



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department      **DATE:** June 20, 2019  
**SUBJECT:** RP 2019-04 Consideration of a request from Windrose Land Services for a replat of Lots 7R1 and 7R2, Block 2, W.E. Odell Addition, being 0.33 acres located at 7917 Mickey Street.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of O.C. Constructions, Windrose Land Services is requesting approval of a replat of Lots 7R1 and 7R2, Block 2, W.E. Odell Addition. The proposed replat does not meet the requirements of the zoning ordinance and subdivision regulations, so the applicant is requesting approval of two variances.

### **GENERAL DESCRIPTION:**

The property under consideration is a 14,400-square-foot lot located on the north side of Mickey Street and east of Smithfield Road. The purpose of the replat is to divide the existing lot into two single-family residential lots, with one lot fronting Mickey Street and the other lot fronting Odell Street. The proposed lots do not meet the minimum lot standards for lot area and lot width, and the owner is requesting a variance to these standards to approve the lots as presented.

The property is currently platted as Lot 7, Block 2, W.E. Odell Addition, which was originally platted in 1948. This plat created lots fronting Odell Street, Smithfield Road, and Mickey Street, with 16 of the lots extending from Mickey Street to Odell Street. The original plat includes lots on Odell Street east of Davis Boulevard, as at that time Davis Boulevard was not constructed. All lots are 60 feet in width.

In 2006, two replats were approved that divided existing lots into lots that fronted both Odell Street and Mickey Street. There are three lots remaining in the original configuration, including the property under consideration.

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 variance to the lot area and lot width 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.

R-3 STANDARD	LOT 7R1	LOT 7R2
Lot area: 7,700 SF	7,200 SF	6,600 SF
Lot width: 70 feet	60 feet	60 feet
Lot depth: 110 feet	120 feet	110 feet

*Note: Lot 7R2 includes a right-of-way dedication of 10 feet for Mickey Street.*

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation is intended to provide for traditional, low-density single-family detached dwelling units.

**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.

**THOROUGHFARE PLAN:** The development has frontage on Odell Street and Mickey Street. Both streets are classified as an R2U Residential street, which is a two-lane undivided roadway with an ultimate right-of-way width of 50 feet. The plat includes a right-of-way dedication of ten feet for Mickey Street.



**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 Lot 7, Block 2, W.E. Odell Addition.

**CITY COUNCIL:** The City Council will consider this request at the July 8, 2019, meeting following action by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2019-04 subject to Development Review Committee comments (attached) and variances to the lot width and lot area standards affecting this property.