



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 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 8.681 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 8.681-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. The lot lines are adjusted between existing Lots 2R and 6R1 to create two new lots.
2. A variable width mutual access easement is dedicated to connect existing driveways on Airport Freeway and Weyland Drive and provide cross-access for both lots.
3. A 15-foot water line easement is dedicated on Lot 2R1.

The plat does not increase the number of lots or 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. 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 Lots 2R and 6R1, 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 recommends disapproval of plat due to noncompliance with Section 110-365 (Sewage facility requirements) and Section 110-374 (Drainage improvement requirements) of the Subdivision Regulations.

- a. [Section 110-365 \(Sewage facility requirements\)](#). The sanitary sewer service for Lot 2R2 crosses Lot 2R1, and the existing building on Lot 2R2 cannot be reliant on a private sewer service being located on another private lot. The sanitary sewer line

should be reconstructed to current City design standards and be located within a 15-foot public drainage easement centered on the sanitary sewer line. Alternatively, the lot lines could be adjusted to keep the sanitary sewer service located on Lot 2R2.

- b. [Section 110-374 \(Drainage improvement requirements\)](#). The subdivision of the property creates an issue with the existing drainage infrastructure on the site. Currently, there is an 18-inch storm drain that runs from Lot 2R2 west to Weyland Drive. The line is not located within a drainage easement, and the plat would make Lot 2R2 reliant upon a storm drain running through Lot 2R1. The storm drain should be reconstructed to current City design standards and be located within a 15-foot public drainage easement centered on the storm drain. Alternatively, the storm drain line could be located within a private drainage easement, which would make the owner of Lot 2R1 responsible for maintenance of the storm drain line. Alternatively, the lot lines may be adjusted to keep the storm drain located on Lot 2R1.

RECOMMENDATION:

Disapprove RP 2019-05 due to noncompliance with Section 110-365 and Section 110-374 of the Subdivision Regulations.