



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** January 19, 2017

**SUBJECT:** PP 2016-14 Consideration of a request from Britton and Ashley New for a Preliminary Plat of Lots 7 and 8, Block 2, Creekside Estates Addition on 1.00 acres located in the 8700 block of Stewart Drive.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Britton and Ashley New are requesting approval of a Preliminary Plat of Lots 7 and 8, Block 2, Creekside Estates Addition. This 1.00-acre two-lot subdivision is located on the south side of Stewart Drive east of Simmons Road. The proposed preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The owner proposes to create two lots for the construction of single-family houses on the property. Each lot is over 100 feet wide and 200 feet deep. The lot sizes are 20,173 square feet and 21,394 square feet. The minimum lot size required by the R-1 Single Family zoning district is 13,000 square feet. The final plat for this property is a related item on the January 19, 2017, 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 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 (2,000 square feet) for Stewart Drive.

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



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

**North:** R-2 Single Family Residential | Low Density Residential  
**East:** R-2 Single-Family Residential | Low Density Residential  
**South:** R-2 Single-Family Residential | Low Density Residential  
**West:** R-1 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 that are needed to support the development of the Creekside Estates, Block 2, Lots 7-8. 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 (2,000 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	195	L.F.	\$ 30.00	\$ 5,835.00
Concrete Sidewalks	86	S.Y.	\$ 50.00	\$ 4,322.22
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				\$11,790.72
Credit for ROW Dedication (2,000 sq. ft.)				\$9,623.02
Cost for Public ROW Infrastructure Improvements Less ROW Dedication				\$ 2,167.70

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 (\$2,167.70) is roughly proportionate to the proposed Subdivision.

The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code.

**PLAT STATUS:** The property is currently unplatted. The final plat for this property is a related item on the January 19, 2017, agenda.

## **RECOMMENDATION:**

Approve PP 2016-14.