



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 21, 2019
SUBJECT: AP 2019-03 Consideration of a request from Mika Hunter for an amended plat of Lot 1A1R, Block 3, Woodbert Addition, being 0.69 acres located at 7605 Davis Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Kimpres Properties LLC, Mika Hunter is requesting approval of an amended plat of Lot 1A1R, Block 3, Woodbert Addition. This 0.69-acre property is located at 7605 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located at the southwest corner of Davis Boulevard and Sayers Lane. The property currently consists of two nonresidential lots that were platted in 2018 as part of a residential and commercial development on the south side of Sayers Lane. The lots are zoned NR-PD Nonresidential Planned Development.

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

1. The plat would consolidate the two existing lots into a single nonresidential lot to accommodate commercial development on the site.
2. The building line adjacent to Sayers Lane would be revised from 25 feet to 20 feet, which is consistent with the zoning standards for the site.
3. A 20-foot rear building line would be added to the plat, which was a special setback approved for the NR-PD Non-residential Planned Development Zoning District.
4. The 24-foot mutual access easement would be abandoned by the plat. This easement was added to the previous plat to provide access for the southernmost lot. Since the lots would be consolidated, the easement is no longer necessary.

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

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial 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 NR-PD Nonresidential Planned Development. The zoning was approved by City Council on April 23, 2018 (Ordinance 3514). The NR-PD provides for a base zoning district of C-1 Commercial.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Sayers Lane	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Office Commercial	Office (roofing company)
WEST	R-2 Single-Family Residential	Low Density Residential	Single family residences
SOUTH	C-1 Commercial	Retail Commercial	Creek channel and church
EAST	C-1 Commercial	Office Commercial	Farmers market and auto repair

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently platted as Lots 1A1 and 1A2, Block 3, Woodbert Addition.

CITY COUNCIL: The City Council will consider this request at the December 9, 2019, meeting following action by the Planning and Zoning Commission.

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

RECOMMENDATION:

Approve AP 2019-03.