



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 11, 2016

SUBJECT: RP 2015-13, Public Hearing and consideration of a request from Winkelmann & Associates for a Replat of Lots 6R1 and 6R2, Block 4, University Plaza Addition on 2.095 acres located at 8901 Airport Freeway.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of KOC Gran Via Richland LLC, Winkelmann & Associates is requesting approval of a Replat of Lots 6R1 and 6R2, Block 4, University Plaza Addition. This 2.095-acre two lot plat is located on the north side of Airport Freeway at the northeast corner of Weyland Drive. The proposed plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to subdivide the property into two lots. One lot will include the existing Frost Bank drive-through facility, and the other lot will be available for future development.

The property east of the site is developed with a multi-story office building, and the property to the north is vacant. An apartment complex is located west of the site across Weyland Drive.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Office." This designation is intended to permit professional and organizational offices with accessory and related uses.

THOROUGHFARE PLAN: The development has frontage on Weyland Drive and Airport Freeway. Weyland Drive is classified as a C2U Minor Collector roadway, which requires an ultimate right-of-way width of 60 feet. Airport Freeway is not classified on the plan. Right-of-way dedication is not required on the plat.

CURRENT ZONING: The property is zoned C-1 Commercial.

SURROUNDING ZONING | LAND USE:

North: C-1 Commercial | Office

East: C-1 Commercial | Office



South: R-1 Single Family Residential | Low Density Residential
West: R-7-MF Multifamily | High Density Residential - Multifamily

PLAT STATUS: The property is currently platted as Lot 6, Block 4, University Plaza Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the June 16, 2016, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve RP 2015-13.