



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 7, 2019
SUBJECT: PP 2018-07 Consideration of a request from Hamilton Duffy PC for a preliminary plat of Western Ridge, being 8.245 acres located in the 6900 block of Precinct Line Road and 9200 block of Amundson Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of FW Western Ridge LLC, Hamilton Duffy PC is requesting approval of a preliminary plat of Western Ridge. This 8.245-acre development is generally located at the southwest corner of Precinct Line Road and Amundson Drive. The proposed preliminary plat meets the requirements of the approved planned development zoning district and the subdivision regulations.

GENERAL DESCRIPTION:

The property under consideration is an 8.245-acre site with frontage on Amundson Drive and Precinct Line Road. The site abuts the Huntington Square office development located on the hard corner of the two streets. A little over half of the property is the undeveloped Highland Park residential subdivision. The remaining acreage fronts Precinct Line Road, and one property is developed with a single-family residence.

The proposed development includes 37 single-family lots with an approximate density of 4.5 dwelling units per acre. The typical lot size is 50 feet wide and 110 feet deep. The minimum lot size is 5,400 square feet, with an average lot size of 6,749 square feet.

The development is accessed from street entrances on Amundson Drive and Precinct Line Road. The development also includes a street right-of-way connection to the property west of the site, which provides street access to the property in the event that it develops in the future. This connection is 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 development incorporates three open space lots, which makes up approximately nine percent of the site. This includes an open space lot on the west side of the property that would be developed as a storm water detention area. An open space lot near the southeast corner of the development is designed as a wide street median with one-way traffic flow around the space.



COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential” and “Office.” The “Low Density Residential” designation is intended to provide for traditional, low-density single-family detached dwelling units. The “Office” designation is intended to permit professional and organizational offices with accessory and related uses.

The Strategic Plan Committee reviewed the area around the Amundson Drive and Precinct Line Road intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the Committee or adopted by City Council, it is anticipated that this area would be recommended for low density residential development. Final recommendations are planned for presentation and adoption later this year.

CURRENT ZONING: The property is currently zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on September 24, 2018 (Ordinance 3541).

THOROUGHFARE PLAN: The development has frontage on Amundson Drive and Precinct Line Road. Amundson Drive is classified as a C4U Major Collector roadway, which is a four-lane undivided street with an ultimate right-of-way width of 68 feet. Precinct Line Road is classified as a P7U Principal Arterial, which is a seven-lane undivided roadway with an ultimate right-of-way width of 130 feet. A right-of-way dedication of eight feet is provided on the south side of Amundson Drive. Sufficient right-of-way is currently in place for Precinct Line Road.

ROUGH PROPORTIONALITY: The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City’s design criteria. This includes paving, drainage, water and sanitary sewer facilities.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 Single-Family Residential O-1 Office	Low Density Residential Office	Single-family residences Offices (Huntington Square)
WEST	R-1-S Special Single-Family	Low Density Residential	Single-family residence
SOUTH	R-1-S Special Single-Family R-2 Single Family Residential	Low Density Residential	Single-family residences
EAST	(Located in Hurst)	(Located in Hurst)	Single-family residences

PLAT STATUS: A portion of the property is platted as Highland Park Addition, but this subdivision was not developed. The remainder of the property is unplatted.

When the final plat is considered, a related application to vacate the Highland Park Addition plat will be placed on the agenda. Section 212.013 of the Texas Local Government Code allows for plats to be vacated before any lot in the plat is sold. This



process will be used for this development in lieu of replatting the existing lots in the Highland Park Addition.

RECOMMENDATION:

Approve PP 2018-07.