

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 27, 2020
SUBJECT: RP 2020-05 Consideration of a request from Hart Gaugler & Associates for a replat of Lot 4R1, Block 6, Crestwood Estates Addition, being 10.6 acres located at 7501 Davis Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Gateway Church, Hart Gaugler & Associates is requesting approval of a replat of Lot 4R1, Block 6, Crestwood Estates Addition. This 10.6-acre property is located at 7501 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located at the northwest corner of Davis Boulevard and Starnes Road. The site was part of a large tract originally platted in 1975, with the current boundary established in 2007. Gateway Church is located on the property.

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

1. A 24-foot wide fire lane easement would be abandoned adjacent to the existing building. This would allow for an addition to the south side of the building adjacent to Starnes Road being planned for administrative offices.
2. A 24-foot wide fire lane easement would be dedicated in the driving aisle of the parking lot between the two driveways on Starnes Road replacing the abandoned easement.

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

As required by Section 212.015(f) of the Texas Local Government Code (effective September 1, 2019), written notice of this replat will be mailed to each owner of a lot in Crestwood Estates Addition that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

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.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service and office uses principally serving



community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

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
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Starnes Road	C2U Major Collector	Suburban Neighborhood	2-lane undivided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single-Family Residential R-3 Single-Family Residential NR-PD Planned Development	Low Density Residential Office Commercial	Single-family residences Vacant nonresidential lot
WEST	RI-PD Planned Development	Low Density Residential	Single-family residences
SOUTH	C-1 Commercial NR-PD Planned Development	Retail Commercial	Retail and office uses
EAST	C-2 Commercial LR Local Retail	Office Commercial	Offices

PLAT STATUS: The property is currently platted as Lot 4R, Block 6, Crestwood Estates Addition.

PLANNING AND ZONING COMMISSION: This plat was scheduled for action by the Planning and Zoning Commission at the April 2, 2020, meeting. However, due to the public declaration of emergency related to COVID-19, this meeting was canceled. As a result, the replat is considered approved by inaction of the Commission, as required by Section 212.009 of the Texas Local Government Code.

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 RP 2020-05.