



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 19, 2019
SUBJECT: ZC 2019-20 Public hearing and consideration of a request from Robert Wetli for a zoning change from AG Agricultural to R-2 Single-Family Residential at 7805 Odell Street, being 0.435 acres described as Lots 1 and 2, Block 1, Mollie B. Collins Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Robert Wetli is requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 0.435 acres located at 7805 Odell Street.

GENERAL DESCRIPTION:

The property includes two existing lots located at the end of the street on the north side of Odell Street, west of Smithfield Road. The lots are part of the Mollie B. Collins Addition, which was platted in 1953. One single-family residence is currently located on the property, straddling both lots.

The applicant is requesting a zoning change to R-2 Single-Family Residential with the intent to demolish the existing home and construct two new residences on the property. The two lots comprise 18,948 square feet with 120 feet of frontage on Odell Street. The property is 151 feet deep. The owner intends to submit a replat of the property in order to adjust the common lot line between the properties.

Most of the lots on Odell Street are zoned R-2 or R-3 Single-Family Residential. There is one property zoned Agricultural and one lot zoned R-1 Single-Family Residential.

EXISTING NONCONFORMING LOT WIDTH: The two existing platted lots combined have 120 feet of frontage on Odell Street. Neither the R-1, R-2 nor R-3 zoning district option provides for a lot width standard that would meet this 60-foot lot width. This is considered an existing condition that was in place prior to the lots' incorporation into the City of North Richland Hills. The existing lots would meet all other standards (lot area, lot depth, home size, setbacks, etc.) of the R-2 zoning district.

LAND USE PLAN: This area is designated on the Comprehensive 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 AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

PROPOSED ZONING: The proposed zoning is 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.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single-Family Residential	Low Density Residential	Single-family residence
WEST	AG Agricultural	Low Density Residential	Single-family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residence

PLAT STATUS: The property is currently platted as Lots 1 and 2, Block 1, Mollie B. Collins Addition.

CITY COUNCIL: The City Council will consider this request at the January 13, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2019-20.