



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 3, 2019

SUBJECT: SUP 2019-11 Public hearing and consideration of a request from Texas Bluebonnet Realty LLC for a special use permit for a detention/retention storage facility at 8161 and 8165 Precinct Line Road, being 3.191 acres described as Tracts 5, 5D, 5F and 5M, W.C. Newton Survey, Abstract 1182; Tracts 8B1, 8C1, 8E1, and 8F, Thomas Peck Survey, Abstract 1209; and Tract 8J, Stephen Richardson Survey, Abstract 1266.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Texas Bluebonnet Realty LLC is requesting a special use permit for a detention/retention storage facility associated with the final plat of Northstar Addition. The property under consideration is located on the west side of Precinct Line Road south of North Tarrant Parkway.

GENERAL DESCRIPTION:

The applicant is requesting approval of a Special Use Permit to authorize the use of a detention/retention facility on the site. Section 118-729 of the Zoning chapter and Section 102-124 of the Floods and Stormwater Management chapter of the Code of Ordinances establish the requirements and standards for the Special Use Permit. The use of all detention or retention ponds requires approval of a Special Use Permit.

Detention Pond

City codes allow for detention ponds if the proposed development is discharging stormwater into a developed downstream system that does not have the capacity to handle the runoff. During the evaluation of the site and the existing conditions of the area, the applicant concluded that a detention pond would be necessary to accommodate development of the site.

Three medical office buildings are proposed to be developed on the site. One detention pond is proposed and would be located at the front of the property adjacent to Precinct Line Road. This pond is intended to be a dry pond with an overall depth of five feet. The pond design includes a three-foot wide concrete pilot channel to direct water to an outfall structure on the south side of the pond, where water would discharge into the storm drainage system in Precinct Line Road.



Landscaping

Zoning standards require that all retention ponds be landscaped. A conceptual landscape plan is attached. A formal landscape plan for the open space areas must be reviewed and approved by the Development Review Committee (DRC) before final acceptance of the public infrastructure for the project.

Maintenance

The property owner is responsible for the maintenance of the pond and all associated landscaping. A formal maintenance agreement will be executed as part of the approval of the special use permit. Generally, the agreement will require the owner to mow and maintain all grass and landscaping, remove trash and debris once a week, remove silt from the basin or outlet structures as necessary, and repair any decorative fencing. The agreement runs with the property and applies to any future owner or user.

Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties. The ordinance also includes specific criteria for detention and retention ponds, for which slight deviations are recommended due to the functional nature and location of the ponds on the site. The proposed conditions of approval for this SUP application are attached.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative office as well as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. It encourages the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

CURRENT ZONING: The property is currently zoned O-1 Commercial. This district is intended to permit the professional and organizational office needs of the community. The properties were rezoned to O-1 Office on September 24, 2018 (Ordinance 3540) and March 4, 2019 (Ordinance 3571).

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development	Retail Commercial	Retail shopping center (North Tarrant Marketplace)
WEST	AG Agricultural	Low Density Residential	Single family residences
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single family lots (Thornbridge North)
EAST	Commercial (per Colleyville zoning map)	Commercial (per Colleyville future land use map)	Offices

PLAT STATUS: The property is currently unplatted.



CITY COUNCIL: The City Council will consider this request at the October 14, 2019, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2019-11.