



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 2019
SUBJECT: RP 2019-03 Consideration of a request from Kimley-Horn for a replat of Lots 1R2R1 and 1R2R2, Block 25, Snow Heights Addition, being 3.11 acres located at 6800 NE Loop 820.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Kimley-Horn is requesting approval of a replat of Lots 1R2R1 and 1R2R2, Block 25, Snow Heights Addition. This 3.11-acre development is located at 6800 NE Loop 820.

GENERAL DESCRIPTION:

The property is located on the south side of NE Loop 820 between Rufe Snow Drive (west) and Vance Road (east). The property is currently vacant.

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

1. The property would be subdivided into two lots. Lot 1R2R1 is 1.958 acres in size and is not proposed for development at this time. Lot 1R2R2 is 1.152 acres in size and is proposed to be developed with a quick service restaurant under separate application.
2. Access, drainage, and water line easements are added to the plat to accommodate the proposed development. The access easements would provide a connection between the properties to the west and a future drive approach on the NE Loop 820 frontage road.

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 the Snow Heights 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.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Retail Commercial. This category 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 R-PD Redevelopment Planned Development. This district has a base zoning district of C-1 Commercial and includes the Babe’s and Sweetie Pie’s restaurant sites to the west.

TRANSPORTATION PLAN: The development has frontage on NE Loop 820. Right-of-way dedication is not required for this plat.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Retail Commercial	Offices and restaurant
WEST	PD Planned Development	Retail Commercial	Vacant
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Snow Heights Addition)
EAST	PD Planned Development	Office Commercial	Offices (under construction)

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently platted as Lot 1R2, Block 25, Snow Heights Addition.

CITY COUNCIL: The City Council will consider this request at the October 14, 2019, 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 the addition of easements to the lots.

RECOMMENDATION:

Approve RP 2019-03 with the conditions outlined in the Development Review Committee comments.