



Memorandum

July 12, 2018

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **PRELIMINARY PLAT FOR A 13-LOT SUBDIVISION (RITCHIE TRACT)**
(CASE #PP2018-02)

BACKGROUND: This is a request for approval of a preliminary plat of a 16.3-acre, 13-lot, single-family subdivision. The site is located on the north side of Hart Road, approximately 670 feet west of the intersection of Hart Road and Country Club Road and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: Stephen DiNapoli, representing owners Kevin and Cynthia Ritchie. **PP2018-01**

STATUS OF ISSUE: The proposed preliminary plat reflects the development of thirteen (13) single-family lots and one (1) common area lot. Seven (7) of the residential lots will have direct access to an internal cul-de-sac, one (1) lot will directly access County Club Drive, and the remaining five (5) lots will access Hart Road. The proposed preliminary plat reflects right-of-way dedication for the internal cul-de-sac and 40-feet of additional right-of-way for Hart Road.

The (RE-1) One-acre Ranch Estate District requires that each residential lot be a minimum of one-acre in area and that each lot have a minimum lot width, measured at the front building line, of 150 feet. Lots with frontage on a cul-de-sac are permitted a reduced lot width of 70 feet (Lots 8-11). All lots meet these design standards.

The purpose of a Preliminary Plat is to review the design of a proposed subdivision, including lot layout, right-of-way dedications, and easements. 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.

Preliminary Plats do not establish a subdivision; they are a temporary document (expires 180 days from the date of approval) that allow the Town to review the framework of a subdivision, prior to the preparation of a Final Plat.

Parks, Open Space and Trails

In June 2018, the Parks Board made a recommendation that a 10-foot, wide concrete trail extending the width of the development be installed adjacent to Hart Road. Additionally, the developer shall contribute to the Park Funds the difference between the estimated cash-in-lieu fee of \$38,900 and the construction cost of the trail adjacent to Hart Road.

Additionally, the developer will install an internal sidewalk, that connects the cul-de-sac to the proposed trail along Hart Road.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed preliminary plat as presented.

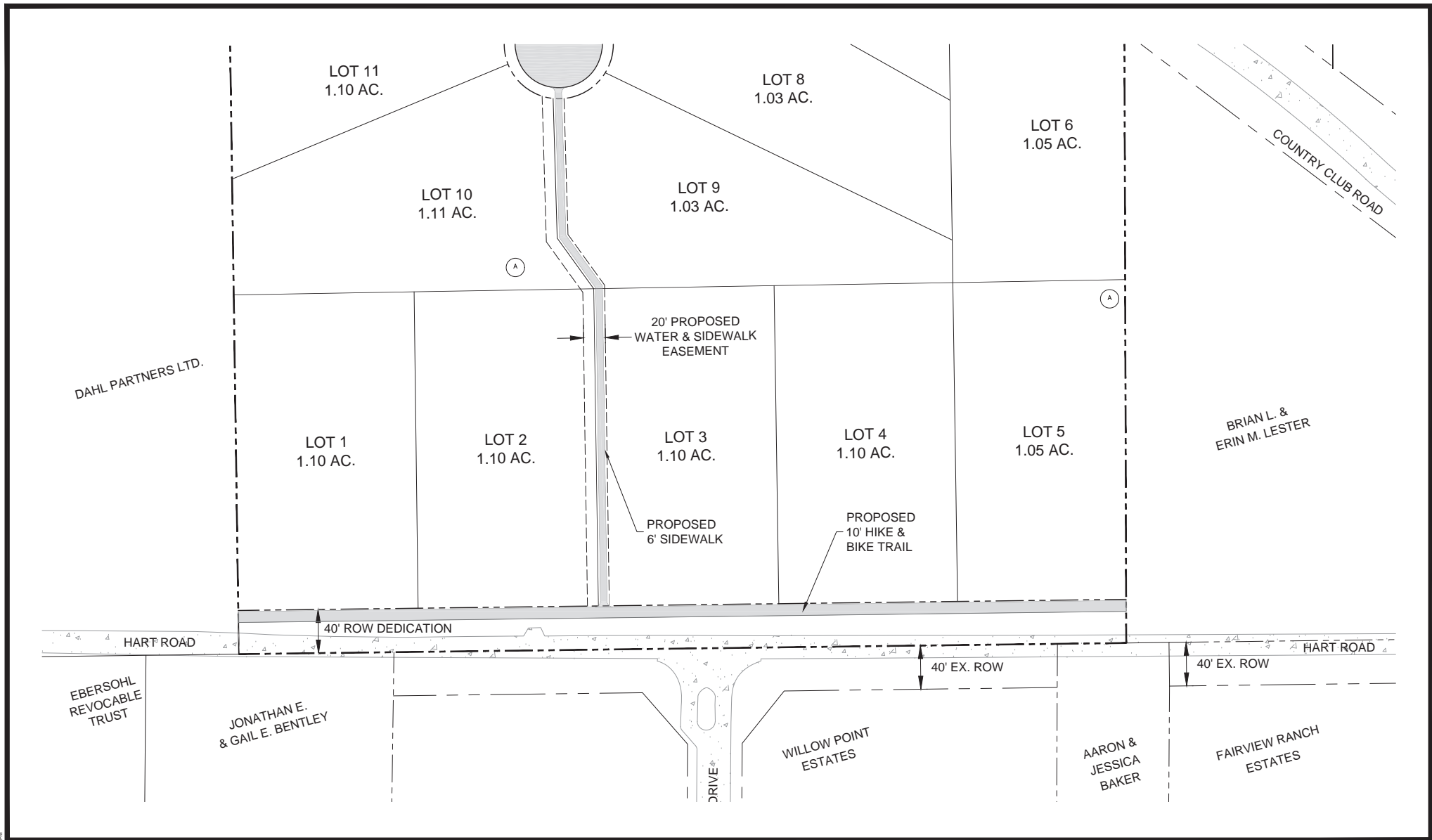
BUDGET: N/A

ATTACHMENTS:

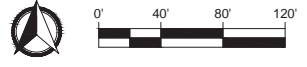
- Locator
- Proposed preliminary plat
- Trail and sidewalk plan
- Correspondence



16-Acres (Ritchie Tract)



FAIRVIEW 16AC
HIKE & BIKE TRAIL EXHIBIT
 FAIRVIEW, TEXAS
 JULY 2018



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P:\2018\16AC\Fairview_16AC\SitePlan.dwg (16AC) 11/15/18 10:00 AM

From: Dewey Leggett
To: [Israel Roberts](mailto:Israel.Roberts)
Cc: myoakwoodhoa@gmail.com
Subject: 16.3 Acre Tract Between Country Club Road and Hart Road
Date: Friday, June 29, 2018 11:03:39 AM

Mr. Roberts: As a resident of Oakwood Estates in Fairview, and as one who strongly objected to the proposed development further west on Hart Road, mainly due to my concerns over traffic safety, I still have some concerns over adding traffic to Hart Road. Although I will agree that the impact seems small (5 lots), additional traffic on Hart Road of any kind will still significantly increase the possibility of an accident, vehicular for sure, and maybe of the pedestrian kind (as so many people walk and run on Hart Road). Adding 5 individual turn areas in that short of an area could add to the issue as well. I realize it would be hard to reconfigure the lots to allow all lots to exit onto Country Club, as that would decrease the amount of lots and cut into the developer's pocket, but I ask that strong consideration be given when increasing traffic and related hazards on Hart Road, at least until such time as Hart Road can be widened (assuming, of course that ample ROW exists).

Thank you for allowing the residents of the Town to speak and for your consideration.



Dewey B. Leggett
Attorney

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