



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 17, 2021
SUBJECT: RP 2021-06 Consideration of a request from Baird, Hampton & Brown for a replat of Lot 1R, Block H, Richland Oaks Addition, being 1.053 acres located at 8114 Boulevard 26.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of KAMC Investments LLC (owner) and Office Equity Solutions LLC (developer), Baird, Hampton & Brown is requesting approval of a replat of Lot 1R, Block H, Richland Oaks Addition. This 1.053-acre property is located at 8114 Boulevard 26.

GENERAL DESCRIPTION:

The lot under consideration is located at the southwest corner of Boulevard 26 and Eldorado Drive. The property is currently vacant, and the owner proposes to construct a new medical office building on the property. The property was originally platted in 1959 as Block H. In 1998, Block H was subdivided into two lots.

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

1. The existing lot and a separate 10-foot wide strip of land that abuts the lot would be consolidated into a single lot. The strip of land is a portion of an alley right-of-way abandoned by the City in 2000.
2. Standard notes regarding utility easements and franchise utility appurtenances are added to the plat.

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 Richland Oaks 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 C-1 (Commercial). 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
Boulevard 26	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	C-1 (Commercial)	Medium Density Residential	Vacant
WEST	PD (Planned Development)	Retail Commercial	Franchise utility equipment building (Charter Cable)
SOUTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	C-1 (Commercial)	Retail Commercial	Dental office

PLAT STATUS: A portion of the property is currently platted as Lot 1, Block H, Richland Oaks Addition.

CITY COUNCIL: The City Council will consider this request at the June 28, 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.

RECOMMENDATION:

Approve RP 2021-06 with the conditions outlined in the Development Review Committee comments.