



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 6, 2023
SUBJECT: PLAT23-0039 Consideration of a request from Miller Surveying for an amended plat of Lots 30R, 42R, and 43R, Block 16, City Point Addition, being 0.114 acres located at 4513 and 4561 Ward Street and 4552 Tripp Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of MM City Point 53 LLC and Mattamy Texas LLC (owners), Miller Surveying is requesting approval of an amended plat of Lots 30R, 42R, and 43R, Block 16, City Point Addition. The three properties are located at 4513 and 4561 Ward Street and 4552 Tripp Street.

GENERAL DESCRIPTION:

The plat consists of a three lots located on Ward Street and Tripp Street in sector one of City Point Addition. The lots were platted in 2021.

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

1. The lot width dimensions for each lot are corrected. The dimensions shown on the existing plat are incorrect
2. A standard plat note is added that states the purpose for the amended plat.
3. General notes required for all plats are added to the drawing.

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

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.



CURRENT ZONING: The property is currently zoned NR-PD Nonresidential Planned Development. The zoning was approved by City Council on August 12, 2019 (Ordinance 3595). The NR-PD provides for a base zoning district of C-1 Commercial and is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

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
Ward Street	CP-50/54 Residential	Urban Village	2-lane undivided roadway 50- to 54-foot right-of-way width
Tripp Street	CP-67 Residential Collector	Urban Village	2-lane undivided roadway 67-foot right-of-way

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Urban Village	Single-family residential (under construction)
WEST	C-1 (Commercial)	Urban Village	Quick service restaurant
SOUTH	PD (Planned Development)	Urban Village	Multifamily residential (under construction)
EAST	PD (Planned Development)	Urban Village	Single-family residential (under construction)

PLAT STATUS: The property is currently platted as Lots 30, 42, and 43, Block 16, City Point Addition.

CITY COUNCIL: The City Council will consider this request at the April 24, 2023, 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 PLAT23-0039 with the conditions outlined in the Development Review Committee comments.