



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** June 13, 2022  
**SUBJECT:** PLAT22-0020 Consideration of a request from GeoNav LLC for a replat of Lots 3R1 and 3R2, Block 1, D.J. Anderson Addition, being 1.686 acres located at 8517 Davis Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Rushiti Enterprises LLC, GeoNav LLC is requesting approval of a replat of Lots 3R1 and 3R2, Block 1, D.J. Anderson Addition. This 1.686-acre property is located at 8517 Davis Boulevard.

### **GENERAL DESCRIPTION:**

The site is located on the west side of Davis Boulevard just north of the intersection of North Tarrant Parkway. The lot is developed with two commercial buildings, one of which is occupied by Starwood Cafe. The applicant proposes to subdivide the property into two lots.

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

1. The property would be subdivided into two lots. Lot 3R1 is 33,715 square feet in size and developed with a commercial building. Lot 3R2 is 39,716 square feet in size and is also developed with a commercial building (Starwood Café).
2. A common access easement would be added to both lots to provide circulation through and between the properties.

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 D.J. Anderson subdivision 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 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

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential) C-2 (Commercial)	Low Density Residential Retail Commercial	Single-family Residences Retail and service uses
WEST	PD (Planned Development)	Office Commercial	Private school
SOUTH	C-1 (Commercial)	Retail Commercial	Retail and service uses
EAST	C-1 (Commercial) PD (Planned Development)	Retail Commercial	Retail and service uses

**PLAT STATUS:** The property is platted as Lot 3R, Block 1, D.J. Anderson Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the May 19, 2022, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The plat exhibit has subsequently been updated to address all conditions.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat. All DRC comments have been addressed.

**RECOMMENDATION:**

Approve PLAT22-0020.