



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** May 4, 2017

**SUBJECT:** RP 2017-04 Consideration of a request from City of North Richland Hills for a Replat of Lots 4R and 5R, Block 25, Snow Heights Addition on 5.402 acres located at 6700-6720 NE Loop 820.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

The City of North Richland Hills is requesting approval of a replat of Lots 4R and 5R, Block 25, Snow Height Addition. The purpose of this replat is to create two lots for the construction of new full service restaurants. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The property is located on the south side of NE Loop 820 between Rufe Snow Drive and Redondo Street. The proposed replat would adjust the existing lot lines and create two lots to accommodate the construction of new full service restaurants: Babe's Chicken Dinner House and Sweetie Pie's Ribeyes.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

**CURRENT ZONING:** The property is currently zoned Redevelopment Planned Development (RD-PD) No. 77, which was approved by City Council in September 2016. The RD-PD zoning allows only restaurant uses and includes development standards for site design, signage, and building design. The current zoning follows the standards of the C-1 Commercial and Freeway Corridor Overlay districts.

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

**North:** C-1 Commercial and C-2 Commercial (across NE Loop 820) | Retail  
**West:** Nonresidential Planned Development No. 64 | Retail  
**South:** R-2 Single-Family Residential | Low Density Residential  
**East:** C-1 Commercial | Commercial

**PLAT STATUS:** The property is currently platted as Lots 1R1R1, 1R1R2, and 1R2, Block 25, Snow Heights Addition.



**CITY COUNCIL:** The City Council will consider this request at the May 8, 2017, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2017-04.