

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 2, 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 10,395 square feet, with a density of 3.4 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 and street that extends from the south end of Ardilla Lane at the intersection of Cabra Lane.

VARIANCE REQUESTS: Four variances are being requested by this Preliminary Plat, and all were recommended for approval by the Planning & Zoning Commission. These variance requests include:

1. **Minimum lot depth for Lot 5, Block G.** The overall tract of land is 320 feet in width. With a 116-foot right-of-way diameter for a standard cul-de-sac, not enough width remains to accomplish the minimum 110-foot lot depth for R-2 zoned properties on both sides of the street.
2. **Minimum lot width for Lots 6, 7 and 8, Block G.** The three lots off the terminating radius of the cul-de-sac do not meet the minimum lot width as defined by the Zoning Ordinance, which is the chord length between the side property lines at the 20-foot front building setback line.

Sec. 118-591 of the Zoning Ordinance states that "The planning and 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." To this end, the applicant has provided plot plans for Lots 5-8, Block G, demonstrating that a standard



single-family home can meet all other requirements of the R-2 zoning district. See the attached "Plot Plan Exhibit" for more detail.

The Planning and Zoning commission may recommend variances from the Subdivision Ordinance to the City Council. Where the City Council finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve a variance to these subdivision regulations, provided that such variance does not have the effect of nullifying the intent and purpose of Subdivision Ordinance regulations. City Council may not approve variances unless they find the evidence presented to them in each specific case that:

1. The conditions upon which the request for a variance is based are unique to the property and are not applicable generally to other properties;
2. A tract has peculiar physical surroundings, severe topographical conditions, or unique environmental qualities worthy of protection;
3. Where a hardship to the owner would result rather than a mere inconvenience; or
4. The variance will not have an adverse effect on the intent of these provisions or the comprehensive land use plan.

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.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the February 20, 2020, meeting and voted 4-0-1 (Welborn abstaining) to approve the plat presented at the meeting with the conditions outlined in the Development Review Committee comments and approve the variances related to lot width and depth. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the variances related to lot width and depth.

RECOMMENDATION:

Approve PP 2020-01 subject to the variances related to lot width and depth.