



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** February 20, 2020  
**SUBJECT:** RP 2020-01 Consideration of a request from Westwood Professional Services for a replat of Lots 1R2R1 and 1R2R1, Block 5, Brentwood Estates, being 1.611 acres located at 8701 North Tarrant Parkway.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of JSN Center LLC, Westwood Professional Services is requesting approval of a replat of Lots 1R2R1 and 1R2R1, Block 5, Brentwood Estates. This 1.611-acre property is located at 8701 North Tarrant Parkway.

### **GENERAL DESCRIPTION:**

The property is located on the north side of North Tarrant Parkway, between Davis Boulevard and Castle Creek Road. A dental office building is under construction on the western portion of the property.

The replat would make the following revisions to the previous plat.

1. The existing lot would be subdivided into two lots. Lot 1R2R1 would be 1.005 acres (43,784 square feet) and the site for the dental office. Lot 1R2R2 would be 0.606 acres (26,391 acres) and available for development.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code (effective September 1, 2019), written notice of this replat will be mailed to each owner of a lot in the Brentwood Estates subdivision that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial service establishments that benefit adjacent and nearby residential areas. It encourages the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

**CURRENT ZONING:** The property is currently zoned C-1 Commercial. The C-1 district is intended to provide for the development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of



residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

**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
North Tarrant Parkway	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	C-1 Commercial	Office Commercial	Montessori school
WEST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Shady Oaks Estates)
SOUTH	C-1 Commercial	Retail Commercial	Retail shopping center
EAST	C-1 Commercial	Office Commercial	Office and retail establishments

**PLAT STATUS:** The property is currently platted as a portion of Lots 3 and 4, Calloway Acres.

**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 approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

#### **RECOMMENDATION:**

Approve RP 2020-01 with the conditions outlined in the Development Review Committee comments.