

Memorandum December 12, 2019

- TO: Planning and Zoning Commission Julie Couch, Town Manager
- FROM: Israel Roberts, AICP Planning Manager

SUBJECT: FINAL PLAT FOR FIELD MANOR ESTATES

BACKGROUND: This is a request for approval of a Final Plat for a four (4) lot, single-family subdivision. The 6.0-acre tract of land is located at the southeast corner of Stoddard Road and Country Club Drive and is zoned for the (RE-1.5) One-and-one-half Acre Ranch Estate District. Owner/Applicant: Joel Field.

STATUS OF ISSUE: The proposed Final Plat reflects the development of four (4) single-family lots on a 6.0-acre tract of land. Each lot will have direct access to existing roadways (Stoddard Road). An existing trail along Stoddard Road provides pedestrian access from Country Club Drive to Puster Elementary school.

The (RE-1.5) One-and-one-half Acre Ranch Estate District requires that each residential lot be a minimum of 1.5-acres in area and that each lot have a minimum lot width, measured at the front building line, of 200 feet. All lots meet these design standards.

In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the zoning for the subject property, as well as the subdivision and development regulations, the municipal government must approve the plat.

Parks, Open Space and Trails

The Comprehensive Subdivision Ordinance (CSO) requires the dedication of parkland based on the number of proposed lots within the subdivision. The CSO also allows for a payment of cashin-lieu of land dedication when appropriate. As presented, the 4-lot single-family subdivision would require approximately 5,214-square feet of land (0.1197-acres) to be dedicated to the Town for park purposes, or a cash-in-lieu fee of approximately \$11,969. As noted above, a trail is already constructed along Stoddard Road that extends from Puster Elementary school to Country Club Drive. Due to the existing trail and since the land dedication is so small, if dedicated, would reduce the number of developable lots, staff suggests a cash payment of \$11,969 in lieu of land.

STAFF RECOMMENDATION: Staff recommends APPROVAL as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



Field Manor Estates



