

The Mickey Street lot includes the entire existing house and garage. A new home would likely be constructed on the Odell Street frontage.



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.

R-3 STANDARD	LOT 11-R	LOT 12-R
Lot area: 7,700 SF	13,213 SF	7,200 SF
Lot width: 70 feet	102.57 feet	59.75 feet
Lot depth: 110 feet	109.75 feet	120.08 feet

Note: Lot 11-R includes 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.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the April 7, 2022, meeting and voted 4-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat as presented.

RECOMMENDATION:

Approve PLAT22-0013, including the requested waivers to the lot width, lot depth, and lot area standards affecting this property.