



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 21, 2017

SUBJECT: RP 2017-09 Consideration of a request from HP Civil Engineering, LLC for a replat of Lot 1R, Block C; Lot 2R, Block A; and Lot 1R, Block B, Hometown-Dolce Addition on 9.824 acres located at 8900 Vermillion Street, 6021 Ashbury Street, and 6021 Parker Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Dolce Living Hometown, LLC, and Hometown Tract I, LLC, HP Civil Engineering is requesting approval of a replat of Lot 1R, Block C; Lot 2R, Block A; and Lot 1R, Block B, Hometown-Dolce Addition. This 9.824-acre subdivision includes three lots generally located south of Parker Boulevard along Ashbury Street and Vermillion Street. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The proposed replat would make the following changes to the previous plats for Hometown-Dolce Addition:

1. Lot 1X, Block B and the associated drainage easement would be abandoned. This lot was an open space lot and median in the right-of-way of Ashbury Drive. The median would not be constructed, but the open space area would be incorporated into Lot 1R, Block B, on the north side of the street.
2. On Lot 1, Block C, the 20.5-foot sanitary sewer easement on the south side of the lot would be abandoned and replaced with a 20-foot sanitary sewer easement. This change would align the easement with the planned location of the sanitary sewer line.

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: The Comprehensive Plan classifies this area as "Town Center," which directly relates to the Town Center zoning district. This designation establishes development standards to promote a sustainable, high quality, mixed-use



development. The components of the district – buildings, streets, and public spaces – are intended to create and sustain an integrated pedestrian-friendly living environment.

THOROUGHFARE PLAN: The development has frontage on Parker Boulevard, Ashbury Street, and Vermillion Street. On-street parking is provided on all streets. The streetscape will include sidewalks and street trees.

CURRENT ZONING: The property is currently zoned TC Town Center. The site is also located in the Neighborhood Core and Neighborhood Center subzones.

SURROUNDING ZONING | LAND USE:

North:	TC Town Center Town Center
West:	TC Town Center Town Center
South:	TC Town Center Town Center
East:	TC Town Center Town Center

PLAT STATUS: The property is currently platted as Lot 1, Block C; Lot 2, Block A; and Lots 1 and 1X, Block B, Hometown-Dolce Addition.

CITY COUNCIL: The City Council will consider this request at the October 9, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-09.