

**M E M O R A N D U M**

January 19, 2018

**To:** 2035 Corridor Planning Committee

**From:** Kenneth Baker, Sr. Director of Planning and Development Services

**Subject:** Item #3 – Overview – Greenway Investments Kimball Crossing

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**Purpose:**

Review, discuss and make recommendations on a proposed development to include 3 to 4 restaurants on approximately 8 acres.

**Property Location:**

The property is generally located at 2185 E. Southlake Boulevard, generally located south of E. Southlake Boulevard, west of S. Kimball Avenue and north of S. Village Center Drive (Greenway Investments - Kimball Crossing).

**Summary of Proposal:**

The applicant's vision is to create a niche dining experience that brings friends and families together among highly specialized farm-to-table restaurants. It will be a culinary cluster, a group of 3-4 unique restaurants that complement one another and create a dynamic synergy. This collection of targeted restaurants will adjoin a large green space and its restaurateurs will offer unique nourishments and artisan spirits to a diverse group of patrons.

The proposed architecture and landscape design will create a community atmosphere where families can dine and relax in spaces that are within or well connected to the outdoors. It will be a natural draw for families as the outdoor spaces will provide shaded areas for dining, relaxing, and outdoor activities. The design of building form is inspired by the idea of a dog trot – It will create a grand ceremonial procession from the parking area, through the building and into the green space and will draw formal and stylistic influence from vernacular Texas architecture.

**Aerial Location:**

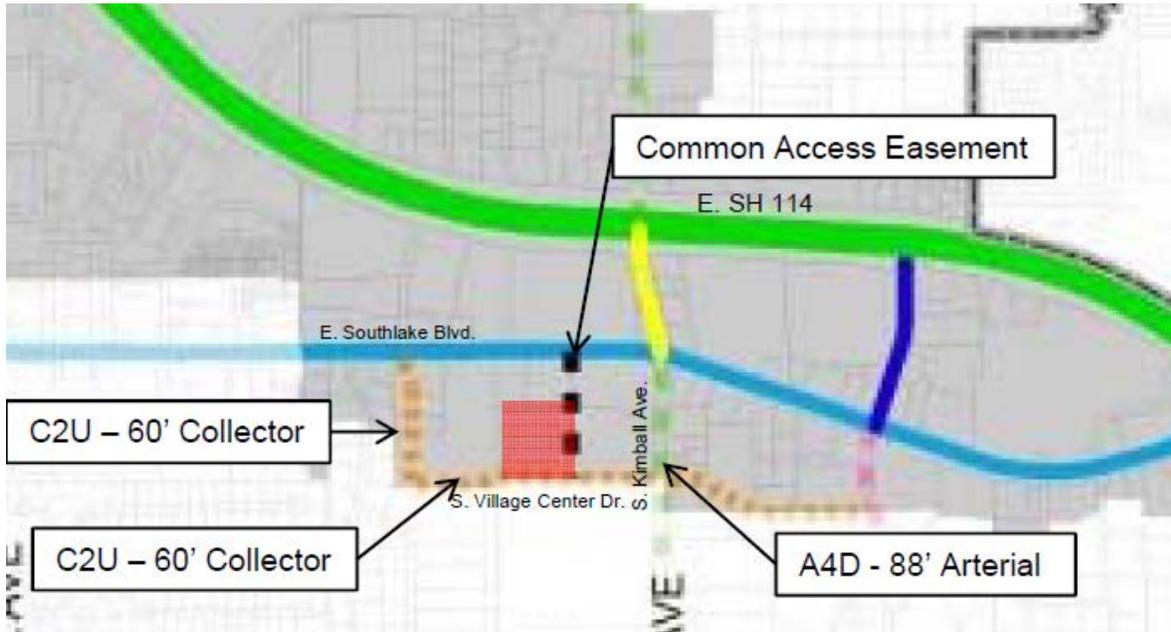


**Conceptual Layout:**



**Transportation**

The project abuts a common access easement along the east boundary which extends from FM 1709/E. Southlake Blvd to S. Village Center. The CAE services traffic from the Kimball Crossing and Kimball Oaks developments. S. Village Center (2-lane undivided collector w/60' ROW) has been constructed from S. Kimball Ave. to the east boundary of this project. It would be required to be extended to its west boundary common to the King's University and a portion of the CISD school property to the south.



