



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 12, 2018

SUBJECT: AP 2018-05 Consideration of a request from Convergence Capital LLC for an amended plat of Lot 1R, Block C, Brynwyck, being 2.278 acres located 8901 and 8905 Mid-Cities Boulevard.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Convergence Capital LLC is requesting approval of an amended plat of Lot 1R, Block C, Brynwyck. The purpose of the amended plat is to combine two lots into a single lot. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would combine two lots into a single lot for the future development of an office building on the property.

The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Neighborhood Service.” This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas.

CURRENT ZONING: The property is currently zoned LR Local Retail. This district is intended to provide for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development	Low Density Residential	Single family residences
WEST	U School, Church and Institutional	Public / Semi-public	Religious institution
SOUTH	I-1 Light Industrial	Town Center	Single family residence
EAST	LR Local Retail	Neighborhood Service	Vacant

PLAT STATUS: The property is currently platted as Lots 1-2, Block C, Brynwyck.



PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the October 18, 2018, meeting, and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve AP 2018-05.