



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 2, 2025
SUBJECT: PLAT25-0094 Consideration of a request from DFW Home Solutions LLC for a replat of Lot 3R, Block 3, J.L. Autrey Addition, being 0.103 acres located at 4032 Rita Beth Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

DFW Home Solutions LLC is requesting approval of a replat of Lot 3R, Block 3, J.L. Autrey Addition. This 0.103-acre property is located at 4032 Rita Beth Street.

GENERAL DESCRIPTION:

The property under consideration is a 4,500-square-foot site located on the east side of Rita Beth Street south of Glenview Drive. The site is developed with a single-family residence. The proposed replat is intended to create one single-family residential lot for the purpose of obtaining permits for the renovation and addition to the existing residence.

The property is uplatted and zoned R-3 (Single-Family Residential). According to available records, the property has been in its current configuration since at least 1951 when the house was constructed. The property is a nonconforming parcel of record but does not meet the minimum lot area, lot width, and lot depth standards for the R-3 (Single-Family Residential) district.

Due to these existing conditions, the applicant is requesting a waiver of the lot area, width, and depth standards for the proposed lot. Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission to consider and approve modifications, waivers, and exceptions to the regulations where hardships or practical difficulties may result from strict compliance with the regulations. A comparison of the existing standard and the proposed lot is below.

R-3 STANDARD	LOT 3R
Lot size: 7,500 SF	4,500 sq ft
Lot width: 65 feet	50 ft
Lot depth: 100 feet	90 ft
Front building line: 20 feet	20 ft



The proposed lot is considered a legal nonconforming lot. The lot may be used for a valid use, building, or structure permitted in the R-3 (Single-Family Residential) zoning district provided the requirements for building setbacks, side and rear yards, height, parking, landscaping, and other applicable standards of the district are satisfied.

VISION2023 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 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 and to provide areas for moderate density development of single-family detached dwelling units constructed at an approximate density of 4.8 units per acre.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Rita Beth 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 residences
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	C-2 (Commercial)	Office Commercial	Office

PLAT STATUS: The property is an unplatted portion of Block 3, J.L. Autrey Addition.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat. These comments included minor additions and revisions to notations and labeling on the drawing and verification.

RECOMMENDATION:

Approve PLAT25-0094 with the conditions outlined in the Development Review Committee comments, and subject to action on the associated waiver request.