



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 14, 2019
SUBJECT: AP 2018-07 Consideration of a request from Grantham & Associates Inc. for an amended plat of Lots 3R and 4R1, Block 1, North Tarrant Marketplace Addition, being 2.963 acres located at 8183-8187 Precinct Line Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of A-S 116 North Tarrant Parkway, Grantham & Associates Inc. is requesting approval of an amended plat of Lots 3R and 4R1, Block 1, North Tarrant Marketplace Addition. This 2.963-acre property is located on the west side of Precinct Line Road and south of North Tarrant Parkway.

GENERAL DESCRIPTION:

The amended plat would make the following amendments to the previous plat.

1. The boundary line between the two lots is shifted south 15.39 feet.
2. A 15-foot wide water easement is added on Lot 4R to accommodate the future extension of a fire service line.

The purpose of this plat is to prepare the lots for upcoming development proposals. The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned NR-PD Nonresidential Planned Development (PD-69). This planned development was originally approved in 2013 for a shopping center with a grocery store anchor and several pad sites on North Tarrant Parkway and Precinct Line Road. The zoning was amended in 2015 to add a fitness center and retail building on the west side of the development.

THOROUGHFARE PLAN: The development has frontage on Precinct Line Road, which is classified as a P7U Principal Arterial roadway. A P7U is a seven-lane undivided roadway with a variable ultimate right-of-way width. The right-of-way width at this location is approximately 128 feet. Right-of-way dedication is not required for this plat.

SURROUNDING ZONING | LAND USE:



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development (PD-69)	Retail	Retail store (CVS/pharmacy)
WEST	PD Planned Development (PD-69)	Retail	Retail center (Kroger)
SOUTH	AG Agricultural O-1 Office	Low Density Residential	Single-family residence
EAST	City of Colleyville	Commercial (<i>per Colleyville comprehensive plan</i>)	Cabinet shop and quick service restaurant (Taco Bell)

PLAT STATUS: The property is currently platted as Lots 3 and 4R, Block 1, North Tarrant Marketplace Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 20, 2018, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve AP 2018-07.