

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** April 7, 2022  
**SUBJECT:** PLAT22-0013 Consideration of a request from Lonestar Land Surveying for a replat of Lots 11R and 12R, Block 2, W.E. Odell Addition, being 0.495 acres located at 8005 Mickey Street.  
**PRESENTER:** Clayton Comstock, Planning Director

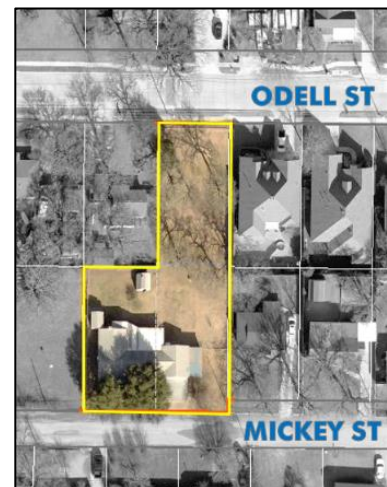
### **SUMMARY:**

On behalf of Alejandro and Maria Giles, Lonestar Land Surveying is requesting approval of a replat of Lots 11R and 12R, Block 2, W.E. Odell Addition. This 0.495-acre property is located at 8005 Mickey Street. The proposed replat does not meet the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The property under consideration is a 21,576-square-foot property located on the north side of Mickey Street and east of Smithfield Road. The property has 120 feet of frontage on Mickey Street and 60 feet of frontage on Odell Street. There is an existing single-family residence on Mickey Street that spans almost the entire width of the property.

The property is currently platted as the south half of Lot 11 and all of Lot 12, Block 2, W.E. Odell Addition. The owner proposes to divide the existing property into three single-family residential lots, with two lots fronting Mickey Street and the third lot fronting Odell Street. The proposed lots do not meet all the minimum lot standards for lot area, lot width, and lot depth, and the owner is requesting a waiver of these standards to approve the lots as presented.



During the review of the plat, the Development Review Committee (DRC) discussed the effect that the existing house on Mickey Street could have on the proposed plat. It was noted that if the plat was approved as proposed, it would result in a property line splitting the existing house. This arrangement would create a nonconforming structure on the site that would not comply with side yard setbacks and other building code standards.

The owner indicated that their plan is to demolish a portion of the structure, including the existing garage, in order to satisfy the six-foot side building line on the new lot and then remodel the remaining part of the structure. Since the demolition would require removal



of the existing garage, a new garage would have to be constructed as part of the remodel of the house. The owner has not stated a time frame for when this work would start or be completed.

After evaluating this proposal, the DRC recommendation is that the replat only include two lots: one 60-foot wide lot fronting Odell Street and one 120-foot wide lot fronting Mickey Street. The Mickey Street lot would include the entire existing house and garage. The uncertainty of the timing and scope of the demolition and remodel of the existing house complicates the ability of the Mickey Street portion to be subdivided at this time. Once the situation with the existing house is finalized, a replat of the Mickey Street portion of the property could be submitted for consideration. The attached DRC comments include the recommendation for the replat only include two lots, and this recommendation has been provided to the applicant and owner.

The property is zoned R-3 (Single-Family Residential). The lot standards in this district vary depending on the date the property was platted, as shown in the table below. At the time of the original plat of W.E. Odell Addition, there were no standards in place as the property was not annexed into North Richland Hills.

R-3 STANDARD	PLAT BEFORE 8/12/2002	PLAT AFTER 8/12/2002
Lot area	7,500 SF	7,700 SF
Lot width	65 feet	70 feet
Lot depth	100 feet	110 feet

The applicant is requesting a waiver of the lot area, lot width, and lot depth standards for the proposed lots. Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission and City Council to consider and approve variances to the regulations where hardships or practical difficulties may result from strict compliance with the regulations. A comparison of the existing standards and the proposed lots is below. The lot numbers correspond with the attached replat exhibit but do not reflect changes in lot numbering recommended by DRC.

R-3 STANDARD	LOT 11R	LOT 12R	LOT 12R1
Lot area: 7,700 SF	6,595 SF	6,618 SF	7,200 SF
Lot width: 70 feet	60.09 feet	60.48 feet	59.75 feet
Lot depth: 110 feet	109.75 feet	109.75 feet	120.08 feet

*Note: Lots 11R and 12R include a right-of-way dedication of approximately 10 feet for Mickey Street.*

**LAND USE PLAN:** This area is designated on the Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

**CURRENT ZONING:** The property is currently zoned R-3 (Single-Family Residential). The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. The



district provides areas for moderate density development of single-family detached dwelling units that are constructed at an approximate density of 4.8 units per acre.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. The plat includes a right-of-way dedication of approximately ten feet for Mickey Street.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Mickey Street	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width
Odell Street	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-3 Single-Family Residential	Low Density Residential	Single-family residence
WEST	R-3 Single-Family Residential	Low Density Residential	Single-family residence
SOUTH	R-3 Single-Family Residential	Low Density Residential	Single-family residence
EAST	R-3 Single-Family Residential	Low Density Residential	Single-family residence

**PLAT STATUS:** The property is currently platted as the south half of Lot 11 and all of Lot 12, Block 2, W.E. Odell Addition.

**CITY COUNCIL:** The City Council will consider this request at the April 25, 2022, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends denial of the plat as presented, due to the uncertainty surrounding the plans for the existing house and the potential creation of a nonconforming structure.

Alternatively, the DRC would recommend approval of the plat that subdivides the property into two lots, one 60-foot wide lot fronting Odell Street and one 120-foot wide lot fronting Mickey Street, subject to the attached DRC comments. These comments include revising the number of lots to two lots, revisions to lot numbers, addition of easements and building lines, and revising other notations and labeling on the drawing.

**RECOMMENDATION:**

Deny PLAT22-0013 as proposed; or approve PLAT22-0013 subject to Development Review Committee comments and waivers of the lot width, lot depth, and lot area standards affecting this property.