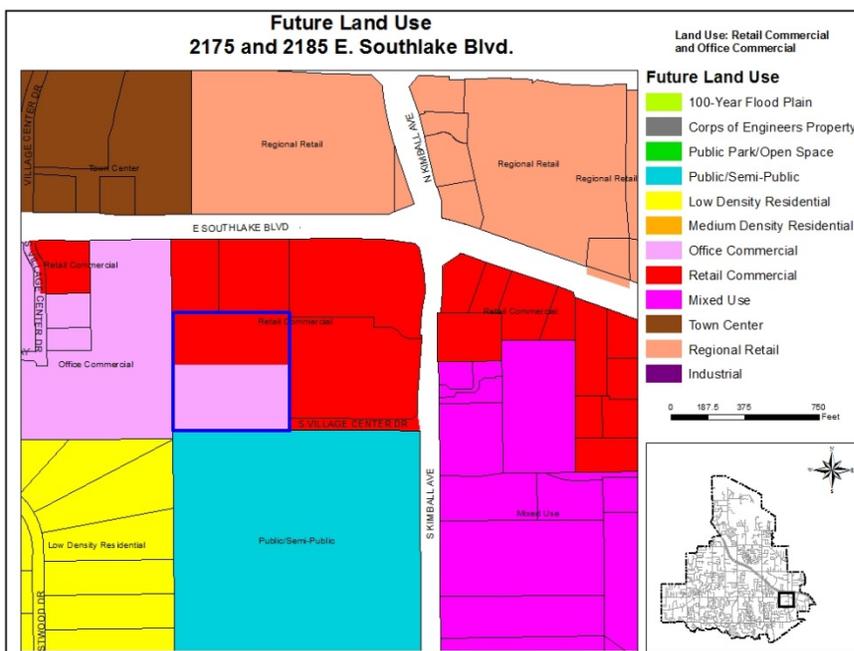
## Existing Land Use Plan Designation

### **South Half - Office Commercial**

**Purpose and Definition:** The *Office Commercial* category is a commercial category designed and intended for the exclusive use of office and limited office-related activities. It is established for and will be allocated to those districts best suited for supporting commercial activity of an office character. It has been established to encourage and permit general professional and business offices of high quality and appearance, in attractive landscaped surroundings with the types of uses and design exterior appearance so controlled as to be generally compatible with existing and future adjacent and surrounding residential development. Properties with this designation may serve as a transition between established residential neighborhoods, major roadways, and retail development. Other suitable activities are those permitted in the *Public Parks/Open Space* and *Public/Semi-Public* categories previously discussed.

### **North Half - Retail Commercial**

**Purpose and Definition:** The *Retail Commercial* category is a lower- to medium-intensity commercial category providing for neighborhood-type retail shopping facilities and general commercial support activities. It is intended to provide limited local retail and/or office uses which serve neighborhoods in close proximity. It is intended that all uses in this category will be compatible with adjacent single family uses, thereby maintaining the character and integrity of existing neighborhoods. This category is intended to encourage comprehensively planned developments. In areas where the *Retail Commercial* designation is adjacent to residentially zoned properties or areas with a residential designation on the Land Use Plan, lower intensity activities such as office or office-related uses should be planned adjacent to the residential uses. Other suitable activities are those permitted in the *Public Parks/Open Space*, *Public/Semi-Public*, and *Office Commercial* categories previously discussed.



**Existing Zoning**

The current zoning on the property is “B-1” Business Service Park district.

