



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 7, 2019
SUBJECT: PP 2018-08 Consideration of a request from Beaten Path Development for a preliminary plat of Urban Trails Cottages, being 5.552 acres located at the southwest corner of Mid-Cities Boulevard and Holiday Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of HL & MCB Properties LP, Beaten Path Development is requesting approval of a preliminary plat of Urban Trails Cottages. This 5.552-acre development is located at the southwest corner of Mid-Cities Boulevard and Holiday Lane. The proposed preliminary plat meets the requirements of the approved planned development zoning district and the subdivision regulations.

GENERAL DESCRIPTION:

The property under consideration is located on the south side of Mid Cities Boulevard and the west side of Holiday Lane. The site is east of Brookdale Holiday Lane Estates, an assisted living center, and north of Fort Worth Christian School.

The proposed development includes 40 single-family lots with an approximate density of 7.2 dwelling units per acre. The typical lot size is 32 feet wide and 95 feet deep. The minimum lot size is 3,040 square feet, with an average lot size of 3,138 square feet.

The development is accessed from two street entrances on Holiday Lane, with one entrance aligning with the future street entrance to Hillside Villas. Of the 40 lots, 29 lots would front on the main street. The remaining 11 lots would front on open spaces internal to the development. All residences would be served by alleys at the rear of the lots.

The development incorporates approximately 43,294 square feet (0.94 acres) of open space, which makes up 18% of the site. The open space is spread throughout the development. Open space lots are located adjacent to the south side of the primary street, with the largest of the lots located at the corner of Holiday Lane. Other open space lots are located between residential lots and adjacent to Holiday Lane and Mid-Cities Boulevard.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee recommendation for approval is subject to the following:



1. The street names should be changed on the final plat. The name Blythe Lane would need to be changed and coordinated with the Hillside Villas development on the opposite side of Holiday Lane. The name conflicts with an existing street name in the city. The suffix of Breezy Pathway and Cavalier Pathway should be changed to either mews or path. The suffix pathway is not a recognized street name suffix.
2. A pedestrian access easement should be added to Lot 1X Block A in the area where the pedestrian gate will provide access from the development to the sidewalk on Mid-Cities Boulevard.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Neighborhood Service.” This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas, and in which all trade is conducted indoors in such a manner as to be compatible with placement near residential areas.

The Strategic Plan Committee reviewed the area around the Holiday Lane and Mid Cities Boulevard intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the committee nor adopted by City Council, it is anticipated that this area would be recommended for “Medium Density Residential” use. Final recommendations are planned to be presented and adopted later this year.

CURRENT ZONING: The property is currently zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on September 24, 2018 (Ordinance 3539).

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.

ROUGH PROPORTIONALITY: The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City’s design criteria.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Transit Oriented Development	Vacant
WEST	PD Planned Development	High Density Residential	Assisted living facility
SOUTH	U School Church Institutional	Public / Semi-Public	Private school (Fort Worth Christian School)
EAST	PD Planned Development	Neighborhood Services	Vacant (under construction as single-family subdivision)

PLAT STATUS: A portion of the property is platted as College Hills Addition, Block 28, Lot A1C. The remainder of the property is unplatted.

RECOMMENDATION:

Approve PP 2018-08, subject to Development Review Committee recommendations.