



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 21, 2019
SUBJECT: RP 2019-11 Consideration of a request from Emmanuel Perez for a replat of Lot 3R, Calloway Acres, being 0.497 acres located in the 3800 block of Scruggs Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Annika Sullivan, Emmanuel Perez is requesting approval of a replat of Lot 3R, Calloway Acres. This 0.497-acre property is located in the 3800 block of Scruggs Drive.

GENERAL DESCRIPTION:

The property is located on the east side of Scruggs Drive, between Boulevard 26 and Harmonson Road. The site under consideration is a portion of Lots 3 and 4, Calloway Acres. The property was originally platted in 1941, but was split over time without approval of a replat of the property.

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

1. The plat would establish the current property boundary and allow for issuance of building permits on the site.
2. A 7.5-foot utility easement would be dedicated adjacent to the east property line.
3. A 25-foot front building line would be added to the plat.

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

As required by Section 212.015(f) of the Texas Local Government Code (effective September 1, 2019), written notice of this replat will be mailed to each owner of a lot in the Calloway Acres subdivision that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive 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. 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. This 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 C-2 commercial district is also appropriate along business corridors as indicated on the comprehensive plan.

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
Scruggs 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-7-MF Multifamily	Community Services	Our Lady of Mount Carmel Roman Catholic Church
WEST	R-7-MF Multifamily C-2 Commercial	Low Density Residential Retail Commercial	Single-family residences
SOUTH	C-1 Commercial	Retail Commercial	Single-family residence
EAST	C-2 Commercial	Retail Commercial	Commercial establishments

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 a portion of Lots 3 and 4, Calloway Acres.

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 plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing.

RECOMMENDATION:

Approve RP 2019-11 with the conditions outlined in the Development Review Committee comments.