

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1920-10

DATE:
April 2, 2020

STAFF REPORT

ITEM: Consideration of a Final Plat of **HIPOINT OFFICE COMPLEX, A REPLAT OF BLOCK 5, SMOKING OAK NO. 1.**

LOCATION: Located at the northwest corner of the intersection of State Highway No. 9 and McGee Drive.

INFORMATION:

1. Owner. Hipoint Partners, LLC.
2. Developer. Hipoint Partners LLC.
3. Surveyor. Taylor Denniston

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1319 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. July 16, 1962. Planning Commission recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. August 28, 1962. City Council adopted Ordinance No. 1407 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. December 18, 1962. Planning Commission approved the preliminary plat for Smoking Oak No.1.
7. February 11, 1963. Planning Commission recommended to City Council that the final plat for Smoking Oak No. 1 be approved.
8. February 12, 1963. City Council approved the final plat for Smoking Oak No.1.

9. June 20, 1963. The final plat for Smoking Oak No. 1 was filed of record with the Cleveland County Clerk.
10. March 17, 1964. Planning Commission recommended to City Council that the Replat for Smoking Oak No. 1 be approved.
11. March 24, 1964. City Council approved the Replat for Smoking Oak No. 1.
12. April 7, 1964. The Replat of Smoking Oak No. 1 was filed of record with the Cleveland County Clerk.
13. January 13, 1977. Planning Commission, on a vote of 7-0, recommended that this property be placed in CO, Commercial Office District and removed from I-1, Light Industrial District.
14. February 8, 1977. City Council adopted Ordinance No. O-7677-18 placing this property in the CO, Commercial Office District and removing it from I-1, Light Industrial District.
15. February 8, 1979. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in CO, Suburban Commercial Office District with Permissive Use for a Barber Shop and removed from CO, Suburban Commercial Office District.
16. February 27, 1979. City Council adopted Ordinance No. O-7879-46, placing this property in CO, Suburban Commercial Office District with Permissive Use for a Barber Shop and removing it from CO, Suburban Commercial Office District.
17. October 25, 2019. Lot Line Adjustment No. 1612 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. All public improvements are existing except for a sanitary sewer main serving Lot
2. The sanitary sewer main is currently being installed.

PUBLIC DEDICATIONS:

1. Easements. All required easements have been previously dedicated to the City.
2. Rights-of-Way. All required rights-of-way have been previously dedicated to the City.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are included as attachments.

DEVELOPMENT COMMITTEE COMMENTS:

The surveyor for the developer has requested the Development Committee approve site plan and final plat of Hipoint Office Complex, a Replat of Block 5, Smoking Oak No. 1. and submit it to City Council for consideration. The property consists of 4.44 acres and two lots. There is an existing building on Lot 1 and a proposed office building on Lot 2. With the access drive located on Lot 1, the owner has provided an access agreement for the use of Lot 2 and providing cross access parking. The only changes in this final plat is the area located in the western portion of the property that was never platted and the removal of some property located on the south side that became part of the State Highway No. 9 right-of-way. The owner wanted to correct the ownership boundary.