



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 1, 2018

SUBJECT: RP 2017-14 Consideration of a request from Jeff Wood and Carlos Dorris for a replat of Lot 4R1, Block 1, Walkers Branch Addition, on 1.40 acres located at 8405 Harwood Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Jeff Wood and Carlos Dorris are requesting approval of a replat of Lot 4R1, Block 1, Walkers Branch Addition. This 1.40-acre property is located on the north side of Harwood Road and west of Boulevard 26. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The site under consideration is located in the northern portion of the Boulevard 26 and Harwood Road intersection. The site is presently developed as a self-service car wash, which was built in approximately 2001. It is situated behind an automotive repair shop and convenience store with fuel sales on Harwood Road, and a quick service restaurant on Boulevard 26. A zoning change for the property was approved in April 2017 to allow for the construction of a storage building for recreational vehicles.

The purpose for the replat is to abandon a 10-foot utility easement adjacent to the northwest property line that would accommodate the development of the site. The abandonment of a 15-foot sanitary sewer easement on the property was approved by City Council on January 22, 2018. Separate action was required for the sanitary sewer easement because it was not dedicated by the plat. All franchise utilities have signed off on the abandonment of both easements.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Commercial." This designation is intended to permit a variety of commercial uses including automobile-related services, retail trade, and business service establishments with outside storage, display, and sales. Outside uses are required to be buffered from residential uses and public views.



CURRENT ZONING: The property is currently zoned RD-PD Redevelopment Planned Development. The zoning was approved on April 24, 2017, by Ordinance No. 3459. Previously, a special use permit for a car wash was approved on January 27, 2000, by Ordinance No. 2457.

THOROUGHFARE PLAN: The property does not have frontage on any street. Access to the site is provided through dedicated easements on the adjacent lots.

SURROUNDING ZONING | LAND USE:

- North:** Planned Development (PD-27) | High Density Residential /Multi-family
- West:** Planned Development (PD-25) | High Density Residential /Multi-family
- South:** C-1 Commercial | Retail and Commercial
- East:** C-1 Commercial | Retail

PLAT STATUS: The property is currently platted as Walker Branch Addition, Block 1, Lot 4R.

CITY COUNCIL: The City Council will consider this request at the February 12, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-14.