



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 7, 2017

SUBJECT: FP 2017-10 Consideration of a request from Hamilton Duffy P.C. for a final plat of Lot 1, Block A, Carrington Center Addition, on 1.655 acres located at 7651 Mid-Cities Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of RCC/CT LLC and Larry Tadlock, Hamilton Duffy P.C. is requesting approval of a final plat for Lot 1, Block A, Carrington Center Addition. This 1.655-acre property is located on the north side of Mid-Cities Boulevard mid-block between Holiday Lane (west) and Smithfield Road (east). 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 office buildings on the site. Driveway access to the property is from Mid-Cities Boulevard. Various easements will be dedicated to accommodate water, sanitary sewer, drainage, and access necessary to develop the property. An application for a special use permit for two detention ponds is an associated item on the December 7, 2017, agenda.

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, which is classified as a P6D Principal Arterial. A P6D Principal Arterial is a six-lane divided roadway with a variable ultimate right-of-way width. Right-of-way dedication is not required as sufficient right-of-way exists for Mid-Cities Boulevard.



SURROUNDING ZONING | LAND USE:

North: TOD Transit Oriented Development | Transit Oriented Development
West: TOD Transit Oriented Development | Transit Oriented Development
South: C-1 Commercial | Neighborhood Service and Retail
East: TOD Transit Oriented Development | Transit Oriented Development

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the December 11, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2017-10.