



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 2019
SUBJECT: FP 2019-11 Consideration of a request from Texas Bluebonnet Realty for a final plat of Lot 1, Block A, Northstar Addition, being 3.191 acres located in the 8100 block of Precinct Line Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Texas Bluebonnet Realty is requesting approval of a final plat of Lot 1, Block A, Northstar Addition. This 3.191-acre development is located in the 8100 block of Precinct Line Road.

GENERAL DESCRIPTION:

The property is located on the west side of Precinct Line Road, south of North Tarrant Parkway. The site is situated between the North Tarrant Marketplace retail center and the Thornbridge North subdivision.

The final plat includes one lot intended for the development of medical offices. The lot has 331 feet of frontage on Precinct Line Road and is approximately 396 feet deep. The plat consolidates two tracts of land that were purchased on the front of two residential parcels on Precinct Line Road. The plat includes access easements that provide connections to the commercial property to the north and the two residential sites to the west.

An existing house is located in a portion of the northwest corner of the site. The house must be demolished or moved prior to construction on the lot.

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).



TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Precinct Line Road	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

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

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 October 14, 2019, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee recommends disapproval of the plat due to noncompliance with Section 110-365 (Sewage facility requirements) of the Subdivision Regulations. The developer has not obtained a sanitary sewer easement from the property owner to the west, which is required for the extension of a utility line to provide sanitary sewer service to the development. Adequate public facilities are required to support and serve the proposed development.

RECOMMENDATION:

Disapprove FP 2019-11 due to noncompliance with Section 110-365 of the Subdivision Regulations.