



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 24, 2017

SUBJECT: FP 2016-11 Public hearing and consideration of a request from Cambridge NRH Development, LLC for a final plat of Cambridge Estates on 16.284 acres located in the 7300 block of Iron Horse Boulevard and associated Channel Bank Maintenance Agreement.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Cambridge NRH Development, LLC is requesting approval of a final plat of Cambridge Estates. This 16.284-acre subdivision is located on the east side of Iron Horse Boulevard and north of Liberty Way. The final plat is generally consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The property is zoned R-PD Residential Planned Development. A zoning change related to the development standards for this subdivision is an associated item on the July 24, 2017, agenda.

The final plat includes 44 single-family residential lots in a Phase 1 with varied lot sizes and widths. The final plat for 12 additional lots (totaling 56 lots) would come later in a Phase 2 once all FEMA floodplain permit approvals are received. The R-PD zoning district standards require a minimum lot size of 7,500 square feet, with allowances for smaller sizes on specific lots. The minimum lot widths allowed range from 50 feet to 60 feet. The lots meet the standards of the R-PD district.

The plat includes three open space lots totaling 1.72 acres, which is 10.57% of the development. Portions of the open space areas accommodate the hike and bike trail located along Iron Horse Boulevard and the railroad right-of-way. The street entrance to the subdivision on Iron Horse Boulevard is also framed by landscaped open space areas.

The proposed design of the cul de sacs provides a 50-foot radius on the turnaround and extends the right-of-way to Iron Horse Boulevard. This design provides an open space and sidewalk access to the existing hike and bike trail. Since the radius of the cul de sac is less than the required 58 feet, approval of the design is dependent on approval of the amendments to the planned development district.



As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat requires a public hearing since the property is also a replat of Lot 4B, NRH Industrial Park Addition.

COMPREHENSIVE PLAN AND CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan as “Neighborhood Service,” “Commercial,” and “Industrial.” The property is currently zoned R-PD Residential Planned Development. The development plan and standards for Cambridge Addition were approved on January 27, 2014, by Ordinance No. 3293. The proposed zoning change would amend the development plan and standards for the Cambridge Estates portion of the overall development.

THOROUGHFARE PLAN: The development has frontage on Iron Horse Boulevard and Liberty Way. Both streets are classified as a C4U Major Collector, which is a 4-lane undivided roadway with an ultimate right-of-way of 68 feet. Sufficient right-of-way exists for both roadways at this location.

SURROUNDING ZONING | LAND USE:

- North:** AG Agricultural | Retail, Low Density Residential, and Public/Semi-Public
- West:** I-2 Medium Industrial | Industrial
- South:** PD Planned Development (PD-73) and C-1 Commercial | Low Density Residential and Neighborhood Service
- East:** R-2 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as NRH Industrial Park Addition, Lot 4B.

CHANNEL BANK MAINTENANCE AGREEMENT: The final plat is subject to the execution of the attached channel bank maintenance agreement. The agreement requires the owner and ultimately the homeowners association to perpetually maintain the channel bank in accordance with the plans approved by the city engineer.

ROUGH PROPORTIONALITY: The public improvements indicated on the public infrastructure plans for Cambridge Estates include water, sanitary sewer, paving, 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 in the plans. Liberty Way is on the southern border of the property and is currently an asphalt street without curb and gutter and utilizes bar ditches for drainage. There is also an existing trail located within the Liberty Village right-of-way. Iron Horse Boulevard, which borders the development on its west, is a complete street section with curb, gutter, and trail section. In keeping with City standards, curb and gutter must be installed along Liberty Way or funds must be escrowed at this time. The escrow costs for curb and gutter is as follows:



Public Infrastructure Item Description	Quantity	Unit	Unit Cost	Item Cost
Curb & Gutter	LF	313	\$15.00	\$4,695.00
Value of Required Improvements				\$4,695.00

The funds for the curb and gutter are required to be escrowed 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 curb and gutter. Such amount (\$4,695.00) 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.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the July 6, 2017, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve FP 2016-11 and its associated Channel Bank Maintenance Agreement.