



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 14, 2017

SUBJECT: FP 2017-06 Consideration of a request from 7047 Blvd 26, LLC, for a final plat of A.G. Walker Addition, Block 2, Lot 3, on 1.07 acres located at 7047 Boulevard 26.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

7047 Blvd 26, LLC, is requesting approval of a final plat of A.G. Walker Addition, Block 2, Lot 3. This 1.07-acre lot is located at the northwest corner of Boulevard 26 and Daley Avenue. The final plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The site is currently undeveloped. The proposed final plat is intended to create a single commercial lot for the development of a quick service restaurant (Burger King) and retail space. Driveway access to the property is from Boulevard 26 and Daley Avenue. Various easements will be dedicated to accommodate the water and other utilities necessary to develop the property. In anticipation of future right-of-way dedication requirements for Boulevard 26, the plat includes right-of-way reservation of 25 feet; however, the right-of-way will not be dedicated at this time.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

THOROUGHFARE PLAN: The property has frontage on Boulevard 26 and Daley Avenue. Boulevard 26 is classified as a P6D Principal Arterial roadway, which is a six-lane divided street with a variable ultimate right-of-way width. In anticipation of future right-of-way dedication requirements for Boulevard 26, the plat includes right-of-way reservation of 25 feet. Daley Avenue is classified as a residential street and sufficient right-of-way exists for this roadway.

CURRENT ZONING: The property is currently zoned RD-PD Redevelopment Planned Development. The RD-PD district was approved on April 24, 2017, to allow for the development of the site as a quick service restaurant with drive-through service and establish site and building design standards for the property.



SURROUNDING ZONING | LAND USE:

- North:** R-7-MF Multifamily | Retail
- West:** C-1 Commercial | Retail
- South:** Retail development located in Richland Hills
- East:** C-2 Commercial | Retail

PLAT STATUS: The property is currently unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at their August 3, 2017 meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve FP 2017-06.