



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2022
SUBJECT: ZC21-0022, Ordinance No. 3739, Public hearing and consideration of a request from Capital Real Estate Inc. to revise the PD (Planned Development) for 8521 Davis Boulevard, being 2.09 acres described as Lot 4, Block 1, D.J. Anderson Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Capital Real Estate Inc. is requesting to revise the existing PD (Planned Development) on 2.09 acres located at 8521 Davis Boulevard.

GENERAL DESCRIPTION:

The property under consideration is located on the west side of Davis Boulevard just north of the North Tarrant Parkway intersection. The 92,000-square foot site is located behind Starwood Café and a commercial building that front Davis Boulevard. The site is adjacent to single-family residences in the Steeple Ridge subdivision on the north and west sides and a City water tower on the south side.

The property is currently zoned PD (Nonresidential Planned Development). The zoning was approved by City Council on January 14, 2013 (Ordinance 3233). The PD provides for a base zoning district of O-1 (Office) with an additional use allowance for a private school with less than 100 students.

The site is currently developed with a 14,000-square-foot building occupied by E.A. Young Academy, a private school. Other site improvements include parking areas, a swimming pool, playground areas, and a screening wall adjacent to the residential neighborhood. The school site does not have frontage on Davis Boulevard, but the site has driveway access through the adjacent commercial site.

The applicant is requesting an amendment to the PD to add “child care center” as a permitted use on the property. Although similar in use and operations, “private school” and “day care center” are two separate uses on the City’s Table of Permitted Uses. The amendment is intended to accommodate [Children’s Courtyard](#) as a new tenant in the building. The lease for E.A. Young Academy is expiring and the school is relocating to Roanoke. As part of the renovations to the property, the swimming pool and some ornamental fencing adjacent to the pool will be removed.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices as well as



limited commercial and service establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors.

CURRENT ZONING: The property is currently zoned PD (Nonresidential Planned Development). The zoning was approved by City Council on January 14, 2013 (Ordinance 3233). The PD provides for a base zoning district of O-1 (Office) and is intended to allow for a private school with less than 100 students.

PROPOSED ZONING: The proposed zoning is PD (Planned Development) with a base zoning district of O-1 (Office) for land uses and development standards. The proposed change is intended to add a child care center as a permitted use on the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family Residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family Residences
SOUTH	AG (Agricultural)	Community Services	Water tower
	C-1 (Commercial)	Retail Commercial	Retail and service uses
EAST	C-1 (Commercial)	Retail Commercial	Restaurant and service uses

PLAT STATUS: The property is platted as Lot 4, Block 1, D.J. Anderson Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 19, 2022, meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3739.