



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 5, 2019
SUBJECT: FP 2019-04 Consideration of a request from Beaten Path Development – Urban Trails Cottages LLC for a final plat of Urban Trails Cottages, being 5.52 acres located at the southwest corner of Mid-Cities Boulevard and Holiday Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Beaten Path Development – Urban Trails Cottages LLC is requesting approval of a final plat of Urban Trails Cottages. This 5.52-acre parcel is located at the southwest corner of Mid-Cities Boulevard and Holiday Lane.

GENERAL DESCRIPTION:

The property under consideration is located on the south side of Mid-Cities Boulevard and the west side of Holiday Lane. The site is east of Brookdale Holiday Lane Estates, an assisted living center, and north of Fort Worth Christian School.

The proposed development includes 40 single-family lots with an approximate density of 7.25 dwelling units per acre. The typical lot size is 32 feet wide and 95 feet deep. The minimum lot size is 3,040 square feet, with an average lot size of 3,138 square feet.

The development is accessed from two street entrances on Holiday Lane, with one entrance aligning with the future street entrance to Hillside Villas. Of the 40 lots, 29 lots would front on the main street. The remaining 11 lots would front on open spaces internal to the development. All residences would be served by alleys at the rear of the lots.

The development incorporates 43,294 square feet (0.94 acres) of open space, which makes up 18% of the site. The open space is spread throughout the development. Five open space lots are located adjacent to the south side of the primary street, with the largest of the lots located at the corner of Holiday Lane. Two open space lots are located between residential lots, with several lots fronting on the open space areas. The remaining two open space lots serve as landscape setbacks along Mid-Cities Boulevard and Holiday Lane.

LAND USE PLAN: This area is designated on the Land Use Plan as Medium Density Residential. This category provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes. General characteristics of these neighborhoods include amenitized



neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three stories.

CURRENT ZONING: The property is currently zoned RI-PD Residential Infill Planned Development for 40 detached single family lots of 32 feet in width and served by alleys.

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
Mid-Cities Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Holiday Lane	C2D Major Collector	Suburban Neighborhood	2-lane divided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Urban Village	Office Vacant property
WEST	PD Planned Development	High Density Residential	Assisted living facility
SOUTH	U School Church Institutional	Community Services	Private school (Fort Worth Christian School)
EAST	PD Planned Development	Medium Density Residential	Single-family subdivision under construction

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 unplatted.

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

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

RECOMMENDATION:

Approve FP 2019-04.