



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** May 16, 2019

**SUBJECT:** FP 2019-01 Consideration of a request from Beaten Path Development for a final plat of Urban Trails Addition Phase Two, being 9.206 acres located at the northeast corner of Mid-Cities Boulevard and Holiday Lane.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Beaten Path Development and DFW Oil Inc. are requesting approval of a final plat of Urban Trails Addition Phase Two. This 9.206-acre development is located at the northeast corner of Mid-Cities Boulevard and Holiday Lane. The proposed final plat meets the requirements of the approved special development plan and is consistent with the approved preliminary plat.

### **GENERAL DESCRIPTION:**

The property under consideration is located on the north side of Mid-Cities Boulevard on the east side of Holiday Lane. The site extends from Holiday Lane to the intersection of Abbott Avenue.

The proposed development includes 85 single-family residential lots, with an approximate gross density of 9.2 dwelling units per acre. The lots range from 22-30 feet wide and 72-85 feet deep. The lot area ranges in size from 1,585 square feet to 3,260 square feet, with an average lot size of 1,974 square feet. The lot sizes are based on the standards adopted as part of the special development plan approved on July 23, 2018 (Ordinance 3523).

The development has street access to Holiday Lane and Mid-Cities Boulevard. Most of the 85 lots front on internal streets and are served by alleys. However, 24 lots front on Mid-Cities Boulevard with garage access provided from a rear alley. These 24 lots will also be addressed from the rear alley, which is named Resting Mews. The development also includes the existing gas station and convenience store/restaurant at the corner of Holiday Lane and Mid-Cities Boulevard, and provides an internal street connection into the adjacent commercial property to the east.

The subdivision incorporates 14 common open space lots totaling 1.83 acres (79,496 square feet), or 19.8% of the development. Also included is a centralized open space lot



(0.447 acres). A series of mid-block open spaces with sidewalks connect to this centralized open space lot from the surrounding blocks. Other open space lots front Mid-Cities Boulevard. The open space lot containing the Cottonbelt Trail is proposed to be dedicated to the City.

**COMPREHENSIVE PLAN & CURRENT ZONING:** This area is designated on the Comprehensive Land Use Plan and is currently zoned Transit Oriented Development. The purpose of the transit oriented development code is to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

**THOROUGHFARE PLAN:** The development has frontage on Holiday Lane and Mid-Cities Boulevard. Holiday Lane is classified as an M4U Minor Arterial roadway, which is a four-lane undivided street with an ultimate right-of-way width of 70 feet. Mid-Cities Boulevard is classified as a P6D Principal Arterial, which is a six-lane divided roadway with a variable ultimate right-of-way. A right-of-way dedication of four feet is provided on the east side of Holiday Lane. Sufficient right-of-way is currently in place for Mid-Cities Boulevard.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-4-D Duplex TOD Transit Oriented Development	Medium Density Residential Transit Oriented Development	Duplexes Single-family residences
WEST	TOD Transit Oriented Development	Transit Oriented Development	Single-family subdivision (under construction) Offices
SOUTH	C-1 Commercial PD Planned Development	Office	Vacant property Single-family subdivision (under construction)
EAST	TOD Transit Oriented Development	Transit Oriented Development	Vacant property

**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:** Most of the property is platted as Lots 1R, 2R1, 3R, and 4, Block 24, Fox Hollow Addition. The remainder of the property is unplatted.



The Planning and Zoning Commission approved the preliminary plat for the property on January 17, 2019.

**RECOMMENDATION:**

Approve FP 2019-01.