



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 16, 2016

SUBJECT: RP 2016-04 Public Hearing and consideration of a request from Sun Holdings for a Replat of Lots 2R1 and 2R2, Block 1, Wal-Mart Addition on 3.91 acres located in the 8200 block of Precinct Line Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Provident Capital LLC, Sun Holdings is requesting approval of a replat of Lots 2R1 and 2R2, Block 1, Wal-Mart Addition. This 3.91-acre parcel is located on the west side of Precinct Line Road and north of North Tarrant Parkway. This replat has an associated zoning change on the same agenda. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The site is currently developed with a 32,145-square foot single-story retail building. The southeast corner of the lot is proposed to be developed as a pad site for an Arby's restaurant. The proposed replat is intended to create two commercial lots so that each building is located on a separate parcel. A declaration of reciprocal easements was recorded in March 2016 to provide for perpetual access across and through all driveways and parking lots on both lots. The reciprocal easements allow both lots to have access to the existing driveways on Precinct Line Road, which are located on the Wal-Mart property.

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 Precinct Line Road, which is classified as a Principal Arterial (P7U) at this location. A P7U Principal Arterial is a seven-lane undivided roadway with a variable width ultimate right-of-way. Right-of-way dedication is not required on this replat.

CURRENT ZONING: The property is currently zoned Planned Development (PD-36), which has a C-1 Commercial base zoning district. The purpose of this planned development is to provide for a retail/grocery center (Wal-Mart) and pad sites for future



development. The original zoning was approved in 2001. It has been amended six times to accommodate development of two retail centers, a gasoline facility, a bank (Woodforest National Bank), and two restaurants (Jack in the Box and Slim Chickens).

SURROUNDING ZONING | LAND USE:

North: C-1 Commercial | Retail

West: C-1 Commercial | Retail

South: PD-69 Planned Development | Retail

East: Property located in Colleyville and developed as single-family residential

PLAT STATUS: The property is currently platted as Lot 2, Block 1, Wal-Mart NRH Addition. The proposed plat would subdivide the property into two commercial lots.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at their April 21, 2016, meeting. The Commission voted 4-0 to recommend approval of the plat.

RECOMMENDATION:

To approve RP 2016-04.