



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Plat 1 – Final Plat

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 2019

GENERAL INFORMATION

Owner/Applicant:

Stratford Crossing, LLC

Owner’s Representative:

Erin Ollendike, P.E., with Civil Design Advantage, LLC

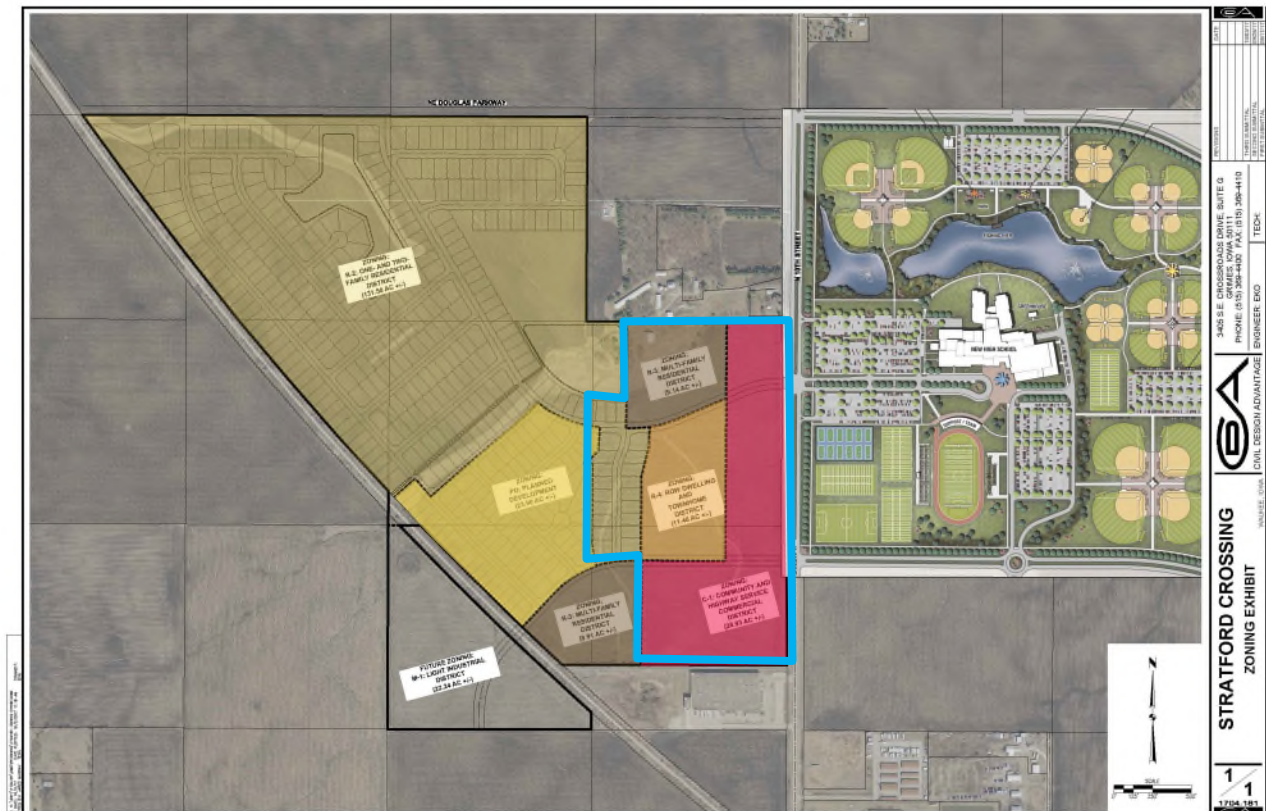
Request:

The applicant is requesting approval of a final plat for a commercial and residential subdivision.

Location and Size:

Property is generally located north of Hickman Road and west of N. 10th Street, containing approximately 58.91 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential & Light Industrial Office	C-1 (Community & Highway Service Commercial District), R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), & R-2 (One & Two Family Residential District)
North	Rural Residential – Dallas County	Open Space, Medium Density Residential, Single Family Residential	N/A (Dallas County)
South	Quad Graphics	Light Industrial Office	M-1A (Limited Industrial District)
East	Planned High School & Sports CComplex	Institutional & Medium Density Residential	A-1 (Agricultural District)
West	Stratford Crossing Plat 2	Medium Density Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 44 lots for single family residential, two-family residential, multi-family residential, townhome residential, and commercial development. The plat includes three (3) lots for single family residential development, 36 lots for two-family (duplex) development, one (1) lot for townhome development, one (1) lot for multi-family development, and three (3) lots for commercial development. Tables 1 – 4 below summarize the bulk regulations applicable to these lots. All proposed lots meet or exceed the minimums for each respective zoning district.

Table 1: Bulk Regulations applicable to the R-2 zoning district. Lots 1 – 3 and 9 – 44.

Category	R-2
Lot Area	8,000 SF or 10,000 SF for two-family
Lot Width	65 feet or 80 feet for two-family
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-3 zoning district. Lot 4.

Category	R-3
Lot Area	10,000 SF
Lot Width	75 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

Table 3: Bulk Regulations applicable to the R-4 zoning district. Lot 8.

Category	R-4
Lot Area	15,000 SF
Lot Width	75 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

Table 4: Bulk Regulations applicable to the C-1 zoning district. Lots 5 – 7.

Category	C-1
Lot Area	No minimum
Lot Width	Mo minimum
Side Yard Setback	No minimum unless adjacent to residential then 15 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

STREETS AND TRAILS

Extensions of three (3) public streets are included as part of this plat. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

No trails are included as part of this plat.

UTILITIES

Utilities have been extended throughout the plat. Sanitary sewer is provided from the east. Water main has also been extended to the plat from the east. Storm water detention will be accommodated in a regional pond to the northwest of the plat. The pond will be owned and maintained by an association.

PARKLAND

Parkland dedication will be satisfied with future phases of the Stratford Crossing development.

STAFF RECOMMENDATION

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