



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** July 11, 2016

**SUBJECT:** FP 2016-01, Consideration of a request from HP Civil Engineering LLC for a Final Plat of Hometown Dolce Addition Phase II on 8.459 acres located at 6000 Parker Boulevard.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of RCC Hometown Apartments, Ltd., HP Civil Engineering LLC is requesting approval of a Final Plat of Hometown Dolce Addition Phase II. This 8.459-acre subdivision is located on the south side of Parker Boulevard west of Boulevard 26. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The owner proposes to create two lots for the construction of a mixed-use development on the property.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as “Town Center,” which directly relates to the Town Center zoning district. This designation establishes development standards to promote a sustainable, high quality, mixed-use development. The components of the district – buildings, streets, and public spaces – are intended to create and sustain an integrated pedestrian-friendly living environment.

**THOROUGHFARE PLAN:** The development has frontage on Parker Boulevard, classified as a CS-86-56 Commercial Street. This street is a two-lane undivided street with a right-of-way width of 86 feet and pavement width of 56 feet. On-street parking is required on both sides of the street. The streetscape will include sidewalks and street trees. An additional item on the July 11 City Council agenda is presented for the abandonment of approximately 2 feet of Parker Boulevard right-of-way. Eighty-eight feet (88’) was previously dedicated where only 86-feet is necessary. The additional two feet will allow private maintenance of landscape and patio area in front of the first floor flex units and commercial spaces.

**CURRENT ZONING:** TC Town Center. The site is further located within the Neighborhood Core subzone.



**SURROUNDING ZONING | LAND USE:**

- North:** TC Town Center | Town Center
- East:** Property located in Hurst
- South:** AG Agricultural | Parks - Open Space
- West:** TC Town Center | Town Center

**PLAT STATUS:** The property is currently unplatted. This property was part of a 30.57-acre preliminary plat that was approved by the Planning and Zoning Commission on August 16, 2012.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the June 16, 2016, meeting and voted 6-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2016-01.