



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 15, 2021
SUBJECT: RP 2021-01 Consideration of a request from ClayMoore Engineering for a replat of Lots 3R2R and 4R1R, Block 1, Tapp Addition, being 1.083 acres located at 5205 and 5207 Rufe Snow Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Oneida Realty Co, a Minnesota Corporation, ClayMoore Engineering is requesting approval of a replat of Lots 3R2R and 4R1R, Block 1, Tapp Addition. This 1.083-acre property is located at 5205 and 5207 Rufe Snow Drive.

GENERAL DESCRIPTION:

The site is located at the northwest corner of Rufe Snow Drive and Dick Lewis Drive. The property includes two existing lots. Lot 3R2R is intended for development of an automobile lubrication center, and Lot 4R1R is proposed for redevelopment for a drive-through coffee shop. The existing lots were platted in 2014 and the lot boundaries are intended to remain the same.

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

1. A new 24-foot wide common access easement would be dedicated to provide both lots access to an existing driveway on the south property line and to the property to the west. The existing 24-foot wide cross access and fire lane easement would be abandoned and replaced by the new easement.
2. New easements would be added to accommodate drainage improvements associated with the development of the lots.

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, written notice of this replat will be mailed to each owner of the lots in the Tapp Addition that are 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 zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use 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
Rufe Snow Drive	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Vacant property
WEST	C-2 (Commercial)	Urban Village	Office
SOUTH	C-2 (Commercial)	Retail Commercial	Retail uses
EAST	C-2 (Commercial)	Retail Commercial	Retail and service uses

PLAT STATUS: The property is platted as Lot 4R1, Block 1, Tapp Addition.

CITY COUNCIL: The City Council will consider this request at the April 26, 2021, 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, and dedication of easements for access and drainage improvements.

RECOMMENDATION:

Approve RP 2021-01 with the conditions outlined in the Development Review Committee comments.