



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 15, 2018

SUBJECT: RP 2017-15 Consideration of a request from Beaten Path Development for a replat of Lots 1 and 2, Block 1, Carrington Center, being 3.415 acres located in the 7500 block of Mid-Cities Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Beaten Path Development is requesting approval of a replat of Lots 1 and 2, Block 1, Carrington Center. This 3.415-acre property is located at the northwest corner of Mid-Cities Boulevard and Holiday Lane. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The site under consideration is located at the northwest corner of Mid-Cities Boulevard and Holiday Lane. The site is presently vacant. The proposed replat would create two lots for the purpose of developing the hard corner for an office use. The property is zoned TOD Transit Oriented Development.

The plat includes a 50-foot wide public access, drainage, and utility easement that connects Holiday Lane and Mid-Cities Boulevard. When the northern lot develops, the easement could be converted to right-of-way for a public street if needed. Since the future street does not align with the existing median opening on Mid-Cities Boulevard west of Holiday Lane, the median opening would be closed as the site 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 & CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned Transit Oriented Development. The purpose of the transit oriented development code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized



principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

THOROUGHFARE PLAN: The development has frontage on Mid-Cities Boulevard and Holiday Lane. Mid-Cities Boulevard is classified as a P6D Principal Arterial, which is a six-lane divided roadway with a variable ultimate right-of-way width. Holiday Lane is classified as a General TOD Street, which is a two-lane street with an ultimate right-of-way width of 60 feet, including a five-foot wide parkway and six-foot wide sidewalk. The plat includes a right-of-way dedication of four feet for Holiday Lane.

SURROUNDING ZONING | LAND USE:

North: R-4-D Duplex | Medium Density Residential

West: R-4-D Duplex and R-3 Single Family Residential | Medium Density Residential and Low Density Residential

South: C-1 Commercial | Neighborhood Service

East: TOD Transit Oriented Development | Transit Oriented Development

PLAT STATUS: The property is currently platted as Lots 1 and 2, Block 33, Fox Hollow Addition.

CITY COUNCIL: The City Council will consider this request at the February 26, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-15.