



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 17, 2019

SUBJECT: ZC 2019-16 Public hearing and consideration of a request from Beaten Path Development for a zoning change from AG Agricultural to R-2 Single-Family Residential at 8141 and 8145 Precinct Line Road, being 4.225 acres described as Tracts 5B and 5B3, WC Newton Survey, Abstract 1182, and Tracts 8C and 8C3, Stephen Richardson Survey, Abstract 1266.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of the Doris Bamberger Trust and Karen Ann Knox, Beaten Path Development is requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 4.225 acres located at 8141 and 8145 Precinct Line Road.

GENERAL DESCRIPTION:

The property is located on the west side of Precinct Line Road, south of Lavaca Trail. The site abuts the Thornbridge and Thornbridge North subdivisions to the north and west, as well as an existing residential parcel to the south. Single-family residences are located on the properties but the buildings are not occupied.

The applicant is requesting a zoning change to R-2 Single-Family Residential with the intent to develop the site as a residential subdivision. The 4.225-acre site has approximately 318 feet of frontage on Precinct Line Road and is approximately 680 feet deep. Development of the site would connect to an existing street in the Thornbridge North subdivision, likely not requiring any driveway or street intersection with Precinct Line Road once developed.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

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 R-2 Single-Family Residential. This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single Family Residential	Low Density Residential	Thornbridge North subdivision
WEST	R-2 Single Family Residential	Low Density Residential	Thornbridge East subdivision
SOUTH	R-2 Single Family Residential	Low Density Residential	Single family residence
EAST	City of Colleyville	Commercial (per Colleyville land use map)	Retail, service and office uses

PLAT STATUS: The property is currently unplatted. City Council approval of a plat will be required prior to any new development on the site. Platting would follow staff approval of any public infrastructure plans.

CITY COUNCIL: The City Council will consider this request at the November 12, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2019-16.