



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 14, 2019  
**SUBJECT:** RP 2019-05 Consideration of a request from KOC Gran Via Richland LLC for a replat of Lots 2R1 and 2R2, Block 4, University Plaza Addition, being 7.294 acres located at 8925 and 9001 Airport Freeway.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

KOC Gran Via Richland LLC is requesting approval of a replat of Lots 2R1 and 2R2, Block 4, University Plaza Addition. This 7.294-acre development is located 8925 and 9001 Airport Freeway.

### **GENERAL DESCRIPTION:**

The property is located generally at the northeast corner of Airport Freeway and Weyland Drive. The lot at 9001 Airport Freeway is the site of the Frost Bank office tower. The lot at 8925 Airport Freeway is currently vacant and primarily has frontage on Weyland Drive.

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

1. Existing Lot 2R would be subdivided to create two new lots. Lot 2R1 would be a vacant lot available for development. Lot 2R2 would remain developed with the existing office tower.

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 University Plaza 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. The property also fronts Airport Freeway. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Weyland Drive	C2U Minor Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-7-MF Multifamily	High Density Residential	Apartment complex
WEST	R-7-MF Multifamily	High Density Residential	Apartment complex
SOUTH	R-1 Single-family Residential (across Airport Freeway)	Low Density Residential	Single family residences
EAST	Commercial (per Hurst zoning map)	Undetermined (located in Hurst)	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 2R, Block 4, University Plaza Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the October 3, 2019, meeting and voted 6-0 to approve the plat.

**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 2019-05.