



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 20, 2016

**SUBJECT:** RP 2016-10 Consideration of a request from Kimley Horn and Associates, Inc. for a Replat of the Davis-North Tarrant Parkway Addition on 10.277 acres located at 8354 and 8358 Davis Boulevard and 9050 North Tarrant Parkway.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of North Richland Center I, L.P. and Sandcap Davis-N Tarrant, LLC, Kimley Horn and Associates is requesting approval of a replat of Lots 2R2R, 2R3R, and 2R8R, Block 1, Davis-North Tarrant Parkway Addition. This three-lot replat includes 10.227 acres located on the east side of Davis Boulevard and south side of North Tarrant Parkway. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The site is currently undeveloped. The proposed replat is intended to revise the lot lines between three existing commercial lots to accommodate future development of the property. Access easements are being dedicated to provide cross-access for all lots to North Tarrant Parkway and Davis Boulevard. Several utility easements and access easements are being abandoned to correspond with the location of proposed water and sanitary sewer facilities for the property.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

**THOROUGHFARE PLAN:** The property has frontage on Davis Boulevard and North Tarrant Parkway, which are both classified as a P6D Principal Arterial roadways. A P6D roadway is a six-lane divided roadway with a variable width ultimate right-of-way. At this location, the existing right-of-way for Davis Boulevard is 120 feet North Tarrant Parkway is 200 feet. Right-of-way dedication is not required on this replat.



**CURRENT ZONING:** The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service, and office uses principally serving community and regional needs. This C-1 district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

**SURROUNDING ZONING | LAND USE:**

**North:** C-1 Commercial | Retail

**West:** C-1 Commercial | Retail

**South:** R-1 Single Family Residential | Low Density Residential

**East:** PD-69 Planned Development | Retail

**PLAT STATUS:** The property is currently platted as Lots 2R2, 2R3, and 2R8 1A, Block 1, Davis-North Tarrant Parkway Addition. The proposed plat would revise the lot lines between the three lots.

**CITY COUNCIL:** The City Council will consider this request at the October 24, 2016, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2016-10.