



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 7, 2018

SUBJECT: FP 2018-02 Consideration of a request from Corwin Engineering, Inc., for a final plat of Meadow Crest, being 9.413 acres located at 6801 Dick Lewis Drive.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Lennar Homes, Corwin Engineering, Inc., is requesting approval of a final plat of Meadow Crest. This 9.41-acre development is located at the northeast corner of Dick Lewis Drive and Kilmer Drive. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance, the Planned Development zoning district specific to this property, and subdivision regulations.

GENERAL DESCRIPTION:

The final plat for Meadow Crest includes 94 townhouse lots and 16 open space lots. The residential lots range in size from 2,250 to 3,153 square feet, with an average lot size of 2,475 square feet. Typical lot dimensions are shown below. The lots comply with the adopted RI-PD development standards.

STANDARD	MINIMUM REQUIREMENT
Lot area	2,250 square feet
Lot width, interior	25 feet
Lot width, corner	30 feet
Lot depth	90 feet
Front building line	7 feet
Side building line	5 feet
Rear building line	20 feet
Garage setback	18 feet

Street entrances are proposed on Dick Lewis Drive and Meadow Crest Drive. All lots would be served by alleys on the rear. The development includes an opportunity for a future street connection to properties east of the site on Lewis Court, in the event that these properties were redeveloped as a future phase of the subdivision.



The 15 common open space lots total 1.066 acres and cover 11.3% of the development. This includes landscape setbacks and street trees adjacent to all perimeter and internal streets, and mid-block open space lots that provide access into the development. A centrally located private park (21,236 square feet in size) is proposed that would include sidewalks, shade structures, seating areas, cluster mailboxes for the neighborhood, and landscaping.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this final plat will require a public hearing when the plat is considered the City Council. The final plat is also a replat of an existing lot.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Medium Density Residential.” This designation is intended to provide for medium density attached dwelling units such as duplexes and townhouses.

THOROUGHFARE PLAN: The development has frontage on Dick Lewis Drive, Kilmer Drive, and Meadow Crest Drive. Dick Lewis Drive is classified as a C2U Minor Collector roadway. A C2U roadway is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Kilmer Drive and Meadow Crest Drive are classified as R2U Residential streets. Eight feet of right-of-way dedication is being provided on both Kilmer Drive and Meadow Crest Drive to accommodate the on-street parking, sidewalk and other streetscaping elements approved by the RI-PD zoning.

CURRENT ZONING: The property is zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on December 11, 2017, by Ordinance No. 3490. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-7-MF Multifamily C-1 Commercial	High Density Residential Office	Apartment complex Vacant commercial lot
WEST	C-2 Commercial	Retail and Commercial	Self-storage facility Car wash
SOUTH	PD Planned Development C-2 Commercial	Retail	Shopping center Grocery store
EAST	R-7-MF Multifamily	High Density Residential	Fourplex residences

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the RI-PD zoning district and all City design criteria.



PLAT STATUS: The property is currently platted as Block 11, Snow Heights North Addition. The preliminary plat for Meadow Crest was approved by Planning and Zoning Commission on February 15, 2018.

CITY COUNCIL: The City Council will consider this request at the June 25, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2018-02.