



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 1, 2023
SUBJECT: PLAT23-0041 Consideration of a request from Duenes Land Surveying for an amended plat of Lots 2R3R2 and 2R5R2, Block 1, Davis-North Tarrant Parkway Addition, being 3.043 acres located at 8368, 8372, and 8376 Davis Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of SandCap Davis N Tarrant, LLC (owner) and Caddo Holdings (developer), Duenes Land Surveying is requesting approval of an amended plat of Lots 2R3R2 and 2R5R2, Block 1, Davis-North Tarrant Parkway Addition. The property is located at 8368, 8372, and 8376 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located on the east side of Davis Boulevard and south of North Tarrant Parkway. The site is vacant and located in front of the B&B Theatres and adjacent south of LegacyER. The Development Review Committee (DRC) recently approved a site plan for a two-story office building on the property. The DRC's approval was subject to approval of an amended plat eliminating any building encroachments over property lines.

The amended plat would make the following revisions to the previous plat.

1. The two northern lots are consolidated into a single lot to accommodate the construction of a new office building. The existing Lots 2R3R1 and 2R4R are combined to create a new Lot 2R3R2.
2. A 25-foot wide fire lane, access, and drainage easement is added on the common lot line between Lots 2R3R2 and 2R5R2. This easement provides cross access between the lots and connects to existing easements on adjacent properties.
3. A portion of a 25-foot wide access easement is abandoned and replaced by the easement noted above.
4. A new drainage easement is dedicated on Lot 2R5R2, and a portion of a 50-foot wide water and sewer easement is abandoned on Lot 2R3R2. These revisions coincide with utility plans for the proposed office building development.
5. A standard plat note is added that states the purpose for the amended plat.
6. General notes required for all plats are added to the drawing.



The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

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 |
|-----------------|---------------------------|---------------------|---|
| Davis Boulevard | P6D Major Arterial | Suburban Commercial | 6-lane divided roadway Variable right-of-way width |

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|------------------|-------------------|----------------------------|
| NORTH | C-1 (Commercial) | Retail Commercial | Medical clinic |
| WEST | C-1 (Commercial) | Retail Commercial | Restaurant and retail uses |
| SOUTH | C-1 (Commercial) | Retail Commercial | Vacant |
| EAST | C-1 (Commercial) | Retail Commercial | Movie theater |

PLAT STATUS: The property is currently platted as Lots 2R3R1, 2R4R, and 2R52, Block 1, Davis North Tarrant Parkway Addition.

CITY COUNCIL: The City Council will consider this request at the June 12, 2023, 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.

RECOMMENDATION:

Approve PLAT23-0041 with the conditions outlined in the Development Review Committee comments.