

PLANNING AND ZONING COMMISSION MEMORANDUM

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

SUBJECT: AP 2017-04 Consideration of a request from A.N.A. Consultants for an Amended Plat of Fresh Meadows Estates on 16.152 acres located in the 8400 and 8500 blocks of Shady Grove Road and 8600 block of Clay Hibbins Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Safeway Consulting and Contracting, Thomas and Elizabeth Andrews, and Elite Development and Construction, A.N.A. Consultants is requesting approval of an amended plat of Fresh Meadows Estates. The purpose of the amended plat is to correct three plat notes on the original plat. The subdivision is generally located on the north and east sides of Shady Grove Road, west of the Steeple Ridge subdivision. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would make the following corrections to the previous plat.

1. The lot references in Note 6 would be corrected. This note states that driveway access to Shady Grove Road is prohibited from these lots.
2. Note 7 would be deleted. The note refers to detention pond maintenance, and a detention pond was not constructed in this development.
3. Note 8 would be added to reference the approximate location of the city limit boundary between North Richland Hills and Keller.

The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

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 Shady Grove Road and Clay Hibbins Road. Shady Grove Road is classified as a C2U Minor Collector roadway,



which is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Clay Hibbins Road is classified as an R2U Residential roadway, which is a two-lane undivided street with an ultimate right-of-way width of 50 feet. Sufficient right-of-way exists for both roadways.

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential.

SURROUNDING ZONING | LAND USE:

North: PD Planned Development | Low Density Residential

West: R-2 Single Family Residential and AG Agricultural | Low Density Residential

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

East: R-2 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Fresh Meadows Estates.

CITY COUNCIL: Following action by the Planning and Zoning Commission, the City Council will consider this item at the November 13, 2017, meeting.

RECOMMENDATION:

Approve AP 2017-04.