



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 21, 2019
SUBJECT: PP 2019-06 Consideration of a request from MM City Point 53 LLC for a preliminary plat of City Point Addition, being 22.535 acres located at 4400 City Point Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

MM City Point 53 LLC is requesting approval of a preliminary plat of City Point Addition. This 22.535-acre property is located at 4400 City Point Drive.

GENERAL DESCRIPTION:

The property is located on the north side of City Point Drive, generally south of the intersection of Boulevard 26 and Rodger Line Drive. The site is immediately adjacent to city hall. The property is currently vacant.

The proposed development includes 159 single-family residential lots, which includes both single-family detached and townhome lots. The average lot size of all lots is 1,690 square feet.

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Urban Home	85 lots	26 feet	58 feet
Townhome	74 lots	22 feet	71 feet

The development also includes one multifamily residential lot (3.392 acres) and two commercial lots (3.271 acres). There are 13 open space lots totaling approximately 1.609 acres (7.14% of the site).

COMPREHENSIVE PLAN: This area is designated on the Comprehensive 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.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Boulevard 26	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Rodger Line Drive	C2U Minor Collector	Suburban Commercial	2-lane undivided roadway 60-foot right-of-way width
City Point Drive	CP-110 Local Road	Urban Village	4-lane divided w/ on-street parking 110-foot right-of-way width
City Point Drive	CP-60 Local Road	Urban Village	2-lane undivided roadway 60-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial C-2 Commercial	Retail Commercial Urban Village	Retail and restaurant uses
WEST	City Point Planned Development	Urban Village	Vacant
SOUTH	City Point Planned Development	Urban Village	City hall and vacant
EAST	C-1 Commercial	Office Commercial	Offices

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently platted as Lot 3, Block 1, City Point Addition.

CITY COUNCIL: The City Council will consider this request at the December 9, 2019, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing, and requirements for public infrastructure improvements.



RECOMMENDATION:

Approve PP 2019-06 with the conditions outlined in the Development Review Committee comments.