



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** August 6, 2020  
**SUBJECT:** FP 2020-06 Consideration of a request from Beaten Path Development LLC for a final plat of Thornbridge North Phase 2, 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.

City Council approved the preliminary plat on March 2, 2020. The approval included variances from the minimum lot depth for Lot 5, Block G, and from the minimum lot width for Lots 6, 7, and 8, Block G. On the final plat, these lots are consistent with the approved variances.

**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 August 24, 2020, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

#### **RECOMMENDATION:**

Approve FP 2020-06 with the conditions outlined in the Development Review Committee comments.