



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 13, 2023
SUBJECT: PLAT23-0049 Consideration of a request from Kimley-Horn and Associates for a preliminary plat of Willow Springs, being 18.97 acres located in the 6900-7100 blocks of Davis Boulevard and 8205-8217 Odell Street.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Texas New Real Estate LLC, Kimley-Horn and Associates is requesting approval of a preliminary plat of Willow Springs. The 18.965-acre site is generally located on the east side of Davis Boulevard between Odell Street and Hightower Drive.

GENERAL DESCRIPTION:

The property under consideration is an 18.965-acre site with frontage on Davis Boulevard and Odell Street. The development abuts the Stonybrooke subdivision on the east and north sides of the site. Vacant lots and existing residences are located on Odell Street adjacent to and across the street from the site. The property is currently undeveloped.

The property is zoned R-PD (Residential Planned Development) and TOD (Transit Oriented Development). The zoning was approved by City Council on June 26, 2023 (Ordinances 3793 and 3794). The proposed development includes 63 single-family residential lots, nine open space lots, and one TOD lot. The lot sizes on the plat range from 5,412 square feet to 20,654 square feet, with an average size of 6,458 square feet. The typical residential lot is 50 feet wide and 110 feet deep, with a density of 3.8 dwelling units per acre.

The development incorporates 3.48 acres of open space, which makes up 18.3% of the site. Approximately 1.76 acres of the open space is located within the drainage channel area that crosses the southern portion of the property. Two common area lots are provided within the development, including a 0.34-acre lot adjacent to the northern street entrance and a 0.28-acre lot in the southern part of the subdivision. Additionally, a 20-foot wide landscape buffer area is provided between the residential lot and the existing residential lots in the Stonybrooke neighborhood, and a 10-foot wide landscape buffer is provided adjacent to Davis Boulevard.

Primary street access to the development is from Davis Boulevard, with street connections in the north and south sides of the property. Secondary street access is from Brookhaven Drive on the east side of the development. This secondary connection was provided in part to increase emergency access and reduce response times to the Stonybrook neighborhood, to expand the street grid network for more efficient flow of



vehicles, to avoid total reliance on Davis Boulevard for ingress/egress to the subdivision by providing access to traffic signals at the Hightower/Davis and Northeast/Davis intersections.

LAND USE PLAN: This area is designated on the Land Use Plan as Medium Density Residential and Urban Village.

The Medium Density Residential designation covers 16.53 acres (87 percent) of the property. This designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three stories.

The Urban Village designation covers 2.43 acres (13 percent) of the property. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a compact area. Urban villages encourage an efficient compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a functional and attractive community using urban design principles; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban villages can come in the form of vertical mixed use, where multiple uses share a single multistory building, or horizontal mixed use, where a diverse set of uses are placed within close walkable proximity.

CURRENT ZONING: The property is currently zoned R-PD (Residential Planned Development) and TOD (Transit Oriented Development). The R-PD district is intended to be used with base districts and appropriate standards to permit flexibility in the use and design of land and buildings in situations where modification of specific base district regulations is not contrary to its intent and purpose, or significantly inconsistent with the planning on which it is based. The R-PD zoning district must be at least 10 acres in size.

The TOD district supports 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.



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

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
Odeil Street	General TOD Street	Urban Village	<ul style="list-style-type: none"> ▪ 2-lane undivided roadway ▪ 60 feet right-of-way width ▪ Street trees, wide sidewalks, streetlights
Brookhaven Drive	R2U Local Road	Local Road	<ul style="list-style-type: none"> ▪ 2-lane undivided roadway ▪ 50 feet right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Low Density Residential	Single-family residences
WEST	C-1 (Commercial) R-3 (Single-Family Residential)	Low Density Residential Office Commercial	Single-family residences Vacant
SOUTH	TOD (Transit Oriented Development)	Urban Village	Single-family residences Vacant
EAST	R-2 (Single-Family Residential) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the October 19, 2023, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve PLAT23-0049.