



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 3, 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.

At the September 19, 2019, meeting, the Planning and Zoning Commission disapproved this plat due to noncompliance with requirements related to public sanitary sewer and drainage facilities. On the previous plat, these facilities were located on a private lot without benefit of a public easement. The applicant has revised the plat so that the private sanitary sewer and drainage infrastructure is located on the lot it serves.

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.

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.

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 the plat subject to the attached DRC comments. These comments include the addition of common access easements to the plat to provide access to an existing fire lane easement for Lot 2R1.

RECOMMENDATION:

Approve RP 2019-05 with the conditions outlined in Development Review Committee comments.