



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 6, 2018

SUBJECT: ZC 2018-13 Public hearing and consideration of a request from ClayMoore Engineering for a zoning change from AG Agricultural to O-1 Office at 8165 Precinct Line Road, being 1.817 acres described as Tracts 8B, 8C, and A, Thomas Peck Survey, Abstract 1209; and Tracts 5D and 5F, Stephen Richardson Survey, Abstract 1266.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Golightly Family Trust, ClayMoore Engineering is requesting a zoning change from AG Agricultural to O-1 Office on 1.817 acres located at 8165 Precinct Line Road.

GENERAL DESCRIPTION:

The property is located on the west side of Precinct Line Road, south of North Tarrant Parkway. The site abuts the Kroger Marketplace retail center, and it is currently developed with a single-family residence and barn.

The applicant is requesting a zoning change to O-1 Office with the intent to develop the site with a medical office building. The 1.817-acre site has 200 feet of frontage on Precinct Line Road and is approximately 396 feet deep.

The site under consideration is the front portion of a 5.77-acre residential property. The existing house is located on the portion of the property proposed for rezoning to O-1 Office. As such, the house would need to be demolished, moved, or converted for commercial uses if the zoning change was approved.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units. Through the Land Use Plan update process currently underway, the Strategic Plan Committee has not yet recommended any revision to the planned use of this area, and it remains as recommended for Low Density Residential.

CURRENT ZONING: The property is currently zoned AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual



development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

PROPOSED ZONING: The proposed zoning is O-1 Office. This district is intended to permit professional, medical, and organizational offices.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee’s (DRC) recommendation for denial is based on the 2012 and draft 2018 Future Land Use Plan recommendation for Low Density Residential in this area. The DRC is also concerned about the fragmentary or piecemeal development approach that may occur on the property if not properly master planned. There is a five-acre tract between this property and the developing Thornbridge North residential subdivision. Understanding the plan for build-out of these 10 acres would result in better connections, buffers, land use adjacencies, and other factors.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development	Retail	Retail center
WEST	AG Agricultural	Low Density Residential	Single family residence
SOUTH	R-2 Single Family Residential	Low Density Residential	Single family residence
EAST	(Located in Colleyville)	(Located in Colleyville)	Offices

PLAT STATUS: The property is currently unplatted. City Council approval of a plat will be required prior to any new development on the site.

CITY COUNCIL: The City Council will consider this request at the September 24, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny ZC 2018-13.