



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 10, 2023
SUBJECT: PLAT23-0042 Consideration of a request from Herbert S. Beasley Land Surveyors for a replat of Lots 5BR1, 5CR1, and 8AR1, Block 1, Jack M. Estes Jr. Subdivision, being 1.014 acres located at 3918-3920 Rufe Snow Drive and 3917-3921 Flory Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Spears Enterprises, Herbert S. Beasley Land Surveyors is requesting approval of a replat of Lots 5BR1, 5CR1, and 8AR1, Block 1, Jack M. Estes Jr. Subdivision. The property is located at 3918-3920 Rufe Snow Drive and 3917-3921 Flory Street.

GENERAL DESCRIPTION:

The property under consideration is located on the east side of Rufe Snow Drive north of Harmonson Road. The property extends from Rufe Snow Drive to Flory Street. The site is developed with two vacant commercial buildings fronting Rufe Snow Drive, and the property fronting Flory Street is vacant. The owner proposes to renovate the two commercial buildings for their businesses and construct an office building on Flory Street.

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

1. The four lots are reconfigured into three lots to accommodate the intended development of the property. Two lots would front Rufe Snow Drive and contain existing buildings. The third lot would front Flory Street and be available for new construction.
2. A 24-foot wide fire lane, access, and utility easement is added to all lots. This easement extends from Rufe Snow Drive to Flory Street and aligns with planned driveways on both streets.
3. Sight visibility easements are added adjacent to planned driveways on both streets.
4. 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 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. A supplemental recommendation of the Land Use Plan is to prioritize commercial uses at key intersections where retail is most likely to thrive.

CURRENT ZONING: The property is currently zoned NR-PD Nonresidential Planned Development following the C-1 (Commercial) district land uses and development standards.

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
Rufe Snow Drive	M4U Minor Arterial	Suburban Commercial	<ul style="list-style-type: none"> 4-lane undivided roadway 70-foot right-of-way width
Flory Street	R2U Local Road	Local Road	<ul style="list-style-type: none"> 2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial) R-7-MF (Multifamily)	Retail Commercial	Vacant
WEST	C-2 (Commercial)	Office Commercial	Vacant
SOUTH	C-1 (Commercial) R-7-MF (Multifamily)	Retail Commercial	Commercial buildings Single-family residences
EAST	C-2 (Commercial)	Retail Commercial	Automobile repair shop

PLAT STATUS: The property is platted as Lots 5B1, 5C1, 8A, and 8B, Block 1, Jack M. Estes Subdivision.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the June 15, 2023, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve PLAT23-0042.