



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 20, 2017

SUBJECT: PP 2017-03 Consideration of a request from Beaten Path Development, LLC, for a preliminary plat of Thornbridge North Addition on 17.568 acres located in the 8100 block of Precinct Line Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Beaten Path Development, LLC, is requesting approval of a preliminary plat of the Thornbridge North subdivision. This 17.568-acre development is located on the west side of Precinct Line Road between North Tarrant Parkway and Edgemont Drive. The proposed preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

This preliminary plat for Thornbridge North includes 50 single-family residential lots and 3 open space lots. The residential lots range in size from 9,376 to 18,200 square feet, with an average lot size of 10,946 square feet. Typical lot dimensions are shown below. The lots comply with the R-2 Single-Family Residential zoning district standards.

LOT SIZE	LOTS
72.5' x 135' (min.)	24
78' x 125' (min.)	26

The property has frontage on Precinct Line Road. The primary street entrance will align with Lavaca Trail, with a second street access proposed to the south. The development includes opportunities for future street connections to properties north and south of the site so that these properties could be incorporated in future phases of the subdivision. These connections are 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 three common open space lots total 1.17 acres and cover 6.6% of the development. Two of the lots are located near the entrance to the subdivision, with the



third lot located on the south property line between this development and the Thornbridge East subdivision. In addition to landscaping, screening walls, and entry features, one of the open space lots at the entrance may include a detention pond. A special use permit application for the detention pond would be included with a future final plat for the development.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Precinct Line Road, classified as a P7U Principal Arterial roadway. A P7U roadway is a seven-lane undivided street with an ultimate right-of-way width of 130 feet. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

CURRENT ZONING: The property is zoned R-2 Single-Family Residential. The R-2 district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre. The preliminary plat is consistent with the R-2 zoning standards.

SURROUNDING ZONING | LAND USE:

North: AG Agricultural | Low Density Residential

West: R-1 Single-Family Residential | Low Density Residential

South: R-2 Single-Family Residential and AG Agricultural | Low Density Residential

East: Located in Colleyville

PLAT STATUS: The property is currently unplatted.

RECOMMENDATION:

Approve PP 2017-03.