



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** June 4, 2020  
**SUBJECT:** RP 2020-08 Consideration of a request from Texas Surveying Inc. for a replat of Lot 1R1, Block 1-R, Northridge Addition, being 0.208 acres located at 5359 Northridge Boulevard.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Miguel Molina, Texas Surveying Inc. is requesting approval of a replat of Lot 1R1, Block 1-R, Northridge Addition. This 0.208-acre property is located at 5359 Northridge Boulevard.

### **GENERAL DESCRIPTION:**

This block of Northridge Addition was originally platted in 1979 for the development of duplex dwelling units. The lot under consideration is at the north end of the block and previously had frontage on an unimproved right-of-way for Lynda Lane. In 1990, the City abandoned the right-of-way of this section of Lynda Lane and reverted the interest in the property to the adjacent owners. The current owner replatted the property in April 2018 to incorporate the abandoned right-of-way into the lot. A new single-family residence is under construction on the property.

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

1. The 20-foot ingress and egress easement at the rear of the lot would be abandoned. This easement was dedicated on the original plat to provide rear driveway access to the lot in the event the property developed with duplex residences. The property is developed with a single-family residence with driveway access on Northridge Boulevard. This is the primary purpose of the replat, as the homeowner wishes to install an in-ground pool in the rear yard and the easement must be abandoned for permitting and inspections to proceed on the pool.
2. The 25-foot front building line would be abandoned. The 25-foot building line was dedicated on the original plat, but the 2018 replat of the property added the required 20-foot front building line to correspond with the zoning of the site. The 25-foot building line would be removed to eliminate confusion over which building line applies to the property.
3. The 5-foot utility easement adjacent to the rear property line would be extended to the north property line.





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, written notice of this replat will be mailed to each owner of a lot in the Northridge 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.

**LAND USE PLAN:** Medium Density Residential.

**CURRENT ZONING:** R-2 Single-Family Residential.

**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
Northridge Boulevard	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	LR Local Retail	Public / Semi-Public	Vacant
WEST	R-1 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-6-T Townhome	Medium Density Residential	Duplex
EAST	R-3 Single-Family Residential	Low Density Residential	Single family residence

**PLAT STATUS:** The property is currently platted as Lot 1R, Block 1-R, Northridge Addition.

**CITY COUNCIL:** The City Council will consider this request at the June 22, 2020, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing, the abandonment of the access easement and 25-foot front building line, and the extension of the 5-foot utility easement adjacent to the rear property line.

#### **RECOMMENDATION:**

Approve RP 2020-08 with the conditions outlined in the Development Review Committee comments.