



PLANNING AND ZONING COMMISSION

AGENDA ITEM MEMORANDUM

APPLICANT / DEVELOPMENT: Turley Associates, Inc. (on behalf of Kiella Development, Inc.)

CASE MANAGER: Shelby Smith, Senior Planner

ITEM DESCRIPTION: **FY-24-38-PLT** Consider and take action on the Hartrick Ranch Phase III, a 8.731+/- acre, 40 lots, 3 blocks, 2 tracts residential subdivision, being a replat of lot 55, block 5 Hartrick Ranch Phase I, (Section I), located in the City of Temple, addressed at 9351 Hartrick Bluff Road.

BACKGROUND: The applicant, Turley Associates, Inc. on behalf of the property owner, Kiella Development, Inc., requests final plat approval for 40-lots to create residential lots.

The property is zoned Planned Development Single Family-2 (PD SF-2).

The development is proposed for single family detached homes in compliance with the SF-2 design standards. However, by ordinance Hartrick Ranch is allowed up to 10% of the lots to be developed with single-family attached in compliance with the SFA-3 standard.

Important dates for Hartrick Ranch are as follows:

- Annexation of Tracts 1 & 2 (Ordinance 2019-4963 - May 16, 2019)
- Annexation of Tract 3 (Ordinance 2019-4964 - May 16, 2019)
- Rezoning of Tracts 1 & 2 - AG to PD-SF-2 & PD-GR (Ordinance 2019-4968 - June 6, 2019)
- Rezoning of Tract 3 - AG to PD-SF-2 (Ordinance 2019-4969 - June 6, 2019)
- Preliminary Master Plan for 982 Lots, 29 Blocks approved by Planning & Zoning Commission (Resolution 2019-0384-R – July 1, 2019)
- Allowance of 5-foot minimum front setback as Planned Development condition (Ordinance 2020-5051 – September 3, 2020)
- Final Plat for Hartrick Ranch Phase II approved by Planning & Zoning Commission (Plat recordation # 2022014859 – March 7, 2022)

City staff has reviewed Phase III in conjunction with Hartrick Ranch Master Preliminary Plat and determined that Phase III is consistent and compliant with the preliminary plat. There were no significant changes; there was a slight difference as Phase III includes larger lot sizes.

The plat is required to be reviewed by the Planning & Zoning Commission because it exceeds the number of lots to qualify as a minor plat. The lots are referenced on the plat as 40-lots, 3 blocks, 2 tracts, on the plat reflecting 8.731 acres.

Water is available from an 8-inch water line to the west side of the property. Wastewater is available from an existing 6-inch sewer line on the west side of the property.

Park Fees: Residential use, park fees are required for \$225 per new residential dwelling unit.

The Development Review Committee (DRC): The DRC reviewed the Hartrick Ranch Phase III on June 17, 2024. It was deemed administratively complete/ filed on July 10, 2024.

Since no exceptions to the UDC are requested or requested by the developer, the Planning and Zoning Commission is the final authority for the final plat of Hartrick Ranch Phase III.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	The applicable Strategic Plan goals are: (1) An efficient, transparent, and accountable government; and (2) Neighborhoods where people love to live.
Comprehensive Plan	The property is located within the Residential and Neighborhood Services Future Development category, which is intended for areas to be developed primarily as new single-family detached residential subdivisions and associated amenities, including parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character in which a central driveway and garage are the dominate features for residential lots. Some larger lots with side driveways and rear detached garages are also appropriate in these developments.
Mobility Master Plan	No compliance issues. Mobility Review comment, sidewalks to be constructed shall match existing sidewalks in adjoining phase. Applicant response, “No sidewalks will be constructed with this phase. Hartrick Ranch Phase II is currently under construction that includes Hartrick Ranch Boulevard R.O.W. and sidewalks.”
Neighborhood Planning District	Not within a NPD.

STAFF RECOMMENDATION: Staff recommends approval of the final plat of Hartrick Ranch Phase III.

FISCAL IMPACT: No fiscal impacts have been identified by the approval of this final plat.

ATTACHMENTS:

Location & Aerial Maps

Final Plat

Utility Plan