

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 16, 2020

SUBJECT: PP 2019-08 Consideration of a request from MM City Point 53 LLC for a preliminary plat of City Point Addition Phase 3, being 5.897 acres located at 4201 City Point Drive.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

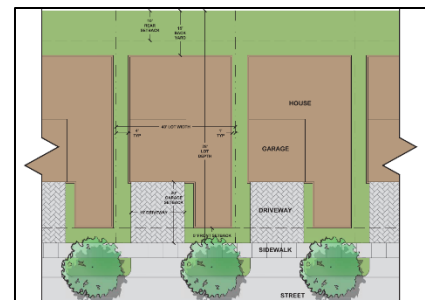
MM City Point 53 LLC is requesting approval of a preliminary plat of City Point Addition Phase 3. This 5.897-acre property is located at 4201 City Point Drive.

GENERAL DESCRIPTION:

The property is located on the west side of City Point Drive and north of Glenview Drive. The site is immediately east of city hall. The property is vacant.

The proposed development includes 46 single-family residential lots. The concept plan approved as part of the PD zoning is shown at right. The average lot size is 3,241 square feet. The typical lot is 40 feet wide and 78 feet deep. The home type that was approved for this tract is a 35-foot wide home with head-in front garage entry directly from the street. A typical lot detail is shown at bottom right. The development also includes four open space lots totaling approximately 0.808 acres (13.7% of the site). The open space lots are located adjacent to City Point Drive.

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. The plat includes a ten-foot right-of-way dedication for City Point Drive.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
City Point Drive	CP-42 Ring Road	Urban Village	2-lane undivided roadway 42-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Urban Village	Office use
WEST	City Point Planned Development	Office Commercial	City Hall
SOUTH	C-1 Commercial	Office Commercial	Office use
EAST	C-1 Commercial	Office Commercial	Vacant

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 2, Block 1, City Point Addition.

CITY COUNCIL: The City Council will consider this request at the January 13, 2020, 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, the removal of the reserve strip of land shown at the south end of Street A, and the increase in the size of the open space lot at the corner of Street A and City Point Drive.

RECOMMENDATION:

Approve PP 2019-08 with the conditions outlined in the Development Review Committee comments.