



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 20, 2021
SUBJECT: RP 2021-03 Consideration of a request from Spooner & Associates for a replat of Lots 2R1 and 2R2, Block 1, Watermere on the Preserve, being 2.52 acres located at 8605 Davis Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Integrated FM 1938 Holdings LP, Spooner & Associates is requesting approval of a replat of Lots 2R1 and 2R2, Block 1, Watermere on the Preserve. This 2.52-acre property is located at 8605 Davis Boulevard.

GENERAL DESCRIPTION:

The site is located on the west side of Davis Boulevard south of the intersection of Precinct Line Road. The lot is located in front of the Watermere on the Preserve independent senior-living apartment development. The applicant proposes to subdivide the property into two lots. The property was originally platted in 2020.

The replat would make the following revisions to the previous plat.

1. The property would be subdivided into two lots. Lot 2R1 is 0.7225 acres in size and is the site for the construction of a new quick service restaurant, [Dutch Bros Coffee](#). Lot 2R2 is 1.799 acres in size and would be available for future development.
2. An access easement would be added to Lot 2R1 at the location of the existing drive approach on Davis Boulevard.
3. A 15-foot sanitary sewer easement would be added to Lot 2R2 to provide for the extension of a main line to service the lots.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of the lots in the Watermere on the Preserve subdivision that are within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.



LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned PD Planned Development with a C-1 Commercial base district. This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Retail Commercial	Vacant property
WEST	PD (Planned Development)	High Density Residential	Independent senior living apartment (Watermere)
SOUTH	PD (Planned Development)	Retail Commercial	Retail uses
EAST	C-1 (Commercial)	Retail Commercial	Retail and service uses

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 platted as Lot 2, Block 1, Watermere on the Preserve.

CITY COUNCIL: The City Council will consider this request at the June 14, 2021, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing and dedication of necessary easements.

RECOMMENDATION:

Approve RP 2021-03 with the conditions outlined in the Development Review Committee comments.