



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 5, 2019
SUBJECT: RP 2019-06 Consideration of a request from Kimley-Horn for a replat of Davis-North Tarrant Parkway Addition, being 6.067 acres located in the 8300 block of Davis Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Sandcap Davis-N Tarrant LLC, Kimley-Horn is requesting approval of a replat of Lots 2R3R1, 2R4R, 2R5R, 2R6R, and 2R7R, Block 1, Davis-North Tarrant Parkway Addition. This 6.067-acre property is located in the 8300 block of Davis Boulevard in front of the new Alamo Draffthouse Cinema.

GENERAL DESCRIPTION:

The site under consideration is located on the east side of Davis Boulevard between North Tarrant Parkway and Thornbridge Drive. The lots are presently vacant and are pad sites located adjacent to Alamo Draffthouse Cinema.

The replat would make the following revisions to the previous plat.

1. The lot lines are adjusted between Lots 2R3R1, 2R4R, 2R5R, and 2R6R to revise the widths of the lots.
2. The existing 40-foot easement adjacent to Davis Boulevard is revised to a 25-foot access easement. The existing easement is currently designated as a fire lane, sidewalk, drainage, water, and sewer easement.
3. A portion of the existing 50-foot easement adjacent to the rear of the lots is abandoned. A 12.5-foot water and sewer easement will remain in place adjacent to the rear lot lines.

The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code (effective September 1, 2019), written notice of this replat will be mailed to each owner of a lot in the Davis-North Tarrant Parkway Addition that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat.



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

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is currently zoned C-1 Commercial. The C-1 district is intended to provide for the development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

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	Vacant property Medical clinic
WEST	C-1 Commercial AG Agricultural	Retail Commercial	Retail shopping center Vacant property
SOUTH	R-1 Single-Family Residential	Low Density Residential	Single-family residences (Thornbridge Addition)
EAST	C-1 Commercial	Retail Commercial	Alamo Drafthouse Cinema

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.

PLAT STATUS: The property is currently platted as Lots 2R3R1, 2R4R, 2R5R, 2R6R, and 2R7R, Block 1, Davis-North Tarrant Parkway Addition.

CITY COUNCIL: The City Council will consider this request at the September 23, 2019, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2019-06.