



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 15, 2021
SUBJECT: PP 2021-01 Consideration of a request from The John R. McAdams Company for a preliminary plat of Century Hills Addition, being 8.991 acres located at 8351 Davis Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of LC Tubb Jr and Judith Brown Tubb (owners) and Real Estate Equities Development, LLC (developer), The John R. McAdams Company Inc. is requesting approval of a preliminary plat of Century Hills Addition. This 8.991-acre property is located at 8351 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located on the west side of Davis Boulevard, between North Tarrant Parkway and Thornbridge Drive. The site abuts Saddlebrook Estates on the west and the Tarrant Parkway Plaza shopping center on the north (Sonic, Kindred Coffee, Airborne Trampoline Park, and other businesses).

The proposed development includes two lots. Lot 1 is 3.459 acres in size and intended for the development of a 55-unit independent senior-living apartment cooperative project. Lot 2 is 5.532 acres in size, but is not proposed for development at this time.

Lot 1 does not have direct frontage on Davis Boulevard. A mutual access easement is proposed across Lot 2 to serve the development from Davis Boulevard.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections. A supplemental recommendation of the Land Use Plan is to prioritize commercial uses at key intersections where retail is most likely to thrive. By providing commercial frontage along Davis Boulevard, this application maintains the opportunity for additional Retail Commercial growth in this area.

CURRENT ZONING: The property is currently split between two zoning districts. Lot 1 is zoned R-PD (Residential Planned Development) to allow for the development of the cooperative project. The zoning for this lot was approved by City Council on June 14, 2021.



Lot 2 is zoned AG (Agricultural). The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

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	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Retail and office uses
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Saddlebrook Estates)
SOUTH	AG (Agricultural)	Office Commercial	Single-family residence
EAST	C-1 (Commercial)	Retail Commercial	Vacant

PLAT STATUS: The property is currently unplatted.

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 and the underlying zoning.

CITY COUNCIL: The City Council will consider this request at the August 9, 2021, 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.

RECOMMENDATION:

Approve PP 2021-01 with the conditions outlined in the Development Review Committee comments.