



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 14, 2019
SUBJECT: RP 2018-09 Public hearing and consideration of a request from Harris Kocher Smith for a replat of Lots 1R1 and 1R2, Block 2, City Point Addition, being 32.837 acres located at 4401 City Point Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of La Verne Butterfield LP, Harris Kocher Smith is requesting approval of a replat of Lots 1R1 and 1R2, Block 2, City Point Addition. The 32.837-acre property includes two commercial lots generally located south of the intersection of Boulevard 26 and City Point Drive. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The site under consideration is located between Boulevard 26 and City Point Drive, directly west of City Hall. The site is presently vacant.

The purpose for the replat is to divide the property into two lots. Lot 1R1 would remain vacant for future development. Lot 1R2 is a 10-acre lot intended for the construction of a 270-unit multifamily residential development pursuant to the approved PD zoning for City Point, which allows a maximum of 300 multifamily units.

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 "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned PD Planned Development (PD-71). This planned development was originally approved in 2013 for City Point, a mixed-use development that includes NRH City Hall. The zoning permits a wide range of office, retail, restaurant, municipal, and multifamily uses, and includes development standards for streets, landscaping, public amenities, building design, and similar characteristics.

SURROUNDING ZONING | LAND USE:



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial C-2 Commercial PD Planned Development	Retail	Retail stores Restaurants Vacant property
WEST	C-1 Commercial C-2 Commercial	Retail	Retail stores Offices
SOUTH	U School, Church and Institutional	Public / Semi-public	Church and private school (St John the Apostle)
EAST	PD Planned Development C-1 Commercial	Retail	Vacant property NRH City Hall

PLAT STATUS: The property is currently platted as Lot 1, Block 2, City Point Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 20, 2018, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve RP 2018-09.