



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 1, 2018

SUBJECT: FP 2017-09 Consideration of a request from Beaten Path Development, LLC, for a final plat of Thornbridge North Addition on 17.607 acres located in the 8100 block of Precinct Line Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Beaten Path Development, LLC, is requesting approval of a final plat of Thornbridge North Addition. This 17.607-acre subdivision is located on the west side of Precinct Line Road. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The final plat for Thornbridge North includes 50 single-family residential lots and four open space lots. The residential lots range in size from 9,750 to 18,404 square feet, with an average lot size of 11,218 square feet. The number of 78-foot wide lots has increased over the preliminary plat. A comparison of the typical lot dimensions is shown below. The lots comply with the R-2 Single-Family Residential zoning district standards.

LOT SIZE	FINAL	PRELIMINARY
78' x 125' (min.)	41	26
72.5' x 135' (min.)	9	24

The property has frontage on Precinct Line Road. The primary street entrance will align with Lavaca Trail, with a second street access proposed to the south. The development includes opportunities for future street connections to properties north and south of the site so that these properties could be incorporated in future phases of the subdivision. These connections are provided to address Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.

The four common open space lots total 1.02 acres and cover 5.8% of the development. Two of the lots (Lot 1X, Block A, and Lot 1X, Block E) are located on either side of the Lavaca Trail entrance to the subdivision. A third lot (Lot 8X, Block D) is located on the south property line between this development and the Thornbridge East subdivision.



The fourth lot (Lot 1X, Block F) is located on the south side of Cabra Lane at the southern boundary of the subdivision. The lots are summarized below.

OPEN SPACE LOT	SIZE
Lot 1X, Block A	7,259 sf
Lot 8X, Block D	18,018 sf
Lot 1X, Block E	19,044 sf
Lot 1X, Block F	99 sf

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Precinct Line Road, classified as a P7U Principal Arterial roadway. A P7U roadway is a seven-lane undivided street with an ultimate right-of-way width of 130 feet. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

CURRENT ZONING: The property is zoned R-2 Single-Family Residential. The R-2 district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

- North:** AG Agricultural | Low Density Residential
- West:** R-1 Single-Family Residential | Low Density Residential
- South:** AG Agricultural | Low Density Residential
- East:** Located in Colleyville

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the February 12, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2017-09.