



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 2, 2024
SUBJECT: PLAT24-0064 Consideration of a request from Miller Surveying Inc for an amended of Lot 19R, Block 1, City Point Addition, being 1.47 acres located at 4201 Watson Way.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Ashton Dallas Residential LLC, Miller Surveying is requesting approval of an amended plat of Lot 19R, Block 1, City Point Addition. The property is located at 4201 Watson Way.

GENERAL DESCRIPTION:

The plat consists of one lot located at the south end of Watson Way, just south of Denney Drive. The area is located immediately east of the rear parking lot of the city hall property. The lot was created as part of the final plat of City Point Addition Sector 3, which was recorded in December 2021 (Case FP 2020-10).

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

1. A 2.5-foot portion of a utility easement on the south side of the lot would be abandoned. A five-foot wide utility easement would remain in place on the lot.
2. An erroneous line drawn on the previous plat would be removed.
3. A standard plat note is added that states the purpose for the amended plat.

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 Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.



CURRENT ZONING: The property is currently zoned NR-PD Nonresidential Planned Development. The zoning was approved by City Council on August 12, 2019 (Ordinance 3595). The NR-PD provides for a base zoning district of C-1 Commercial and is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

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
Watson Way	CP-50/54 Residential	Urban Village	2-lane undivided roadway 50- to 54-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Urban Village	Single-family residences
WEST	PD (Planned Development)	Urban Village	NRH City Hall
SOUTH	C-1 (Commercial)	Community Services	Assisted living center
EAST	PD (Planned Development)	Urban Village	Single-family residences

PLAT STATUS: The property is platted as Lot 19, Block 1, City Point Addition.

CITY COUNCIL: The City Council will consider this request at the May 28, 2024, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

RECOMMENDATION:

Approve PLAT24-0064 with the conditions outlined in the Development Review Committee comments.