



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 7, 2026
SUBJECT: PLAT26-0107 Consideration of a request from Neel-Schaffer Inc. for a preliminary plat of Smithfield Terrace, being 7.494 acres located at 6821 Smithfield Road.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of multiple owners and Sandlin Homes LLC (developer), Neel-Schaffer Inc. is requesting approval of a preliminary plat of Smithfield Terrace. The 7.494-acre site is located in the 6800 block of Smithfield Road.

GENERAL DESCRIPTION:

The property is generally located on the west side of Smithfield Road between Cortland Drive and Odell Street. The site includes several parcels of land extending between Smithfield Road and Hewitt Street. It is partially developed with single-family residences and commercial property and includes vacant tracts as well.

The zoning varies across the property from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial). The applicant proposes to rezone the property to RI-PD (Residential Infill Planned Development), which is a related item on the May 7, 2026, agenda (see ZC26-0160).

The proposed development includes 35 single-family residential lots and one new street that connects Smithfield Road and Hewitt Street. The lot sizes range from 5,743 to 11,196 square feet, with an average lot size of 7,577 square feet. The typical lot is 50 feet wide and 120 feet deep, with a density of 4.6 dwelling units per acre.

Access to the development is from Smithfield Road and Hewitt Street. A new street, Terrace Drive, would be constructed between the two roads, similar to Cortland Drive immediately south of the project. Lots would be located on both sides of the new street.

The project incorporates approximately 10,242 square feet (0.24 acres) of open space, which makes up 3.2% of the site. The four open space lots would be located adjacent to Smithfield Road and Hewitt Street and provide areas for landscaped entries and signage. The developer indicates that masonry screening walls would be constructed along Smithfield Road and Hewitt Street.



As part of the consideration of the preliminary plat, the developer is requesting one exception from the subdivision regulation requirement. This exception request is related to rear yard utility locations.

Underground utility service lines

During the review of the plat and zoning case, it was noted that electricity franchise utilities were planned to be located at the front of the lots rather than the required rear location. Section 110-367(c) of the subdivision regulations requires that all electrical, telecommunication, and cable utilities be placed underground in an easement at the rear of the lots. This applies to all new residential subdivisions platted after November 10, 2003.

As provided by Section 110-367(e), the developer is requesting an exception to allow the utilities to be located in the front of the lot. The developer noted this request in the reply to Development Review Comments to the zoning application. This type of exception request is usually considered as part of the preliminary plat phase, but the allowance for front yard locations is also noted as a standard in the land use and development standards associated with the zoning case (see ZC26-0160).

The subdivision regulations authorize the Planning and Zoning Commission to approve utility locations at the front of the lots subject to the following guidelines. City Council approval of the exception is not required.

- (1) Underground utility service lines must be located within a ten-foot wide easement, equally divided and paralleling the side property line of two adjacent lots. Aboveground electrical transformers and other utility appurtenances located within such easements must be located five feet from the front building setback line.
- (2) Transformers must be hinged to provide rear service access. Access to the rear must be free from obstructions. Additionally, the use of surface hand boxes versus pedestals for electric utilities is required.
- (3) Screening of the above ground appurtenance by a live vegetative screen is recommended for the street front and sides of the pad. Maintenance of the optional screening is the responsibility of the owners of the adjacent lots where the appurtenance is located.
- (4) In situations where the grade requires retaining walls, the transformer pad must be located on the lower grade and the retaining walls jogged to accommodate the transformer pad and provide adequate service access.

CURRENT ZONING: The property is currently zoned AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial). The applicant proposes to rezone the property to RI-PD (Residential Infill Planned Development), which is a related item on the May 7, 2026, agenda (see ZC26-0160).

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication for Smithfield Road is required for the property.



STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Smithfield Road	C2D Major Collector	Suburban Commercial	<ul style="list-style-type: none"> • 2-lane divided roadway • 68-foot right-of-way width
Hewitt Street	Local Road	Suburban Residential	<ul style="list-style-type: none"> • 2-lane roadway • 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial) R-3 (Single-Family Residential)	Low Density Residential	Business?? Single-family residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	AG (Agricultural) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: Parts of the property are platted in Mollie B Collins Addition; Miranda Addition; Buzan Addition. The remainder of the property is unplatted. Approval of public infrastructure plans and a final plat of the property are required prior to the issuance of building permits.

CITY COUNCIL: The City Council will consider this request at the June 8, 2026, 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 and abandonment of utility easements.

RECOMMENDATION:

Approve PLAT26-0107 with the conditions outlined in the Development Review Committee comments, and consideration of the exception request related to rear yard utility locations.