



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 23, 2019
SUBJECT: AP 2019-02 Consideration of a request from ClayMoore Engineering for an amended plat of Lot 6R1, Block 1, Smithfield Corners, being 2.213 acres located at 8210 Mid-Cities Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Calisi Real Estate Investments LLC, ClayMoore Engineering is requesting approval of an amended plat of Lot 6R1, Block 1, Smithfield Corners. This 2.213-acre property is located at 8210 Mid-Cities Boulevard, just east of Davis Boulevard.

GENERAL DESCRIPTION:

The amended plat would make the following amendment to the previous plat.

1. Two existing lots (Lots 5R and 6R) are combined into a single lot for the purpose of constructing a medical office building.

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

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned C-1 Commercial. The C-1 district is intended to provide for the development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

TRANSPORTATION PLAN: The development has frontage on the following streets. While property access and frontage is technically provided to Freda Lane, a connection is not proposed. Right-of-way dedication is not required for this plat.

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



STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Freda Lane	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	C-1 Commercial	Office Commercial	Offices
WEST	C-1 Commercial	Retail Commercial	Vacant
SOUTH	R-3 Single-Family Residential	Low Density Residential	Single family residences (Sunny Meadow Addition)
EAST	O-1 Office	Office Commercial	Office

PLAT STATUS: The property is currently platted as Lots 5R and 6R, Block 1, Smithfield Corners.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the amended plat, which is in conformance with the subdivision regulations and the zoning ordinance.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the September 5, 2019, meeting and voted 7-0 to approve the plat.

RECOMMENDATION:

Approve AP 2019-02.