



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 19, 2017

**SUBJECT:** RP 2016-11 Consideration of a request from Ahlers Properties, LLC, for a replat of Lot 1B1, Block 1, College Acres Addition on 1.4832 acres located at 7707 and 7709 Davis Boulevard.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Ahlers Properties, LLC, is requesting approval of a replat of Lot 1B1, Block 1, College Acres Addition. This 1.4832-acre subdivision includes one lot located on the west side of Davis Boulevard and south of Green Valley Drive. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The final plat for College Acres Addition was approved in 1962, creating six lots fronting on Green Valley Drive. In 1978, the middle part of Lot 1 was platted as a separate lot (Lot 1B), leaving remainder portions of Lot 1 on the north and south sides. The proposed replat would combine Lot 1B and the remainder portion on the south into a single lot and consolidate the current property boundary.

The property is currently developed with a single-story building with driveway access to Davis Boulevard. A zoning change request on the property for the RD-PD Redevelopment Planned Development district is an associated item on the October 19, 2017, agenda.

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 the City Council.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as "Retail," which is intended to permit a variety of retail trade, personal and business services establishments, and offices.

**CURRENT ZONING:** The property is currently zoned OC Outdoor Commercial and C-2 Commercial. A zoning change request to RD-PD Redevelopment Planned Development is an associated item on the October 19, 2017, agenda.



**SURROUNDING ZONING | LAND USE:**

**North:** C-2 Commercial | Retail  
**West:** R-3 Single Family Residential | Low Density Residential  
**South:** C-1 Commercial | Retail  
**East:** RI-PD Residential Infill Planned Development | Low Density Residential

**PLAT STATUS:** The property is currently platted as Lot 1B, College Acres Addition, and a portion of Lot 1, College Acres Addition.

**CITY COUNCIL:** The City Council will consider this request at the November 13, 2017, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2016-11.