



PLANNING AND ZONING COMMISSION STAFF REPORT

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

REPORT DATE: November 21, 2019

MEETING DATE: November 26, 2019

GENERAL INFORMATION

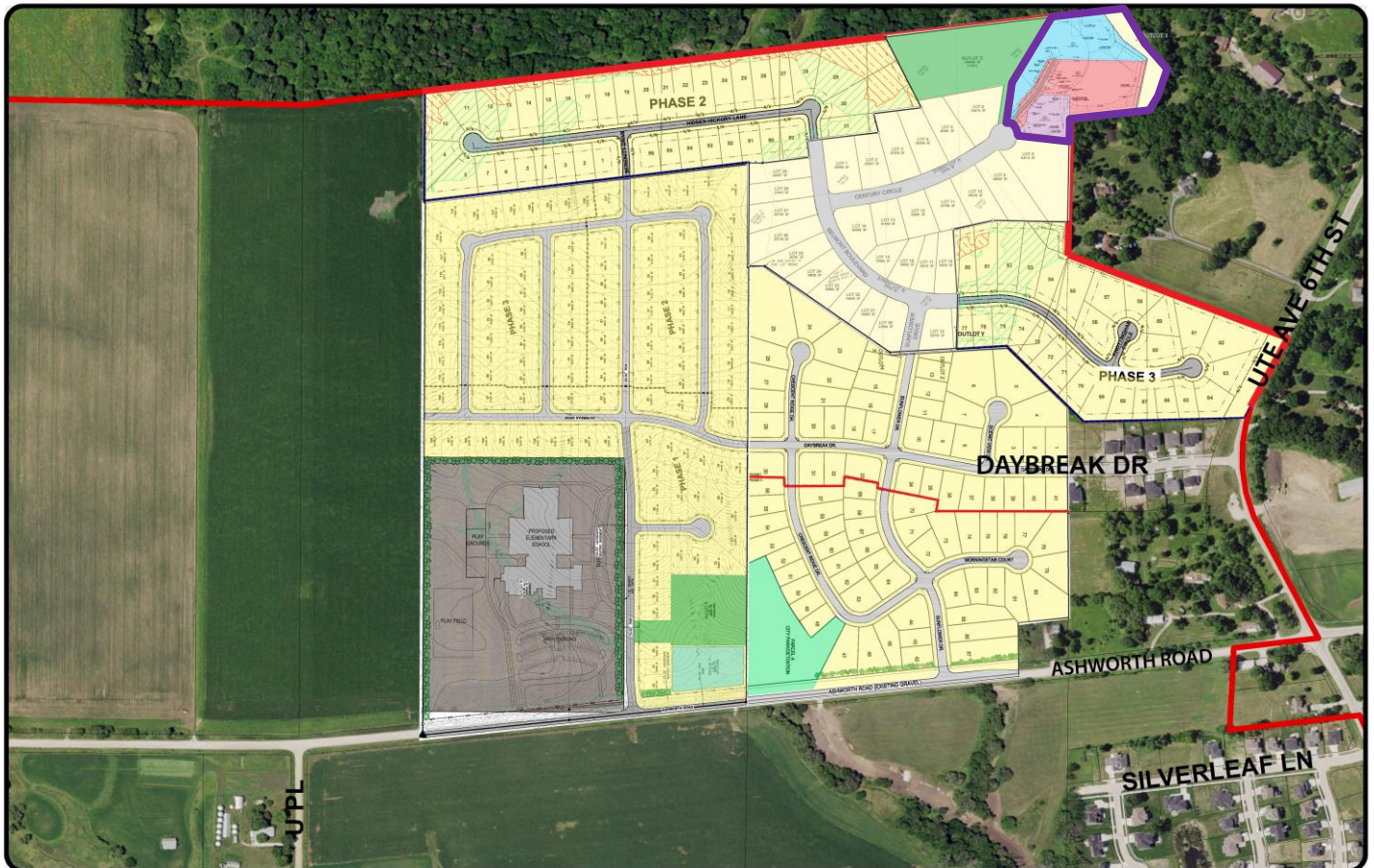
Owner / Applicant: Element 119

Owner’s Representative: Jared Murray, P.E., Civil Design Advantage, LLC

Request: The applicant is requesting approval of a final 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	R-1 (Single Family Residential 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 Planning and Zoning Commission and City Council approved a preliminary plat for the property back in August 2019.

PROJECT DESCRIPTION

LOTS

The final 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 final 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

Public utilities have been extended throughout the plat to service each lot. Stormwater detention has been provided with previous plats and will eventually outlet to the creek located to the north.

PARKLAND

Parkland dedication has been provided with previous plats.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance. The final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for The Reserve at Daybreak Plat 4 subject to remaining staff comments, review of the legal documents and completion of public improvements.