



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 5, 2019
SUBJECT: AP 2019-02 Consideration of a request from ClayMoore Engineering for an amended plat of Lot 6R1, Block 1, Smithfield Corners, being 2.213 acres located at 8210 Mid-Cities Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Calisi Real Estate Investments LLC, ClayMoore Engineering is requesting approval of an amended plat of Lot 6R1, Block 1, Smithfield Corners. This 2.213-acre property is located at 8210 Mid-Cities Boulevard, just east of Davis Boulevard. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would make the following amendment to the previous plat.

1. Two existing lots (Lots 5R and 6R) are combined into a single lot for the purpose of constructing a medical office building.

The plat does not increase the number of lots or 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 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 C-1 Commercial. The C-1 district is intended to provide for the 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 at intersections of major arterial streets. It is also appropriate for major retail corridors.



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
Mid-Cities Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Freda Lane	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

While property access and frontage is technically provided to Freda Lane, no connection is proposed.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Office Commercial	Offices
WEST	C-1 Commercial	Retail Commercial	Vacant
SOUTH	R-3 Single-Family Residential	Low Density Residential	Single family residences (Sunny Meadow Addition)
EAST	O-1 Office	Office Commercial	Office

PLAT STATUS: The property is currently platted as Lots 5R and 6R, Block 1, Smithfield Corners.

CITY COUNCIL: The City Council will consider this request at the September 23, 2019, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

Approve AP 2019-02.