



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 14, 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, and associated detention/retention storage facility maintenance agreement.

**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 (Kroger) 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<br>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.

**ASSOCIATED MAINTENANCE AGREEMENT:** Consideration of the final plat includes a maintenance agreement for the detention/retention facility. The detention/retention facility agreement documents the minimum level of maintenance required for the detention pond contained within the subdivision. This includes landscaping maintenance, grass mowing, debris and silt removal, fence and wall maintenance, and other responsibilities.

**PLAT STATUS:** The property is currently unplatted.

**PLANNING AND ZONING COMMISSION:** At the September 19, 2019, meeting, the Planning and Zoning Commission disapproved this plat due to noncompliance with requirements related to public sanitary sewer access. The developer had 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. The required easement has been obtained and would be recorded prior to this plat being recorded.

The Planning and Zoning Commission subsequently considered this item at the October 3, 2019, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments outline the requirement for recording the public easements for off-site utility service necessary for the development of the property.



**RECOMMENDATION:**

Approve FP 2019-11 with the conditions listed in the Development Review Committee comments.