



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 7 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

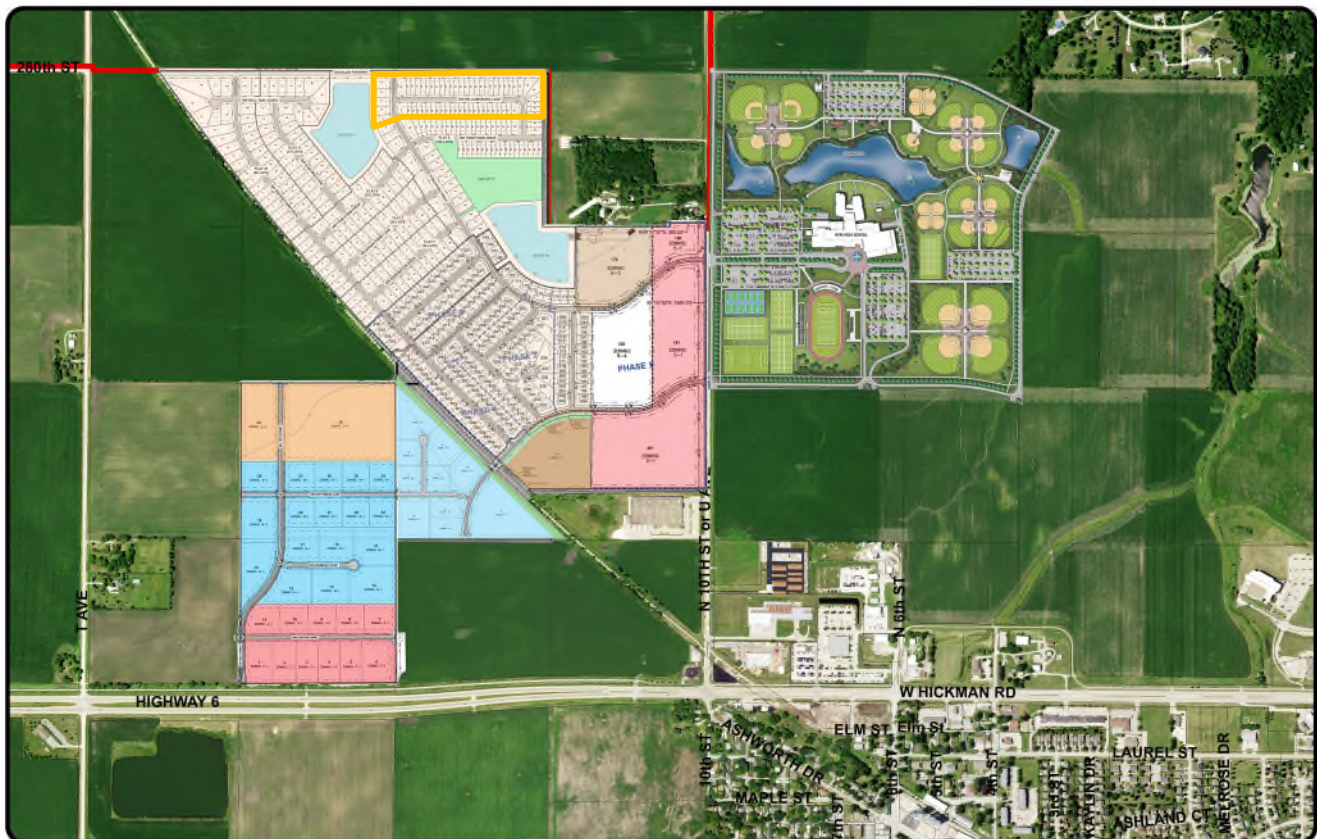
REPORT DATE: October 9, 2020

MEETING DATE: October 13, 2020

GENERAL INFORMATION

Applicant:	Stratford Crossing, LLC
Owner:	Stratford Crossing, LLC
Owner's Representative:	Erin Ollendike, P.E. with Civil Design Advantage
Request:	The applicant is requesting approval of a final plat for a single family residential subdivision.
Location and Size:	Property is generally located north of Hickman Road and west of N. 10 th Street containing approximately 13.50 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
North	Stratford Crossing Plat 7	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
South	Stratford Crossing Plats 2, 3, & 5	Single Family Residential	R-2 (One & Two Family Residential)
East	Vacant – Undeveloped	Single Family Residential	Dallas County
West	Stratford Crossing Plat 4	Single Family Residential	R-2 (One & Two Family Residential)

HISTORY

The subject property is located north of Hickman Road and west of NW 10th Street within the Stratford Crossing neighborhood. In early 2020, the Planning & Zoning Commission and City Council approved a rezoning and a preliminary plat for the property.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 60 lots for single family residential development. Lots 1 – 5 are zoned R-2. Lots 6 – 60 are zoned R-2/PD-1 and are subject to the Planned Development Agreement that was approved as part of the rezoning for the Stratford Crossing development. All lots meet or exceed the minimum requirements for each district. Tables 1 and 2 below summarizes the minimum requirements for the lots within the plat.

Table 1: Bulk Regulations applicable to the R-2 zoning district.

Category	R-2
Lot Area	8,000 SF
Lot Width	65 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

Table 2: Bulk Regulations applicable to the R-2/PD-I zoning district.

Category	R-2 / PD-I
Lot Area	5,300 SF
Lot Width	40 feet
Side Yard Setback	10 feet total (5 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

In addition to the standard bulk regulations, the following requirements within the Planned Development Agreement are applicable to lots when they are developed:

- Minimum two car garage;
- Minimum square footage of 1,250 square feet;
- Adjacent lots cannot share the same building elevation;
- 15% stone on the front of the home facing the public street; and
- Minimum of two (2) trees and two (2) shrubs per lot.

STREETS AND TRAILS

Extensions of NW Stratford Drive and NW Williamsburg Lane are currently under construction. A short extension of NW Douglas Parkway will also be constructed. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

UTILITIES

Utilities have been extended to provide service to each lot. Storm water detention will be accommodated in a regional pond to the west of the plat. The pond will be owned and maintained by an association.

PARKLAND

Parkland dedication was satisfied with previous plats.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Stratford Crossing Plat 7 subject to remaining staff comments, review of the legal documents, and completion of public improvements.