



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 21, 2021
SUBJECT: PLAT21-0002 Consideration of a request from Barton Chapa Dean Surveying for a final plat of Lot 4, Block 2, Smithfield Addition, being 0.133 acres located at 6816 Smithfield Road.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Providential Land Realty LP, Barton Chapa Surveying is requesting approval of a final plat of Lot 4, Block 2, Smithfield Addition. This 0.133-acre property is located at 6816 Smithfield Road.

GENERAL DESCRIPTION:

The lot under consideration is located on the east side of Smithfield Road, just south of Mickey Street. The property is currently vacant, and the owner proposes to plat the property in order to construct a new single-family residence. The property is currently unplatted.

The property is zoned R-3 (Single-Family Residential). However, the lot does not satisfy the applicable lot standards in this district. According to historical deed records, the property has been in its current configuration since at least April 1959, which is prior to its annexation into North Richland Hills.

The applicant is requesting a waiver of the lot area, lot width, and lot depth standards for the proposed lot, and a copy of the applicant's letter is attached. 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 lot is below.

R-3 STANDARD	LOT 4
Lot area: 7,700 SF	5,292 SF
Lot width: 70 feet	50 feet
Lot depth: 110 feet	105.85 feet

The lot includes a 10.2-foot right-of-way dedication for Smithfield Road. The area of the dedication is 507 square feet. The lot area and lot depth noted in the above table are the net figures after the dedication is taken into account.



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). This district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It also 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. A right-of-way dedication of 10.2 feet (507 square feet) is provided on the plat for Smithfield Road.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Smithfield Road	C2D Major Collector	Suburban Neighborhood	2-lane divided roadway 68-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	AG (Agricultural)	Low Density Residential	Commercial use
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: A portion of the property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the November 8, 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 PLAT21-0002 with the conditions outlined in the Development Review Committee comments and with the waivers to the lot area, lot width, and lot depth standards.