



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** November 15, 2018  
**SUBJECT:** RP 2018-05 Consideration of a request from Spry Surveyors for a replat of Lots 1R and 2, Block L, HomeTown NRH West Phase 3, being 1.503 acres located at 6248-6252 Davis Boulevard.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Davis Professional Partners, Spry Surveyors is requesting approval of a replat of Lots 1R and 2, Block 2, HomeTown NRH West Phase 3. The 1.503-acre property includes two commercial lots developed with office buildings. The property is located at the southeast corner of Davis Boulevard and Newman Drive. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The site under consideration is located at the southeast corner of Davis Boulevard and Newman Drive. The site is presently developed as two dental office buildings, which were built in approximately 2006-2007. The property also has driveway access to Caladium Drive, which provides access to the signalized intersection at Bridge Street and Davis Boulevard.

The purpose for the replat is to divide the property into two lots, so that each office building is located on a separate lot. The replat also adds a public access easement that corresponds with the location of the driveway on Caladium Drive.

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:** The Comprehensive Plan classifies this area as “Town Center.” This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

**CURRENT ZONING:** The property is currently zoned TC Town Center.



**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Retail	Bank and offices
WEST	TOD Transit Oriented Development	Transit Oriented Development	Vacant property
SOUTH	TC Town Center	Town Center	Townhouses
EAST	TC Town Center	Town Center	Vacant property

**PLAT STATUS:** The property is currently platted as Lot 1, Block L, HomeTown NRH West Phase 3.

**CITY COUNCIL:** The City Council will consider this request at the December 10, 2018, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2018-05.