



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 6, 2017

SUBJECT: RP 2017-07 Consideration of a request from HP Civil Engineering, LLC for a replat of Lots 1R1 and 1R2, Block E, Hometown-Dolce Addition on 0.811 acres located at 9001 Grand Avenue.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Arcadia Land Partners 25, Ltd, and Hometown Tract I, LLC, HP Civil Engineering is requesting approval of a replat of Lots 1R1 and 1R2, Block E, Hometown-Dolce Addition. This 0.811-acre subdivision includes two lots located on the south side of Parker Boulevard and north of Grand Avenue. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The original plat for Hometown-Dolce Addition was approved in January 2013. The proposed replat would divide Lot 1, Block E into two lots. The property is zoned TC Town Center, and the lots satisfy the TC district standards.

Lot 1R1 is 27,385-square feet in area and intended for the construction of a new three-story 30-unit multi-family building, on-site parking, and alley. The first floor of this building will also be “flexible” to allow either commercial or residential uses. A site plan for the building was approved in April 2016. Lot 1R2 is 3,099 square feet in area and intended to be incorporated into the adjacent property to the west at the time it develops.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Town Center,” which directly relates to the Town Center zoning district. This designation establishes development standards to promote a sustainable, high quality, mixed-use development. The components of the district – buildings, streets, and public spaces – are intended to create and sustain an integrated pedestrian-friendly living environment.

THOROUGHFARE PLAN: The development has frontage on Parker Boulevard and Grand Avenue, both of which are classified as a CS-86-38 Commercial Street. This



street is a two-lane undivided street with a minimum right-of-way width of 86 feet and minimum pavement width of 38 feet. On-street parking is required on both sides of the street. The streetscape will include sidewalks and street trees.

CURRENT ZONING: The property is currently zoned TC Town Center. The site is also located in the Neighborhood Core and Neighborhood Center subzones.

SURROUNDING ZONING | LAND USE:

North: TC Town Center | Town Center
West: TC Town Center | Town Center
South: TC Town Center | Town Center
East: TC Town Center | Town Center

PLAT STATUS: The property is currently platted as Lot 1, Block E, Hometown-Dolce Addition.

CITY COUNCIL: The City Council will consider this request at the July 24, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-07.