



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 18, 2019
SUBJECT: RP 2019-01 Consideration of a request from RASK LLC for a replat of Lot 2R3, Block 13, Meadowview Estates, being 0.76 acres located at 7500 Davis Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

RASK LLC is requesting approval of a replat of Lot 2R3, Block 13, Meadowview Estates. This 0.76-acre property includes one commercial lot located at the northeast corner of Davis Boulevard and Rumfield Road. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The purpose for the replat is to combine the two existing lots into a single lot. The property is presently vacant; but a site plan for the property is currently being reviewed by the Development Review Committee. The site plan is for a 5,963 square foot single-story medical office building.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered by the City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Office." This designation is intended to permit professional and organizational offices with accessory and related uses.

THOROUGHFARE PLAN: This property has street frontage on both Davis Boulevard and Rumfield Road. Davis Boulevard is classified as a 6-lane divided principal arterial roadway (P6D) with 120 feet of right-of-way. Adequate right-of-way exists for Davis Boulevard. Rumfield Road is classified as a 2-lane undivided minor collector (C2U). Because of the proximity to the Davis Boulevard intersection and future need for a dedicated right turn lane onto northbound Davis Boulevard, the plat is providing a 12-foot right-of-way reservation. This means that building, signage and landscape setbacks are all established based on the future right-of-way and not the existing.

CURRENT ZONING: The property is currently zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily serving 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 C-2 is also appropriate along business corridors as indicated on the comprehensive plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 Commercial	Office	Offices
WEST	C-1 Commercial	Retail	Retail building
SOUTH	R-4-D Duplex	Medium Density Residential	Duplex residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residence

PLAT STATUS: The property is currently platted as Lots 2R2A and 2R2B, Block 13, Meadowview Estates.

CITY COUNCIL: The City Council will consider this request at the May 13, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2019-01.