



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** May 9, 2022  
**SUBJECT:** PLAT22-0015 Consideration of a request from Spooner & Associates for a replat of Lots 2R2R and 2R3, Block 1, Watermere on the Preserve, being 1.799 acres located at 8609 Davis Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Integrated FM 1938 Holdings, Spooner & Associates is requesting approval of a replat of Lots 2R2R and 2R3, Block 1, Watermere on the Preserve. This 1.799-acre property is located at 8609 Davis Boulevard.

### **GENERAL DESCRIPTION:**

The site is located on the west side of Davis Boulevard south of the intersection of Precinct Line Road. The lot is located in front of the Watermere on the Preserve independent senior-living apartment development. The applicant proposes to subdivide the property into two lots. The property was originally platted in 2020 and replatted in 2021 to accommodate construction of a Dutch Bros drive-through coffee shop.

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

1. The property would be subdivided into two lots. Lot 2R3 is 35,720 square feet in size and is the site for the construction of a specialty retail grocer, [Wild Fork Foods](#). Lot 2R2R is 42,651 square feet in size and would be available for future development.
2. A common access easement would be added to Lot 2R3 at the location of a planned fire lane.

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 Watermere on the Preserve 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 PD (Planned Development) with a C-1 (Commercial) base district. 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	PD (Planned Development)	Retail Commercial	Vacant property
WEST	PD (Planned Development)	High Density Residential	Independent senior living apartment (Watermere)
SOUTH	PD (Planned Development)	Retail Commercial	Retail uses
EAST	C-1 (Commercial)	Retail Commercial	Retail and service uses

**PLAT STATUS:** The property is platted as Lot 2R2, Block 1, Watermere on the Preserve.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the April 21, 2022, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

**RECOMMENDATION:**

Approve PLAT22-0015.