



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 21, 2019

SUBJECT: PP 2019-01 Consideration of a request from IHS Real Estate Holdings LLC for a preliminary plat of Watermere on the Preserve, being 16.8313 acres located in the 8500-8600 block of Davis Boulevard.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of IHS Real Estate Holdings LLC, Integrated Real Estate Group is requesting approval of a preliminary plat of Watermere on the Preserve. This 16.8313-acre development is generally located on the west side of Davis Boulevard at the intersection of Precinct Line Road. The proposed preliminary plat meets the requirements of the approved planned development zoning district and the subdivision regulations.

GENERAL DESCRIPTION:

The site under consideration is located between Davis Boulevard and the Steeple Ridge residential subdivision, extending from the Keller city limits to an area behind ALDI and Capital One Bank.

The preliminary plat include three lots, which are intended for the construction of an independent senior-living apartment development and two commercial tracts for future development. The property is zoned NR-PD Non-Residential Planned Development, which was approved by City Council on January 14, 2019 (Ordinance 3557).

- Lot 3. This 12.8395-acres lot, which is located adjacent to the Steeple Ridge subdivision, is the site for the proposed Watermere independent senior-living apartment development. This project is a 228-unit development that includes a three-story building housing 211 living units and seven single-story cottages housing 17 living units
- Lot 1 (1.4702 acres) and Lot 2 (2.5216 acres) have frontage on Davis Boulevard and flank the main entrance to the overall site. These lots would be available for future commercial development under the C-1 Commercial zoning district uses and standards.



As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail” and “Office.” These designations are intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned NR-PD Non-Residential Planned Development. The zoning was approved by City Council on January 14, 2019 (Ordinance 3557).

THOROUGHFARE PLAN: The development has frontage on Davis Boulevard and Trails Edge Drive. Davis Boulevard is classified as a P6D Principal Arterial roadway, which is a six-lane divided street with a variable ultimate right-of-way. A right-of-way dedication of 10 feet is provided on Davis Boulevard to accommodate a right-turn lane for southbound traffic into the property.

Trails Edge Drive is an existing street in the Steeple Ridge subdivision, and was stubbed into this property for a future connection to Davis Boulevard. The NR-PD standards require that an emergency access connection be provided to this street, which includes the construction of a fire lane and gate. The plat includes a fire lane easement that circulates through the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	Retail (<i>per City of Keller zoning map</i>)	Retail (<i>per Keller comprehensive plan</i>)	Nursing home and memory care Single-family residence
WEST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Steeple Ridge subdivision)
SOUTH	PD Planned Development (PD-67)	Office	Single-family residences
EAST	PD Planned Development (PD-67) C-1 Commercial	Office Retail	Retail and office uses

PLAT STATUS: A portion of the property is platted as Lots 9R and 10, Block 1, D.J. Anderson Addition; and Tract 2, Brentwood Estates. The remainder of the property is unplatted.

RECOMMENDATION:

Approve PP 2019-01.