



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** February 18, 2021
SUBJECT: RP 2020-11 Consideration of a request from Bohler Engineering for a replat plat of Lots 1R, 3R, and 4R, Block 1, Gibson Addition, being 3.31 acres located at 8616 and 8624 Davis Boulevard and 8612 Precinct Line Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of VRE Davis LLC, Park/Wall Limited Partnership, and Avatar Ventures LLC, Bohler Engineering is requesting approval of a replat of Lots 1R, 3R, and 4R, Block 1, Gibson Addition. This 3.31-acre property is located at 8616 and 8624 Davis Boulevard and 8612 Precinct Line Road.

GENERAL DESCRIPTION:

The property is located at the northeast corner of Precinct Line Road and Davis Boulevard. The property includes three existing lots. Proposed Lots 1R and 4R are intended for development of a car wash and auto repair shop, respectively. Proposed Lot 3R is currently developed as a salon. The existing lots were platted in 2000 and 2007.

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

1. The internal lot lines would be revised to accommodate the proposed development on the site in accordance with the planned development zoning standards approved in August 2020.
2. A new 24-foot fire lane, access, and utility easement would be dedicated to provide all lots access to an existing driveway on Davis Boulevard and a proposed driveway on Precinct Line Road. The existing 15-foot mutual public access easement would be abandoned and replaced by the new easement.
3. New easements would be added to accommodate water and drainage improvements associated with the development.

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

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of the lots in the Gibson Addition that are within 200 feet of the lots being replatted no later than 15 days after City Council approval.



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. These sites are typically located on highways and major thoroughfares at key intersections. Commercial uses should be prioritized at key intersections where retail is most likely to thrive.

CURRENT ZONING: The property is currently zoned NR-PD (Nonresidential Planned Development). This NR-PD district was approved by City Council on August 24, 2020, (Ordinance 3662) to authorize the development of the property for a car wash and auto repair shop uses and address specific site development standards.

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
North Tarrant Parkway	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Precinct Line Road	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	Tire shop (Discount Tire)
WEST	PD (Planned Development) C-1 (Commercial)	Retail Commercial High Density Residential	Independent senior living apartments (under construction) Vacant commercial lots
SOUTH	C-1 (Commercial)	Retail Commercial	Bank / Auto repair shop (NTB)
EAST	City of Colleyville	Commercial (<i>per Colleyville land use map</i>)	Single-family residences

CURRENT PLATTED LOTS: Lots 1 and 4, Block 1, Gibson Addition.

CITY COUNCIL: The City Council will consider this request at the March 8, 2021, 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 RP 2020-11 with the conditions outlined in the Development Review Committee comments.