



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 2019
SUBJECT: RP 2019-07 Consideration of a request from Don D. Phifer for a replat of Lots 2R2R1 and 2R2R2, Block 5, Brentwood Estates Addition, being 2.243 acres located at 8801 North Tarrant Parkway.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Don D. Phifer is requesting approval of a replat of Lots 2R2R1 and 2R2R2, Block 5, Brentwood Estates Addition. This 2.243-acre development is located at 8801 North Tarrant Parkway.

GENERAL DESCRIPTION:

The property is located on the north side of North Tarrant Parkway, just west of Davis Boulevard. An existing medical office building is located on the western portion of the site, and a new professional office building is under construction on the eastern portion of the site.

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

1. The property would be subdivided into two lots so that each office building is located on a separate lot. Lot 2R2R1 is 1.368 acres in size, and Lot 2R2R2 is 0.875 acres in size. The new lot/building would be addressed as 8805 North Tarrant Parkway.

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 Davis-North Tarrant Parkway Addition 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.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative office as well as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. 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. This district is intended to provide for 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 be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

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 width right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Office Commercial	Office buildings
WEST	C-1 Commercial	Office Commercial	Vacant
SOUTH	C-1 Commercial	Retail Commercial	Retail shopping center
EAST	C-1 Commercial	Office Commercial	Retail shopping center

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.

PLAT STATUS: The property is currently platted as Lot 2R2, Block 5, Brentwood Estates Addition.

CITY COUNCIL: The City Council will consider this request at the October 14, 2019, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve RP 2019-07.