



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 17, 2019
SUBJECT: RP 2018-08 Consideration of a request from Beaten Path Development for a replat of Urban Trails Addition Phase 1, being 2.679 acres located at the northwest corner of Mid-Cities Boulevard and Holiday Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Long Real Estate Investments LP, Beaten Path Development is requesting approval of a replat of Urban Trails Addition Phase 1. This 2.679-acre subdivision includes 15 residential lots and 5 open space lots. The property is located at the northwest corner of Mid-Cities Boulevard and Holiday Lane. The proposed replat meets the requirements of the approved TOD Special Development Plan and subdivision regulations.

GENERAL DESCRIPTION:

The triangular-shaped property under consideration is located on the north side of Mid-Cities Boulevard, bounded by Holiday Lane on the east and the railroad tracks on the north. The property is currently platted as Lot 2, Block 1, Carrington Center. However, the site is included in a preliminary plat of Urban Trails Addition, which is an associated item on the January 17, 2019, agenda.

The proposed development includes 15 single-family lots, with an approximate gross density of 5.6 dwelling units per acre. The lots range from 22-27 feet wide and 72-87 feet deep. The lot area ranges in size from 1,584 square feet to 2,378 square feet, with an average lot size of 1,819 square feet. All lots are served by alleys. The lot sizes are based on the standards adopted as part of the special development plan approved on July 23, 2018 (Ordinance 3523).

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 already platted separately, the building is currently under construction.

The subdivision incorporates five common open space lots. Four of the lots are private open space, totaling 32,730 square feet, or 28% of the development. The remaining lot (26,049 square feet) includes the Cotton Belt Trail and is proposed to be dedicated to the city as a public park.



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. Sufficient right-of-way is currently in place for both roadways.

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	PD Planned Development	Office	Vacant property
EAST	TOD Transit Oriented Development	Transit Oriented Development	Vacant property Convenience store with fuel sales

PLAT STATUS: The property is currently platted as Lot 2, Block 1, Carrington Center.

CITY COUNCIL: The City Council will consider this request at the January 28, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2018-08.