016

**SUBJECT:** FP 2016-10 Consideration of a request from Kenneth and Kristy Collins for a Final Plat of Lot 6, Block 2, Creekside Estates Addition on 1.003 acres located at 8724 Stewart Drive.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Kenneth and Kristy Collins are requesting approval of a Final Plat of Lot 6, Block 2, Creekside Estates Addition. This 1.003-acre one-lot subdivision is located on the south side of Stewart Drive east of Simmons Road. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The owner proposes to create a single lot for the construction of a single-family house on the property. The lot will be 210 feet wide, 199 feet deep, and 41,488 square feet in area. 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 Stewart Drive, which is classified as an R2U Residential roadway. An R2U roadway is a two-lane undivided local street with an ultimate right-of-way width of 50 feet. The plat includes a right-of-way dedication of approximately 10 feet (2,207 square feet) for Stewart Drive.

**CURRENT ZONING:** The property is zoned R-1 Single-Family Residential. The final plat is consistent with the R-1 zoning standards.

### **SURROUNDING ZONING | LAND USE:**

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

**East:** R-1 Single-Family Residential | Low Density Residential

**South:** R-2 Single-Family Residential | Low Density Residential

**West:** R-2 Single-Family Residential | Low Density Residential



**ROUGH PROPORTIONALITY DETERMINATION:** The public improvements indicated on the public infrastructure plans for Creekside Estates, Block 2, Lot 6 include sanitary sewer and drainage facilities are needed to support the development of the subdivision. All such improvements are required and therefore the developer is 100% responsible for the improvements included on the plans. Stewart Drive is currently an asphalt street without curb and gutter and utilizes bar ditches for drainage. In keeping with City standards, curb, gutter, sidewalks, and downstream drainage improvements in Simmons Road must be installed or funds escrowed to support this development. Given the existing conditions of Stewart Drive, funds must be escrowed as opposed to the curb, gutter, and sidewalk being constructed at this time. The Developer is dedicating land (2,207 sq. ft.) to the City as public right-of-way (ROW). The escrow costs for curb, gutter, sidewalk, downstream drainage improvements, and the value of the land dedicated for ROW is as follows:

Public Infrastructure Item Description	Quantity	Unit	Unit Cost	Item Cost
Concrete Curb and Gutter	198	L.F.	\$ 30.00	\$ 5,947.50
Concrete Sidewalks	88	S.Y.	\$ 50.00	\$ 4,405.56
10' Curb Inlet (assessed at 15%)	1	EA	\$ 2,530.00	\$ 379.50
24" RCP (assessed at 15%)	150	L.F.	\$ 55.00	\$ 1,254.00
Value of Required Improvements				\$11,986.56
Credit for ROW Dedication (2,207 sq. ft.)				\$10,639.22
Cost for Public ROW Infrastructure Improvements Less ROW Dedication				\$ 1,347.33

The construction of these curb, gutter, sidewalks and downstream public drainage 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 sidewalks. Such amount (\$1,347.33) is roughly proportionate to the proposed subdivision.

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. The preliminary plat for this property was approved by the Planning and Zoning Commission on November 17, 2016.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at their November 17, 2016, meeting and voted 4-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2016-10.