



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 21, 2019

SUBJECT: ZC 2019-01 Public hearing and consideration of a request from ClayMoore Engineering, Inc. for a zoning change from AG Agricultural to O-1 Office at 8161 Precinct Line Road, being 1.37 acres described as a portion of Tracts 5 and 5M, WC Newton Survey, Abstract 1182; Tracts 8, 8D, and 8H, S Richardson Survey, Abstract 1266; and Tracts 8 and 8E, T Peck Survey, Abstract 1209.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Gene and Joan Ratcliff, ClayMoore Engineering is requesting a zoning change from AG Agricultural to O-1 Office on 1.37 acres located at 8161 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 Thornbridge North subdivision, and it is currently developed with a single-family residence.

The applicant is requesting a zoning change to O-1 Office with the intent to develop the site with office uses. The 1.37-acre site has 131 feet of frontage on Precinct Line Road and is approximately 396 feet deep. It is proposed to be combined with a portion of the property to the north, which was rezoned to O-1 Office on July 9, 2018 (Ordinance No. 3521).

The site under consideration is the front portion of a 4.8-acre residential property. The existing house is not located on the portion of the property proposed for rezoning to O-1 Office.

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.

The Strategic Plan Committee reviewed the area fronting Precinct Line Road adjacent to the North Tarrant Marketplace development during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the committee nor adopted by City Council, it is anticipated that this area would be



recommended for “Office Commercial” use. Final recommendations are planned to be presented and adopted later this year.

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.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	O-1 Office	Low Density Residential	Single family residence
WEST	AG Agricultural	Low Density Residential	Single family residence
SOUTH	R-2 Single Family Residential	Low Density Residential	Thornbridge North subdivision (under development)
EAST	City of Colleyville	Commercial (<i>per Colleyville land use map</i>)	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 March 4, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2019-01.