



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** March 1, 2018

**SUBJECT:** FP 2017-07 Consideration of a request from Noorneel LLC for a final plat of Lots 5-7, Block 5, Brentwood Estates, being 5.11 acres located at 8479 Davis Boulevard.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Noorneel LLC is requesting approval of a final plat of Lots 5-7, Block 5, Brentwood Estates. This 5.11-acre subdivision includes three lots located west of Davis Boulevard and between North Tarrant Parkway and Shady Grove Road. The final plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The site under consideration is located west of Davis Boulevard on the south side of Shady Grove Road, and between Chili's restaurant and NRH Montessori school. The site is currently developed with a medical office building on the east side of the property. The proposed final plat is intended to create three commercial lots for the construction of a second medical office building on the westernmost lot and a vacant lot for future development.

Driveway access to the property is from Davis Boulevard and North Tarrant Parkway. Various easements will be dedicated to accommodate water, sanitary sewer, storm drainage, and other utilities necessary to develop the property.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this plat will require a public hearing when it is considered by the City Council. The final plat is also a replat of an existing lot, and the lot numbers are being updated to avoid having awkward lot numbers and maintain continuity in the platting history for the property.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

**THOROUGHFARE PLAN:** The property has frontage on Davis Boulevard and Shady Grove Road. Davis Boulevard is classified as a P6D Principal Arterial roadway, which is



a six-lane divided street with a variable ultimate right-of-way width. Shady Grove Road is classified as a C2U Minor Collector roadway, which is a two-lane undivided street with an ultimate right-of-way of 60 feet. Right-of-way dedication is not required for this plat, as sufficient right-of-way exists at this location.

**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. This 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.

**SURROUNDING ZONING | LAND USE:**

**North:** R-2 Single Family Residential | Low Density Residential  
**West:** C-1 Commercial | Retail  
**South:** C-1 Commercial | Retail  
**East:** C-1 Commercial | Retail

**PLAT STATUS:** The property is currently platted as Lot 2R-3, Block 5, Brentwood Estates.

**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.

**CITY COUNCIL:** The City Council will consider this request at the March 26, 2018, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve FP 2017-07.