

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** June 27, 2022  
**SUBJECT:** PLAT22-0022 Consideration of a request from Baird, Hampton & Brown for a replat of Lot 6R1, Block 1, North Edgely Addition, being 1.65 acres located at 4525 City Point Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of MHMR Tarrant County, Baird, Hampton & Brown is requesting approval of a replat of Lot 6R1, Block 1, North Edgely Addition. This 1.65-acre property is located at 4525 City Point Drive.

### **GENERAL DESCRIPTION:**

The site is located on the west side of City Point just north of the intersection of Boulevard 26. The property consists of two lots. The northern lot is developed with an office building occupied by [My Health My Resources \(MHMR\) of Tarrant County](#), and the southern lot is vacant. The site is adjacent to existing single-family residences on Ken Michael Court, and Deville Drive dead ends into the west side of the lots.

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

1. The property would be combined into a single lot for the purpose of expanding the parking lot for the building.
2. A storm drain easement would be added to the lot to accommodate the construction of underground storm sewer facilities through the property.

The plat does not 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 Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial and service establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors.

**CURRENT ZONING:** The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve 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 district is also appropriate along business corridors as indicated on the land use 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
City Point Drive	R2U Local Road	Suburban Residential	2-lane undivided roadway 50-foot right-of-way width

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Office Commercial	Auto parts and service use
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	C-2 (Commercial)	Retail Commercial	Car wash
EAST	C-2 (Commercial)	Retail Commercial	Retail and service uses

**PLAT STATUS:** The property is platted as Lots 6R and 7, Block 1, North Edgely Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the June 16, 2022, meeting and voted 6-0 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 PLAT22-0022.