



ZONING BOARD OF ADJUSTMENT MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 28, 2026
SUBJECT: ZBA26-0026 Public hearing and consideration of a request from Shamrock Custom Homes LLC for a variance from Section 118-313 (Lot and area requirements/lot width) of the North Richland Hills zoning ordinance at 7007 Smithfield Road, being 0.4154 acres described as Lot A, Block 3, Briarwood Estates, and Tract 6A2, William Cox Survey, Abstract 321.

PRESENTER: Cori Reaume, Planning Director

SUMMARY

On behalf of Shamrock Customs Homes LLC, James O'Connor is requesting approval of a variance from the lot width requirements for two proposed lots at the southwest corner of Smithfield Road and Noneman Street.

BACKGROUND INFORMATION

The property is located at the southwest corner of Smithfield Road and Noneman Street, adjacent to and part of the Briarwood Estates subdivision. The property consists of two parcels: one unplatted tract that was developed with a single-family residence constructed in 1952, and the other a remnant lot at the street corner. A demolition permit for the existing house was issued in December 2025.

The area is predominantly single-family residential in character. The subject property is zoned R-2 (Single-Family Residential), as is the Briarwood Estates subdivision to the north and west. Property south of the site is zoned RE-1 (Residential Estate) and consists of acreage lots with single-family residences. To the east across Smithfield Road, property is zoned R-3 (Single-Family Residential) and is part of the Smithfield Acres subdivision developed in the 1970s.

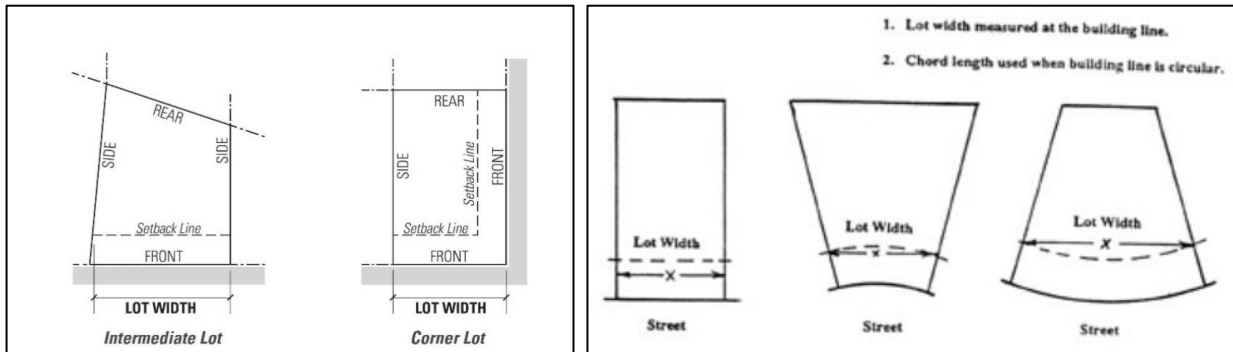
In April 2026, the owner submitted a plat application for the subject property with the intent of creating two residential lots for new single-family construction. During the plat review, it was noted that the lots do not meet the minimum lot width requirement of the R-2 (Single-Family Residential) zoning district. The reduced lot width may only be approved if a variance is granted by the Zoning Board of Adjustment. The plat received conditional approval from the Development Review Committee, with one of the conditions pending the outcome of a variance request.

The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request and other relevant documents. An analysis of the request and relevant codes is below.

ANALYSIS

The variance request is related to the lot width standard in the R-2 (Single-Family Residential) zoning district. Lot width is defined as the minimum width of a lot measured at the front building line or chord length when the front of the lot is curved. The lot width standards differ depending on when the lot was platted, as shown in the table below.

R-2 STANDARD	PLATTED PRIOR TO 1/1/1998	PLATTED AFTER 1/1/1998
Lot size	9,000 SF	9,000 SF
LOT WIDTH		
Corner lot	80 ft	80 ft
Interior lot	70 ft	72.5 ft
Lot depth	110 ft	110 ft
Front building line	25 ft	20 ft



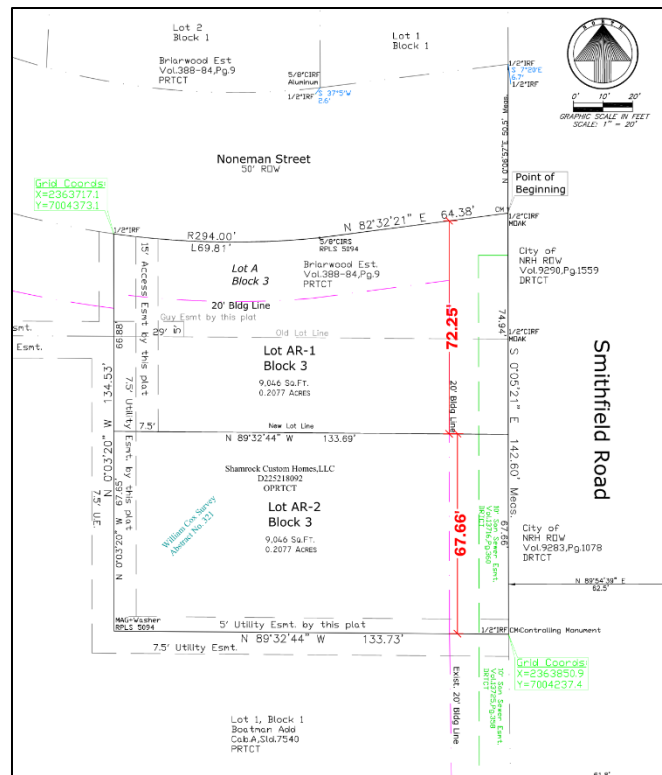
The existing property boundary includes two parcels of land. One parcel is an unplatted tract of land developed with a single-family residence. The other parcel is a nonconforming platted lot in the Briarwood Estates subdivision. The applicant submitted a plat application to create two single-family residential lots. However, the lot widths do not comply with the minimum width standard noted above. The lots are compliant with the area and depth standards. An exhibit showing the two lots is below.

R-2 STANDARD	LOT AR-1	LOT AR-2
Lot size: 9,000 SF	9,046 SF	9,046 SF
Lot Width		
Corner lot: 80 ft	72.25 ft	
Interior lot: 72.5 ft		67.66 ft

Lot depth: 110 ft

134 ft

134 ft



FINDINGS FOR VARIANCE APPROVAL

[Section 118-86\(4\)](#) of the zoning ordinance authorizes the Zoning Board of Adjustment “...to authorize upon appeal, in specific cases, such variance from the terms of [the Zoning Ordinance] as will not be contrary to the public interest and where, because of special conditions, the enforcement of the [Zoning Ordinance] would result in an unnecessary hardship.”

In exercising its powers to grant a variance, the board of adjustment must make specific findings and show in its minutes that:

- a. Literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.
- b. The situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.
- c. The relief sought will not injure the permitted use of adjacent conforming property.
- d. The granting of the variance will be in harmony with the spirit and purposes of these regulations.



OPTIONS FOR BOARD CONSIDERATION

The Zoning Board of Adjustment has the following options on this application.

1. Approve the variance as presented. This action would approve a variance to the lot width standards and allow the lots to be platted as proposed.
2. Approve the variance with conditions. This action would approve a variance to the lot width standards, subject to the owner making modifications to lot size, location, or design as directed by the Board.
3. Deny the variance. This action would require the lots to comply with the lot width standards and require a reduction in the number of lots or incorporation of additional property into the project.