



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Reserve at Daybreak Plat 4 – **PREPARED BY:** Melissa DeBoer, AICP – Planner II
Preliminary Plat

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

GENERAL INFORMATION

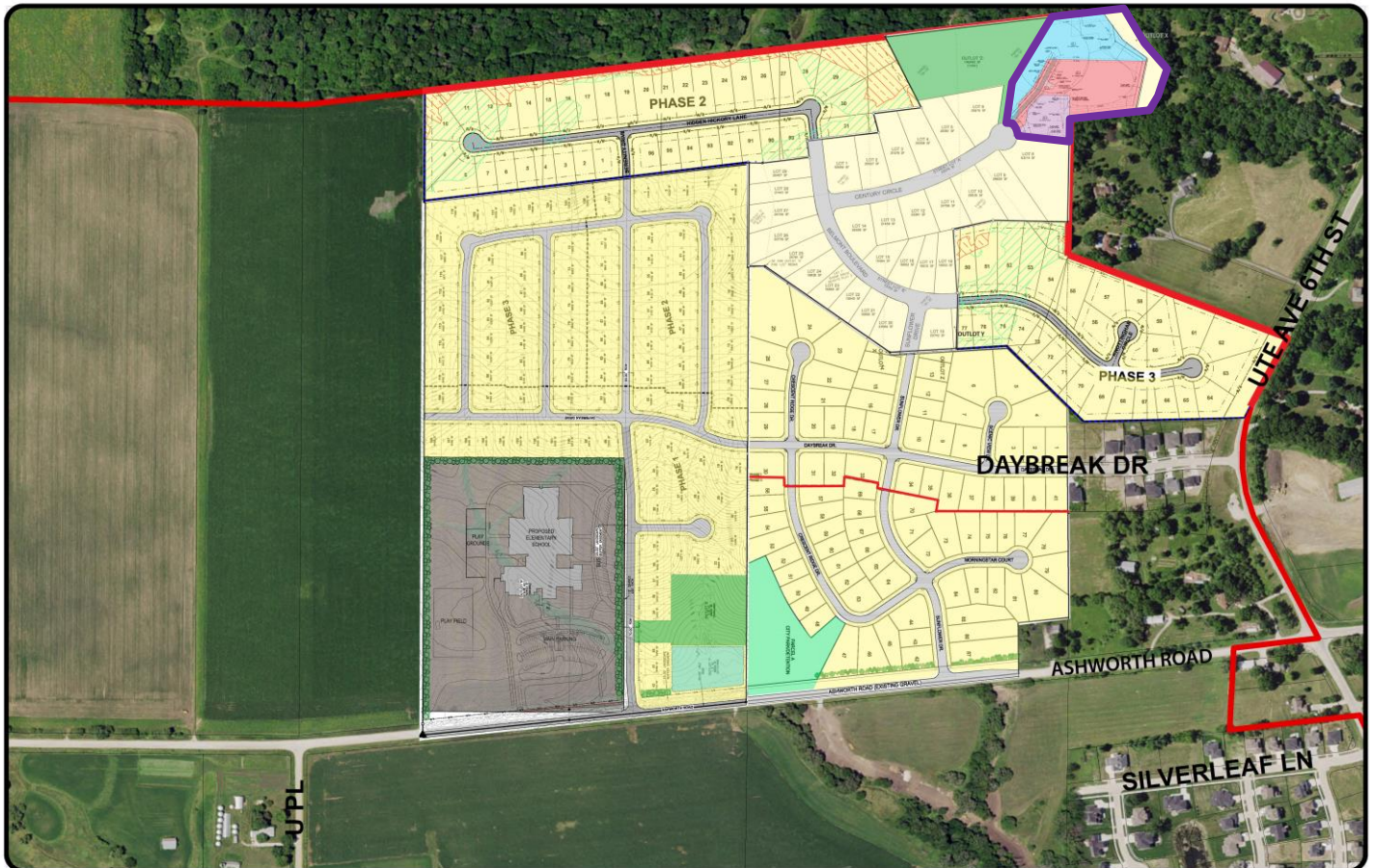
Owner / Applicant: Element 119

Owner's Representative: Jared Murray, Civil Design Advantage, LLC

Request: The applicant is requesting approval of a preliminary plat for a residential subdivision.

Location and Size: Property is generally located north of Ashworth Road and west of Ute Avenue, containing approximately 5.44 acres more or less.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)
North	Rural Residential	Open Space	N/A (Dallas County)
South	Rural Residential	Single Family Residential	N/A (Dallas County)
East	Rural Residential	Open Space	A-1 (Agricultural District)
West	Vacant	Single Family Residential / Open Space	R-1 (Single Family Residential District)

HISTORY

The subject property was rezoned in May 2019 from A-1, Agricultural District, to R-1, Single Family Residential District. This property is currently vacant, undeveloped land. The current property contains one lot, Lot 7 of The Reserve at Daybreak Plat I. The request is to split the current lot into 3 separate lots.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 3 lots for single family residential development. Lot 1 is 0.73 acres, Lot 2 is 2.10 acres and Lot 3 is 1.93 acres. All proposed lot widths and square footages meet the minimum requirements of the R-1 zoning district. Table 1 below summarizes the bulk regulations for the R-1 zoning district.

Table 1: R-1 Zoning District Bulk Regulations

Category	Standard R-1 (minimum)
Lot Area	10,000 square feet
Lot Width	80 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

Outlots Y and Z are located on the east side of the development and are not buildable lots as they are located within the floodplain. Outlot Y is to be owned and maintained by the owner of Lot 1 and Outlot Z is to be owned and maintained by the owner of Lot 2.

STREETS AND TRAIL

The preliminary plat includes a private drive to serve lots 1 and 2. Lot 3 will be accessed off of Century Circle. The private drive includes an ingress/egress easement and will be privately owned and maintained.

A five foot wide sidewalk will be constructed on both sides of Century Circle with individual lot development.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer service will be provided by the recently constructed sanitary sewer main, located along the east side of the proposed plat. This sanitary main will be extended to the north, to end at the north plat boundary. Water main will be extended into the proposed plat from the main located along Century Circle. Storm sewer has been provided with the previous plat and stormwater will eventually outlet to the creek located to the north of this plat.

PARKLAND

Parkland dedication has been provided with previous plats.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance. The preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for The Reserve at Daybreak Plat 4 subject to remaining staff comments.