



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** May 20, 2021  
**SUBJECT:** RP 2021-04 Consideration of a request from Texas Surveying Inc. for a replat of Lot 8R, Block 33, Richland Terrace Addition, being 0.42 acres located at 4904 Marilyn Lane.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Olivia Chan and Marvin Chan, Texas Surveying Inc. is requesting approval of a replat of Lot 8R, Block 33, Richland Terrace Addition. This 0.42-acre property is located at 4904 Marilyn Lane.

### **GENERAL DESCRIPTION:**

The site is located at the northeast corner of NE Loop 820 frontage road and Marilyn Lane, adjacent east of the former North Richland Hills City Hall. The property consists of one lot (Lot 8) and a remainder portion of another lot (Lot 9). The property was originally platted in 1959. In 2010, approximately 6,400 square feet was purchased from Lot 9 as right-of-way for the expansion of NE Loop 820. The land is currently vacant.

The replat would consolidate the property into a single lot for the purpose of constructing a new single-family residence. 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 the lots in the Richland Terrace subdivision that are 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:** This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

**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. The property also fronts NE Loop 820. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Marilyn Lane	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)	Retail Commercial	Single-family residence
WEST	C-1 (Commercial)	Retail Commercial	Music Studio (Former City Hall)
SOUTH	NE Loop 820	NE Loop 820	NE Loop 820
EAST	R-2 (Single-Family Residential)	Retail Commercial	Single-family residence

**PLAT STATUS:** The property is platted as Lot 8 and a portion of Lot 9, Block 33, Richland Terrace Addition.

**CITY COUNCIL:** The City Council will consider this request at the June 14, 2021, 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.

**RECOMMENDATION:**

Approve RP 2021-04 with the conditions outlined in the Development Review Committee comments.