



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 21, 2021
SUBJECT: PLAT21-0005 Consideration of a request from The John R. McAdams Company for a final plat of Lot 1, Block A, Century Hills Addition, being 3.459 acres located at 8381 Davis Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of LC Tubb Jr and Judith Brown Tubb (owners) and Real Estate Equities Development, LLC (developer), The John R. McAdams Company is requesting approval of a final plat of Lot 1, Block A, Century Hills Addition. This 3.459-acre property is located at 8381 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located on the west side of Davis Boulevard, between North Tarrant Parkway and Thornbridge Drive. The site abuts Saddlebrook Estates on the west and the Tarrant Parkway Plaza shopping center on the north (Sonic, Kindred Coffee, Airborne Trampoline Park, and other businesses).

The proposed development includes one 3.459-acre lot intended for the development of a 55-unit independent senior-living apartment cooperative project. Since the property does not have direct street frontage, a common access easement has been dedicated across the adjacent property to provide street access to Davis Boulevard. Appropriate easements for water, sanitary sewer, and other utilities will be dedicated on the plat.

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. A supplemental recommendation of the Land Use Plan is to prioritize commercial uses at key intersections where retail is most likely to thrive. By providing commercial frontage along Davis Boulevard, this application maintains the opportunity for additional Retail Commercial growth in this area.

CURRENT ZONING: The property is zoned R-PD (Residential Planned Development) to allow for the development of the cooperative project. The zoning for this lot was approved by City Council on June 14, 2021.



TRANSPORTATION PLAN: The development does not have frontage on Davis Boulevard. Street access is provided by a common access easement on the adjacent property. On the west side of the property, the lot has frontage on Clara Drive (Saddlebrook Estates) for the purpose of emergency vehicle access. The emergency access on Clara Drive will be gated.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Retail and office uses
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Saddlebrook Estates)
SOUTH	AG (Agricultural)	Office Commercial	Single-family residence
EAST	AG (Agricultural)	Retail Commercial	Vacant

PLAT STATUS: The property is currently unplatted. City Council approved the preliminary plat for the property on August 9, 2021.

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 and the underlying zoning.

CITY COUNCIL: The City Council will consider this request at the November 8, 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 PLAT21-0005 with the conditions outlined in the Development Review Committee comments.