



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 6, 2026

SUBJECT: PLAT26-0115 Consideration of a request from 7200 Mid Cities LLC for a minor plat of Lots 1 and 2, Block 1, Tecnol Commercial Data Center Addition, being 1.740 acres located at 7200 Mid-Cities Boulevard.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

7200 Mid Cities LLC is requesting approval of a minor plat of Lots 1 and 2, Block 1, Tecnol Commercial Data Center Addition. The 1.740-acre site is located at 7200 Mid-Cities Boulevard.

GENERAL DESCRIPTION:

The property under consideration is a 1.740-acre site located at the southwest corner of Mid-Cities Boulevard and Iron Horse Boulevard, in front of the NRH Animal Adoption & Rescue Center. The property is bounded on four sides by streets, with Dick Fisher Drive abutting the west and south sides of the site. The property is zoned C-2 (Commercial) and is undeveloped.

The proposed minor plat is intended to divide this tract into two non-residential lots to allow for the future development of two commercial buildings.

Under the City's Subdivision Regulations, minor plats creating four or fewer lots that meet all technical standards of the code are typically reviewed and conditionally approved administratively by City staff. However, as authorized by Section 110-153(c), the Director of Planning may elect to present a minor plat to the Planning and Zoning Commission. Due to significant public and community interest surrounding this parcel, staff has brought this item forward to the Commission purely in the interest of public transparency.

It is important that the Commission consider this plat application strictly on the merits of the subdivision regulations outlined in the City's Code of Ordinances. It is necessary to distinguish the platting process (physical subdivision of land and lot configuration) from land use and zoning (which regulates permitted uses on a property). While staff is aware of public discussion regarding potential data center uses on this site, the application before the Commission at this time is solely related to the request to divide one commercial tract into two compliant lots. Questions regarding prospective land uses are distinct legal and zoning matters. They are not criteria for plat approval or denial under Texas Local Government Code or City code.



Because the proposed minor plat generally complies with all lot dimensions, access, and subdivision regulations of the NRH Code of Ordinances, staff's recommendation is for approval with conditions outlined in Development Review Committee Comments. This approach is in line with consideration of other minor plats, which the City has consistently approved with conditions outlining minor technical revisions any time a plat generally conforms to the City code.

Staff, nor the Commission, are taking any stance within this item's consideration regarding any future site plan, land use proposal, or vested rights determination, as those matters are outside the scope of a plat review.

The comments from the Development Review Committee that would require correction generally include minor revisions to notations and labeling on the drawing, changing the subdivision name to ensure consistency with platted adjacent property, and adding necessary utility and sight visibility easements. As with any conditional plat approval, the applicant would be required to resubmit a version of the plat including all corrections.

LAND USE PLAN: This area is designated on the Vision2030 Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial and service establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors.

CURRENT ZONING: The property is currently zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required on the final plat as sufficient right-of-way exists at this location.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Mid-Cities Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway - Variable right-of-way width
Iron Horse Boulevard	C2D Major Collector	Suburban Neighborhood	2-lane divided roadway 68-foot right-of-way width
Dick Fisher Drive	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	C-2 (Commercial)	Office Commercial	Retail and service uses
SOUTH	U (School, Church, Institutional)	Community Services	NRH Animal Adoption & Rescue Center
EAST	AG (Agricultural)	Office Commercial	Vacant

PLAT STATUS: The property is unplatted.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing, changing the subdivision name, and adding necessary utility easements and sight visibility easements.

RECOMMENDATION:

Approve PLAT26-0115 with the conditions outlined in the Development Review Committee comments.