



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** February 20, 2020  
**SUBJECT:** PP 2020-01 Consideration of a request from Beaten Path Development LLC for a preliminary plat Thornbridge North Addition Phase II, being 5.007 acres located at 8145 Precinct Line Road.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Beaten Path Development Thornbridge North LLC and Karen Ann Knox, Beaten Path Development is requesting approval of a preliminary plat of Thornbridge North Addition Phase II. This 5.007-acre property is located at 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.

The proposed development includes 17 single-family residential lots. The average lot size is 10,449 square feet, with a density of 3.6 dwelling units per acre. The typical lot is 72.5 feet wide and 134 feet deep. The lots would be accessed by a new cul de sac that extends from the south end of Ardilla Lane at the intersection of Cabra Lane.

**LAND USE PLAN:** This area is designated on the 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 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. The zoning for this property was approved by City Council on November 12, 2019.

**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	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.

**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.

**CITY COUNCIL:** The City Council will consider this request at the March 2, 2020, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends disapproval of the plat for reasons outlined in the attached DRC comments. These comments include more minor revisions to notations and labeling on the drawing, but also the following:

1. The approximate dimensions of all proposed or existing lots with sufficient detail to verify compliance with the specific requirements of the zoning chapter shall be shown on the plat drawing. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – lot dimensions).* Staff measures the lot depth of proposed Lots 3 and 11, Block F to be less than the 110 feet required by the R-2 Single Family Residential Zoning District. Every lot shall be designed in such a manner that it complies with the minimum dimensions of the applicable zoning district as contained in the zoning chapter (Chapter 118). *NRH Subdivision Regulations §110-411 (Conformity with zoning regulations).*
  - a. The Planning & Zoning Commission may approve lots of irregular shapes which do not fully meet the lot requirements of the zoning district, provided that each lot have the ability to accommodate proper placement of building structures meeting the minimum floor area of the zoning district. *NRH Zoning Ordinance §118-591 (Lot widths; irregular and/or cul-de-sac).*
2. No cul-de-sac street may exceed 500 feet in length, as measured along the street centerline from the projected curb intersection to the farthest curb location. *NRH Subdivision Regulations §110-412(9) (Cul-de-sac length).* The proposed cul-de-sac street is approximately 670 feet in length.

The applicant has been asked to provide additional information and evidence to the Planning & Zoning Commission to support their subdivision design.



**RECOMMENDATION:**

Disapprove PP 2020-01 for reasons outlined in the Development Review Committee comments.