



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 16, 2026
SUBJECT: PLAT26-0105 Consideration of a request from G&H Group LLC for a final plat of Golden Grove, being 12.424 acres located at 8250 Main Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

G&H Group LLC is requesting approval of a final plat of Golden Grove. The 12.424-acre site is located at 8250 Main Street.

GENERAL DESCRIPTION:

The 12.424-acre property under consideration is located on the south side of Main Street east of Davis Boulevard. The property abuts a portion of the TEXRail right-of-way and extends between Main Street and Cardinal Lane. The site abuts the Sunnybrook neighborhood on the east, and Southgate Drive stubs into the property. Existing commercial development and vacant property are located to the west.

The property is zoned TOD (Transit Oriented Development) and is in the Smithfield General Mixed-Use character zone. The development includes 57 single-family residential lots and six (6) open space lots. The typical residential lot is 40 feet wide and 100 feet deep. All residential lots within the primary street network are served by alleys at the rear of the lots. The street layout includes a connection to Southgate Drive on the east. It also includes a stub street into the adjacent property to the west to provide connectivity to future development of the property. The lots and street layout meet the requirements of the TOD district.

The project includes approximately 3.16 acres (137,800 square feet) of open space, which comprises 25% of the site. The largest open space lot is in the southern portion of the site where a tributary of Walker Branch creek flows through the site. Other open space lots include a central open space area flanked by neighborhood streets and an open space area adjacent to the TEXRail right-of-way in the northwest corner of the site.

LAND USE PLAN: This area is designated on the Vision2030 Land Use Plan as *Urban Village*. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a compact area. Urban villages encourage an efficient compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a functional and attractive community using urban design principles; allow flexibility in land use; and



prescribe a high level of detail in building design and form. Urban villages can come in the form of vertical mixed use, where multiple uses share a single multistory building, or horizontal mixed use, where a diverse set of uses are placed within close walkable proximity.

CURRENT ZONING: The property is currently zoned TOD (Transit Oriented Development). The TOD district is intended to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community using recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication may be required depending on the ultimate design of the streets.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Main Street	TOD General Street	Transit Oriented Development	<ul style="list-style-type: none"> • 2-lane undivided roadway • 60-foot right-of-way width • Street trees, on-street parking, min. 6-foot sidewalk, decorative streetlights
Cardinal Lane	TOD General Street	Transit Oriented Development	<ul style="list-style-type: none"> • 2-lane undivided roadway • 60-foot right-of-way width • Street trees, on-street parking, min. 6-foot sidewalk, decorative streetlights

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Single-family residences (Briar Pointe Villas)
WEST	TOD (Transit Oriented Development)	Urban Village	Commercial and auto repair uses Vacant
SOUTH	AG (Agricultural)	Office Commercial	Vacant Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Sunnybrook Addition)

PLAT STATUS: The property is unplatted. The preliminary plat of the property was approved by the Planning and Zoning Commission on February 20, 2025, and by City



Council on March 3, 2025. Engineering plans for streets, utilities, grading, and drainage have been approved for the site, and construction of the improvements is in final stages of completion.

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 requirements related to drainage and engineering plans.

RECOMMENDATION:

Approve PLAT26-0105 with the conditions outlined in the Development Review Committee comments.