



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 3, 2021

SUBJECT: RP 2021-06 Consideration of a request from Dean Surveyors for a replat of Lot 2R, Block 3, J.L. Autrey Addition, being 0.163 acres located at 4036 Rita Beth Street.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Kemp Financial LLC, Dean Surveyors is requesting approval of a replat of Lot 2R, Block 3, J.L. Autrey Addition. This 0.163-acre property is located at 4036 Rita Beth Street.

GENERAL DESCRIPTION:

The lot under consideration is located on the east side of Rita Beth Street, immediately south of Cuco's Sandwich Shop. The property is currently vacant, and the owner proposes to construct a new single-family residence on the property.

The J.L. Autrey Addition was originally platted in 1951. At that time, Block 3 was platted as a single lot at the southeast corner of Rita Beth Lane and Glenview Drive (then named Pipeline Road). Around that time, Block 3 was subdivided further by deed into several parcels and houses constructed on the land. According to deed records, the property under consideration has been in its current configuration since 1957.

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 the J.L. Autrey 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 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 2R
Lot area: 7,700 SF	7,110 SF
Lot depth: 110 feet	90 feet

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of the lots in the J.L. Autrey subdivision that are within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

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. 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	C-2 (Commercial)	Office Commercial	Restaurant
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 and car wash

PLAT STATUS: A portion of the property is currently platted as a portion of Block 3, J.L. Autrey Addition.

CITY COUNCIL: The City Council will consider this request at the June 14, 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 RP 2021-06 with the conditions outlined in the Development Review Committee comments and with the waivers to the lot area and lot depth standards.