



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** February 20, 2020
SUBJECT: FP 2020-01 Consideration of a request from Aaron Shockey for a final plat of Lot 2, Block 3, Henry Addition, being 1.096 acres located at 4020 Flory Street.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Huffaker Roofing, Aaron Shockey is requesting approval of a final plat of Lot 2, Block 3, Henry Addition. This 1.096-acre property is located at 4020 Flory Street.

GENERAL DESCRIPTION:

The property is located on the east side of Flory Street between Glenview Drive and Harmonson Road, and immediately north of a section of the Mackey Creek drainage channel. The property is currently three unplatted tracts of land developed with a commercial building that formerly housed a landscaping company. The proposed final plat is intended to create one commercial lot, which would allow for additional building construction on the property. Water and sanitary sewer service is available to the property.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation 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-2 Commercial. The C-2 district is intended to provide for the development of retail and general business uses primarily serving the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The district should be located away from low- and medium-density residential development and should be used as a buffer between retail and industrial uses.

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Flory Street	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-2 Commercial	Retail Commercial	Commercial establishment
WEST	C-2 Commercial	Retail Commercial	Commercial establishment
SOUTH	C-2 Commercial	Low Density Residential	Vacant
EAST	C-2 Commercial	Retail Commercial	Single-family residence

PLAT STATUS: The property is currently unplatted and described as Tracts 4M, 4P1B, and 4P3, A.G. Walker Survey, Abstract No. 1630.

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.

CITY COUNCIL: The City Council will consider this request at the March 2, 2020, meeting following action by the Planning and Zoning Commission.

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.

RECOMMENDATION:

Approve FP 2020-01 with the conditions outlined in the Development Review Committee comments.