



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** October 17, 2019  
**SUBJECT:** RP 2019-08 Consideration of a request from James Beck for a replat of Lot 26R, Block 9, Forest Glenn East Addition, being 0.308 acres located at 8151 Westwind Court.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Jeffrey Walker and Heather Minton, James Beck is requesting approval of a replat of Lot 26R, Block 9, Forest Glenn East Addition. This 0.308-acre property is located at 8151 Westwind Court.

### **GENERAL DESCRIPTION:**

The property is located on the north side of Westwind Court, just west of Forest Glenn Drive. The lot is developed with a single-family residence. The John Barfield Trail and Little Bear Creek abut the property on the southwest side of the lot.

At the June 10, 2019, meeting, City Council approved the sale of a 656-square foot tract of land adjacent to the property to Mr. Beck. This tract was conveyed to Jeffrey Walker and Heather Minton as a condition of the sale. The triangular-shaped tract of land was surplus property located in the Little Bear Creek corridor.

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

1. The 656-square foot tract would be incorporated into the existing lot.
2. A 7.5-foot utility easement would be dedicated adjacent to the west property line to connect with the existing easement on the lot.

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 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 Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

**CURRENT ZONING:** The property is currently zoned R-2 Single-Family Residential. This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Westwind Court	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

#### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences
WEST	R-2 Single-Family Residential	Low Density Residential	Single-family residences
SOUTH	R-2 Single-Family Residential	Parks/Open Space	Little Bear Creek corridor
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences

**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 26, Block 9, Forest Glenn East Addition.

**CITY COUNCIL:** The City Council will consider this request at the November 12, 2019, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of plat with the conditions outlined in the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

#### **RECOMMENDATION:**

Approve RP 2019-08 with the conditions outlined in the Development Review Committee comments.