



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 15, 2025
SUBJECT: PLAT25-0087 Consideration of a request from Davis Blvd JVA LLC
for a final plat of The Hills at Davis Park, being 3.925 acres located
at 8320 Davis Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Davis Blvd JVA LLC, Samuel Tully is requesting approval of a final plat of The Hills at Davis Park. The 3.925-acre commercial site is located on the east side of Davis Boulevard between Thornbridge Drive and Timber Drive.

GENERAL DESCRIPTION:

The property under consideration is a 3.925-acre site on the east side of Davis Boulevard between Thornbridge Drive and Timber Drive. The site is currently developed with a vacant single-family residence. The property is zoned O-1 (Office) and the applicant intends to develop professional, administrative, medical, and general business offices on the site.

The proposed development includes six lots. The lots generally range in size from 14,728 to 58,898 square feet. Four lots have frontage on Davis Boulevard, with two lots located interior to the site. The plat includes a common access easement that connects all lots to the proposed driveway on Davis Boulevard. This plat only requires approval by the Planning and Zoning Commission.

The project design includes a proposed detention pond in the southwest portion of Lot 6, which is noted by a drainage easement on the lot. Detention ponds require approval of a special use permit by the Planning and Zoning Commission and City Council. This is a separate application that would be submitted and considered at a later date.

The site is adjacent on three sides to single-family residential zoning. Common questions regarding development standards adjacent to residential uses are summarized below:

- Minimum 35-foot building setback from all residentially zoned properties.
- Minimum 15-foot landscape buffer from all residentially zoned properties, to include one large tree per 30 linear feet.
- Minimum six (6)-foot tall masonry wall on common property line.



- Outdoor lighting (i.e. parking lot lights) within 100 feet of residential property may not exceed 20 feet in height and must be shielded to minimum glare and light trespass on to adjacent residential properties.
- Minimum 25-foot setback for any refuse containers and enclosures.
- Building heights may vary depending on their setback. For every 1 foot of building setback from residential property line, the building can be up to 1.5 feet tall.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative office as well as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. It encourages the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

CURRENT ZONING: The property is zoned O-1 (Office). This district is intended to permit the professional and organizational office needs of the community. The zoning was approved by City Council on September 23, 2024 (Ordinance 3868).

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	<ul style="list-style-type: none">• 6-lane divided roadway▪ variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	AG (Agricultural) C-1 (Commercial) PD (Planned Development)	Office Commercial	Vacant Veterinarian clinic
SOUTH	R-1 (Single-Family Residential) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. Approval of a final plat and site plans for each lot are required prior to any building construction.



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 PLAT25-0087 with the conditions outlined in the Development Review Committee comments.