



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Reserve at Daybreak Plat 2 – Final Plat     **PREPARED BY:** Melissa DeBoer, AICP – Planner II

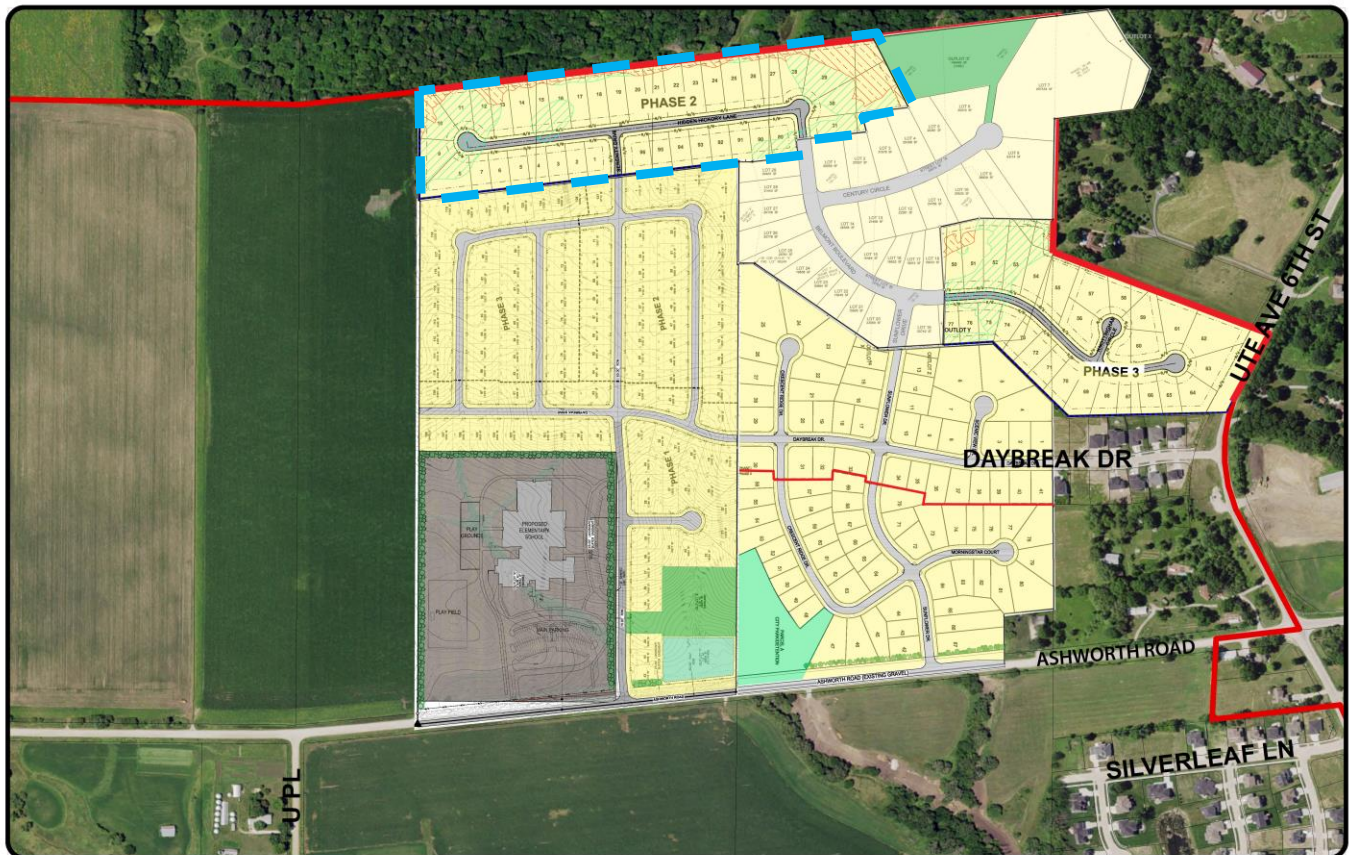
**REPORT DATE:** April 5, 2019

**MEETING DATE:** April 9, 2019

### GENERAL INFORMATION

- Owner/Applicant:** The Reserve at Daybreak, LLC
- Owner’s Representative:** Jared Murray, P.E., with 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 19.36 acres.

### AREA MAP



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

## 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)
North	Rural Residential – Dallas County	Open Space	N/A (Dallas County)
South	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) and R-2 (One & Two Family Residential)
East	Vacant – Undeveloped	Single Family Residential / Open Space	R-1 (Single Family Residential)
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 39 lots for single family residential development. Table I below summarizes the bulk regulations applicable to these lots. All proposed lots meet or exceed the minimum lot width of 80 feet. The lots range in size from 12,400 square feet to 54,586 square feet.

**Table I: Bulk Regulations applicable to the R-1 zoning district.**

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

### STREETS AND TRAILS

One new street, Roman Road, is included with this plat. Serenity Drive connects this plat to the Ashworth Acres development to the south. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

No trails are included as part of this plat.

### UTILITIES

Utilities have been extended throughout the plat. Sanitary is provided through the recently constructed sanitary sewer main, located to the southeast of the proposed plat. Water main has been extended from the south. Storm water in this plat will eventually outlet to the creek located to the north of this plat.

**PARKLAND**

Parkland dedication was satisfied with The Reserve at Daybreak Plat 1.

**STAFF RECOMMENDATION**

Staff recommends approval of the final plat for The Reserve at Daybreak Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.