



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** March 3, 2022
SUBJECT: PLAT22-0011 Consideration of a request from ANA Consultants for a preliminary plat of Lots 1X, 2-13, 14X & 15X, Block 3, St Joseph Estates, being 3.35 acres located at 7704 Davis Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

ANA Consultants is requesting approval of a preliminary plat of a new phase of St Joseph Estates. This 3.35-acre property is located at 7704 Davis Boulevard.

GENERAL DESCRIPTION:

The property under consideration is a 3.353-acre tract located on the east side of Davis Boulevard between Freedom Way and Sayers Lane. The site abuts an existing drainage channel and an automotive repair shop on the south, and shares a common property line with the Liberty Village subdivision on the north.

The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on January 10, 2022 (Ordinance 3724). The proposed development includes 12 single-family residential lots with an approximate density of 3.58 dwelling units per acre. The typical lot size is 54 feet wide and 120 feet deep. The minimum lot size is 6,000 square feet, with an average lot size of 8,527 square feet.

The development consists of a single cul de sac street with access to Davis Boulevard. Nine of the lots are located on the north side of the street. The three lots on the south side of the street are adjacent to the drainage channel. The street intersection is a right-in/right-out design and has received conceptual approval from the Texas Department of Transportation.

The development incorporates approximately 10,724 square feet of open space, which makes up 7.34% of the site. The majority of the open space is located in an open space lot at the northeast corner of the Davis Boulevard intersection. This lot is adjacent to the open space lot in the Liberty Village subdivision. An open space lot is also located on the south side of the street adjacent to the automotive repair shop, and the landscaping on this lot would provide screening from the adjacent use.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices, such as traditional office buildings, executive suites, and co-working spaces. It also encourages



limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business is conducted indoors. The designation remains from a larger land area prior to approval of the St. Joseph Estates residential subdivision. What remains is a 180-foot wide and 660-foot deep mid-block parcel with mostly residential uses surrounding it. The City has also approved a series of infill residential neighborhoods in this immediate vicinity of Davis Boulevard, including La Fontaine, Liberty Village, and St. Joseph Estates.

CURRENT ZONING: The property is zoned RI-PD (Residential Infill Planned Development). The zoning for this property was approved by City Council on January 10, 2022 (Ordinance 3724).

TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication for Chapman Road will be required on the final plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable 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 (Liberty Village)
WEST	C-1 (Commercial)	Office Commercial	Retail shop
SOUTH	C-1 (Commercial) PD (Planned Development)	Office Commercial Low Density Residential	Automobile repair shop Single-family residences (St Joseph Estates)
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Meadowview Estates)

PLAT STATUS: The property is platted as Lot 12, Block 2, St Joseph Estates.

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

CITY COUNCIL: The City Council will consider this request at the March 28, 2022, meeting following action by the Planning and Zoning Commission.

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, revising the subdivision name to St Joseph Estates, and changing the street name to avoid duplication with another development.



RECOMMENDATION:

Approve PLAT21-0011 with the conditions outlined in the Development Review Committee comments.