

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



April 16, 2015

FP15-03: proposed Final Plat of Porters Meadow Subdivision - Phase 1

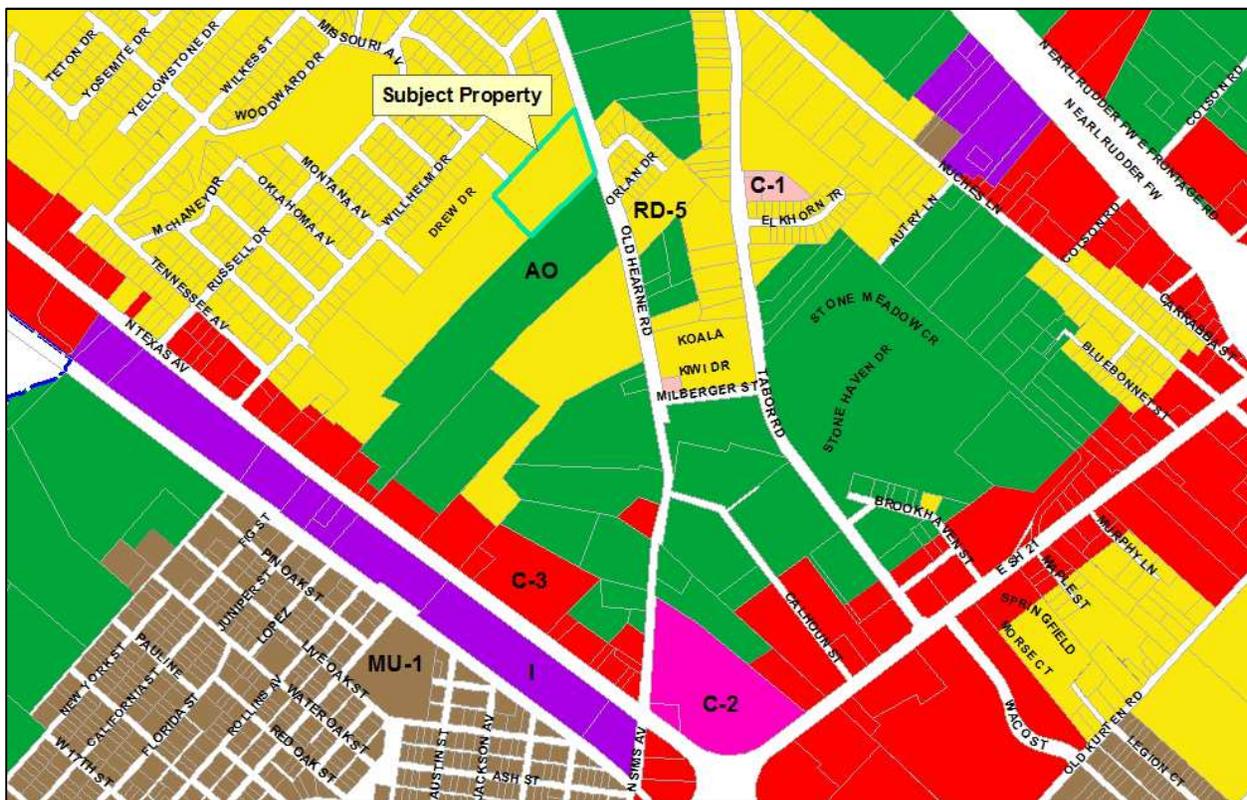
SIZE AND LOCATION: 6.73 acres of land out of the reserve tract of the Marvin M. Porter's Addition, adjoining the southwest side of the 2700 block of Old Hearne Road between Wilhelm and Orlan Drives

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): SMH Homes LLC – Dr. Syed Hyder

AGENT: J4 Engineering, Glenn Jones, PE-CFM

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND:

The subject property is 6.73 acres in size and part of a 19.46 acre property planned as the Porter's Meadow Subdivision. During its meeting on February 5, 2015, the Planning and Zoning Commission approved an exception to the design standards of the Subdivision Ordinance (case no. PE15-01). The exception allows drainage facilities and public utilities to be installed within the same easement along the

northwest property lines in Blocks 2 – 6. Subsequent to the approval of the planning exception, a master plan for this residential subdivision was approved by the Planning and Zoning Commission March 5, 2015 and envisions the property to be subdivided into 83 single-family residential lots in three phases.

PROPOSED SUBDIVISION:

The proposed final plat of Phase 1 of Porter’s Meadow Subdivision creates 25 lots intended for single-residential development and 0.9 acres of common area on a total of 6.73 acres of vacant land currently zoned Residential District – 5000 (RD-5). The final plat shows new local streets that extend generally southwest from Old Hearne Road. The creation of a local street, Porter’s Way, and two cul-de-sac streets, Doorman Court and Sentinel Court, are proposed for improvement and public dedication by the developer. All newly proposed streets will include sidewalks as specified by the Subdivision Ordinance.

The final plat also shows 0.9 acres of common/stormwater detention areas that are to be maintained by a homeowners association (HOA). Parkland development fees apply to this development as per Subdivision Ordinance Section 110-60. Since 25 new lots are proposed, the total fee due for parkland development is \$13,000 which must be paid before the final plat can be recorded.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.