



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** April 4, 2024  
**SUBJECT:** PLAT24-0061 Consideration of a request from Herbert S. Beasley Land Surveyors LP for an amended plat of Lot 5RA1, Block 3, Industrial Park Addition, being 3.483 acres located at 6401 Wuliger Way.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Providence Properties LLC, Herbert S. Beasley Land Surveyors LP is requesting approval of an amended plat of Lot 5RA1, Block 3, Industrial Park Addition. The property is located at 6401 Wuliger Way.

### **GENERAL DESCRIPTION:**

The plat consists of one lot located at the northwest corner of Browning Drive and Wuliger Way. The lot was created by a replat in 2023 (Case PLAT23-0035). The amended plat was submitted at the request of the City of North Richland Hills to correct the width of a sanitary sewer easement adjacent to the west property line.

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

1. The width of the sanitary sewer easement is changed from fifteen (15) feet to ten (10) feet.
2. A standard plat note is added that states the purpose for the amended plat.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Industrial. This designation provides for research and development, light industrial, assembly, warehousing, and other industrial uses.

**CURRENT ZONING:** The property is currently zoned I-2 (Medium Industrial). This district is intended to provide for a wide range of manufacturing, wholesale, and service type uses.

**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
Browning Drive	C2U Major Collector	Suburban Neighborhood	2-lane undivided roadway 68-foot right-of-way width
Wuliger Way	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	I-2 (Medium Industrial)	Industrial	Tyson Foods processing plant
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	High Density Residential	Apartments (Bluffs at Iron Horse)
EAST	I-2 (Medium Industrial)	Industrial	Industrial and warehousing uses

**PLAT STATUS:** The property is currently platted as a portion of Lot 5RA1, Block 3, Industrial Park Addition.

**CITY COUNCIL:** The City Council will consider this request at the April 8, 2024, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

**RECOMMENDATION:**

Approve PLAT24-0061.