



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 10, 2020
SUBJECT: PP 2019-07 Consideration of a request from MM City Point 53 LLC for a preliminary plat of City Point Addition Phase 2, being 21.55 acres located at 4401 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 2. This 21.55-acre property is located at 4401 City Point Drive.

At the January 13, 2020, meeting, City Council approved a 30-day extension for consideration of this plat per the applicant’s request. Section 212.009(b-2) of the Texas Local Government Code allows the City Council to approve a 30-day extension of the approval period for a plat in this manner.

GENERAL DESCRIPTION:

The property is located on the south side of City Point Drive, generally between Boulevard 26 and Ruth Road. The site is immediately west of city hall and is adjacent to the multifamily project currently under construction. The property is vacant.

The proposed development includes 160 single-family residential lots, which includes both single-family detached and townhome lots. The average lot size of all lots is 1,772 square feet.

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Urban Home	33 lots	26 feet	58 feet
Townhome	127 lots	22 feet	71 feet

The development also includes one multifamily residential lot (4.61 acres) and one commercial lot (1.21 acres). There are four open space lots totaling approximately 1.28 acres (5.94% 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
Ruth Road	CP-60 Collector	Urban Village	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 City Point Planned Development	Urban Village	Restaurant use Vacant
WEST	C-2 Commercial LR Local Retail	Retail Commercial Office Commercial	Commercial and office uses
SOUTH	U School Church Institutional	Community Services	City Point Methodist Church
EAST	City Point Planned Development	Urban Village	City Hall Multifamily (under construction)

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 1R1, Block 2, City Point Addition.

DRC REVIEW & RECOMMENDATION: The preliminary plat that was originally submitted was generally in line with the conceptual layout of the planned development zoning district approved by the City Council in August 2019; however, the Development Review Committee had concerns with the proposed preliminary plat and comments that would



significantly change the layout of the subdivision. These concerns related to meeting the purpose and intent of the zoning district as approved including walkability and access to open space as well as meeting some requirements of the subdivision ordinance including adequate fire access. Staff met with the developer regarding all of the DRC comments, and the developer agreed to redesign this phase to address the concerns. The revisions resulted in a safer street network for public safety access, greater open space accessibility and improved walkability.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 19, 2019, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments, understanding the layout of the phase may significantly change to meet DRC's comments.

RECOMMENDATION:

Approve Preliminary Plat 2019-07 with the conditions outlined in the Development Review Committee comments.