



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 3, 2024
SUBJECT: PLAT24-0073 Consideration of a request from ANA Consultants LLC for a preliminary plat of Orchard Walk Estates, being 4.298 acres located at the southwest corner of Davis Boulevard and Turner Drive.
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

On behalf of Celestial Lone Star Homes LLC, ANA Consultants LLC is requesting approval of a preliminary plat of Orchard Walk Estates. The 4.298-acre site is generally located at the southwest corner of Davis Boulevard and Turner Drive.

GENERAL DESCRIPTION:

The property under consideration is a 4.293-acre site with frontage on Davis Boulevard and Turner Drive. The property is triangular in shape and abuts the Smithfield Acres subdivision on the west side of the site. The property is undeveloped.

The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on June 24, 2024 (Ordinance 3856). The proposed development includes 18 single-family residential lots and six open space lots. The lot sizes on the plat range from approximately 5,265 to 9,443 square feet with an average size of 6,070 square feet. The minimum lot size in this RI-PD district is 5,200 square feet. The typical residential lot is 50 feet wide and 90 feet deep, with a density of 4.19 dwelling units per acre.

The development incorporates 34,417 square feet of open space, which makes up 18.4% of the site. Most of the open space is in two lots on the east and south sides of the property. These lots provide a landscaped buffer area between the houses and Davis Boulevard, and provide areas for street trees, landscaped entries, and decorative fences. Other open space lots are located at the street entrances on Turner Drive.

A portion of the southern open space lot includes an existing drainage channel located adjacent to the Smithfield Acres subdivision. The intended design of the channel would include a concrete pilot channel that meets design recommendations from the 2001 North Richland Hills City Image Study. These recommendations include provision of a concrete pilot channel for low flow with maintainable turf slopes, and the planting or preservation of trees within the water way. Examples of recent subdivisions with drainage channels include the Reserve at Forest Glenn and Rumfield Estates. These standards yield a



finished product that is maintainable and meets reasonable expectations of the new residents. The developer will be required to execute a Water Course Maintenance Agreement, which stipulates requirements for upkeep of the area to be borne by the future homeowner’s association.

CURRENT ZONING: The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on June 24, 2024 (Ord. 3856).

TRANSPORTATION PLAN: The development has frontage on the following streets. A future right-of-way dedication is shown at the corner of Davis Boulevard and Turner Drive, which will provide for a future realignment of the street intersection.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	<ul style="list-style-type: none"> 6-lane divided roadway variable right-of-way width
Turner Drive	Local Road	Suburban Residential	<ul style="list-style-type: none"> 2-lane roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential) C-1 (Commercial)	Low Density Residential Office Commercial	Single-family residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	Medium Density Residential	Vacant
EAST	PD (Planned Development)	Medium Density Residential	Vacant

PLAT STATUS: The property is platted as a portion of the Commercial Tract in Block 12, Smithfield Acres Addition. Approval of engineering plans for streets, utilities, grading, and drainage, and a final plat would be required prior to any construction.

CITY COUNCIL: The City Council will consider this preliminary plat at the October 28, 2024, 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, addition of utility easements, and requirements related to drainage and engineering plans.

RECOMMENDATION:

Approve PLAT24-0073 with the conditions outlined in the Development Review Committee comments.