



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 17, 2019
SUBJECT: PP 2018-06 Consideration of a request from Beaten Path Development for a preliminary plat of Urban Trails Addition, being 11.885 acres located at the northwest and northeast corners of Mid-Cities Boulevard and Holiday Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Long Real Estate Investments LP and DFW Oil Inc., Beaten Path Development is requesting approval of a preliminary plat of Urban Trails Addition. This 11.885-acre development is located at the northwest and northeast corners of Mid-Cities Boulevard and Holiday Lane. The proposed preliminary plat meets the requirements of the approved special development plan and the subdivision regulations.

GENERAL DESCRIPTION:

The property under consideration is located on the north side of Mid-Cities Boulevard on the east and west sides of Holiday Lane. The site extends from the railroad crossing on Mid-Cities Boulevard to the intersection of Abbott Avenue.

The proposed development includes 100 single-family lots, with an approximate gross density of 8.4 dwelling units per acre. The lots range from 22-30 feet wide and 72-80 feet deep. The lot area ranges in size from 1,584 square feet to 3,260 square feet, with an average lot size of 1,951 square feet. The lot sizes are based on the standards adopted as part of the special development plan approved on July 23, 2018 (Ordinance 3523).

The western phase of the development includes a single street that would connect Holiday Lane and Mid-Cities Boulevard. All 15 lots would front on this street and be served by alleys. An office building is proposed at the hard corner of Holiday Lane and Mid-Cities Boulevard. The office building lot was previously platted separate from this proposed preliminary plat, and the building is already under construction.

The eastern phase of the development also has street access to Holiday Lane and Mid-Cities Boulevard. Most of the 85 lots front on internal streets and are served by alleys. However, 24 lots front on Mid-Cities Boulevard, but garage access is provided from the rear alley. This phase also includes the existing convenience store at the corner of Holiday Lane and Mid-Cities Boulevard, which will have revised lot lines as a result of this development upon final plat. The plat also provides an internal street connection into the adjacent commercial property to the east.



The subdivision incorporates 19 common open space lots totaling 3.17 acres (138,363 square feet), or 26.7% of the development. A centralized open space lot (0.447 acres) is located in the eastern phase. A series of mid-block open spaces with sidewalks would connect to this space from the surrounding blocks. Other open space lots front Mid-Cities Boulevard. The open space lot containing the Cottonbelt Trail is proposed to be dedicated to the City.

COMPREHENSIVE PLAN & CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned Transit Oriented Development. The purpose of the transit oriented development code is to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

THOROUGHFARE PLAN: The development has frontage on Holiday Lane and Mid-Cities Boulevard. Holiday Lane is classified as an M4U Minor Arterial roadway, which is a four-lane undivided street with an ultimate right-of-way width of 70 feet. Mid-Cities Boulevard is classified as a P6D Principal Arterial, which is a six-lane divided roadway with a variable ultimate right-of-way. A right-of-way dedication of four feet is provided on the east side of Holiday Lane. Sufficient right-of-way is currently in place for Mid-Cities Boulevard.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-4-D Duplex	Medium Density Residential	Existing duplexes
WEST	R-4-D Duplex R-3 Single-Family Residential	Medium Density Residential Low Density Residential	Existing duplexes and single-family residences
SOUTH	C-1 Commercial PD Planned Development	Office	Vacant property Single-family residences (under construction)
EAST	TOD Transit Oriented Development	Transit Oriented Development	Vacant property

PLAT STATUS: The property is currently unplatted.

RECOMMENDATION:

Approve PP 2018-04.