



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 5, 2025
SUBJECT: ZC25-0136 Public hearing and consideration of a request from Davis Blvd JVA LLC for a special use permit for a detention pond at 8320 Davis Boulevard, being 3.925 acres described as Tract 7A4, Stephen Richardson Survey, Abstract 1266.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Davis Blvd JVA LLC is requesting a special use permit for a detention/retention storage facility associated with the final plat of The Hills at Davis Park. The 3.925-acre commercial site is located on the east side of Davis Boulevard between Thornbridge Drive and Timber Drive.

GENERAL DESCRIPTION:

The applicant is requesting approval of a special use permit to authorize the use of a detention pond on the site. [Section 118-729 \(Detention/retention pond criteria\)](#) of the Zoning chapter and [Section 102-124](#) of the Floods and Stormwater Management chapter of the Code of Ordinances establish the requirements and standards for the special use permit. The use of all detention or retention ponds requires approval of a special use permit.

The proposed site development includes six lots for the development of professional, administrative, medical, and general business offices. The project design includes a proposed detention pond in the southwest portion of Lot 6, which is noted by a drainage easement on the lot. A copy of the approved final plat and preliminary site plan are attached.

Detention Pond

City codes allow for detention ponds if the proposed development is discharging stormwater into a developed downstream system that does not have the capacity to handle the runoff. During the evaluation of the site and the existing conditions of the area, the applicant concluded that a detention pond with additional detention capacity would be beneficial for effective storm water flow through the site.

Six office buildings are planned to be constructed on the site. One detention pond is proposed, and it would be located in the southwest corner of the development. The pond is intended to be a dry pond with an overall depth of approximately five feet. The pond design includes pilot channels to direct water to an outfall structure in the southwest



corner of the pond, where water would discharge into the storm drainage system in Davis Boulevard.

Landscaping

Zoning standards require that all detention ponds be landscaped. A formal landscape plan for the open space areas must be reviewed and approved by the Development Review Committee (DRC) before final acceptance of the public infrastructure for the project.

Maintenance

The property owner is responsible for the maintenance of the pond and all associated landscaping. A formal maintenance agreement will be executed as part of the approval of the special use permit. Generally, the agreement will require the owner to mow and maintain all grass and landscaping, remove trash and debris once a week, remove silt from the basin or outlet structures as necessary, and repair any decorative fencing. The agreement runs with the property and applies to any future owner or user.

Special Use Permit

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative office as well as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. It encourages the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

CURRENT ZONING: The property is zoned O-1 (Office). This district is intended to permit professional and organizational office development. The zoning was approved by City Council on September 23, 2024 (Ordinance 3868).

SURROUNDING ZONING | LAND USE:

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



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
	R-3 (Single-Family Residential)		
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently unplatted. A final plat of the property was approved by the Planning and Zoning Commission at the May 15, 2025, meeting. One of the conditions of approval of the final plat was receiving approval of the special use permit for the detention pond.

CITY COUNCIL: The City Council will consider this request at the June 23, 2025, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC25-0136.