

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: ZC26-0160, Ordinance No. 3969, Public hearing and consideration of a request from Sandlin Homes LLC for a zoning change from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development) at 6803, 6809, 6813, 6821, and 6825 Smithfield Road, and 6744, 6746, 6748, and 6800 Hewitt Street, being 7.494 acres described as Tracts 2B, 2E, 3B, 3B1, and 3A1B, McComas Survey, Abstract 1040; Lots 1R and 2, Block 4, Mollie B Collins Addition; Lot 1, Block 1, Miranda Addition; and a portion of Lot 1, Block 1, Buzan Addition.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Sandlin Homes LLC is requesting a zoning change from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development) on 7.494 acres 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 also includes vacant tracts.

The current 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).

This proposal was originally presented at the May 7, 2026 meeting where the Planning & Zoning Commission tabled action on the zoning case, requesting the applicant provide additional information and consider revisions to the proposal.

The applicant's revised site plan exhibits for the project are attached. The proposed development now includes 33 single-family lots with an overall density of 4.4 dwelling units per acre. The minimum lot size has increased from the originally proposed 5,743 to a new minimum lot size of 7,000. The average lot size has increased from the originally



proposed 7,577 square feet to a new average of 8,109 square feet. The lot sizes vary, with a few lots over 11,000 square feet, and one lot just over 12,000 square feet.

Other changes from the original proposal include the following:

- Lot widths for the westernmost lots were increased from 50' to over 60'
- A location for a possible drainage easement was identified on the north side of Terrace Drive, should the City determine that to be necessary during civil plan review.
- The building line has been increased from 20' to 25' on 14 of the lots, with another several lots including home placement that will allow for the garage to be set further back on the lot to reach a 25' distance from front of garage to sidewalk.
- The applicant has agreed to continue the sidewalk connection, assuming adequate right-of-way is obtained by the City, from the end of the development down to the crossing at Cortland, including installation of the curb ramp on the north side of Cortland.

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. Based on public feedback in the original hearing, staff and the applicant did discuss installation of an emergency-access only gate to be constructed at one end of the new street, but several safety and congestion issues were identified that prevent this from being a feasible option.

The project incorporates approximately 14,444 square feet (0.33 acres) of open space, which makes up 4.4% 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 proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property.

There was a great deal of public opposition at the Planning & Zoning Commission hearing, primarily from those who reside in the immediate vicinity of the proposed development. The developer invited all properties within the 200' notification area to attend a neighborhood meeting held at City Hall on July 23rd. Many nearby residents attended and discussed concerns with the developer's team.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 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 AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial).



PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial) R-2 (Single-Family Residential)	Low Density Residential	Auto-related service 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 a preliminary plat, public infrastructure plans, and a final plat of the property are required prior to the issuance of building permits.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 7 and June 18, 2026, meetings and voted 7-0 to recommend denial.

RECOMMENDATION:

While standard practice has been to present only the Commission's formal recommendation (for denial, as shown above), City staff felt it appropriate in this instance to provide an alternative perspective for consideration.

Staff have taken this approach based on the key considerations identified below:

- The proposed density of 4.4 dwelling units per acre aligns with the future land use plan designation of "low density residential," which is noted generally having two to six dwelling units per acre.
- The revised site design aligns with the characteristics of the lots immediately adjacent to the south. The majority of the lots along Cortland Drive are very comparable in size – just over 8,100 square feet per lot.
- The proposed RI-PD encompasses what is now a fragmented patchwork of different zoning categories – AG, R-2, R-3, and C-2. Consolidating these tracts under a single, unified planned development helps to reduce incompatible land uses and allows for a more cohesive single-family neighborhood.
- The RI-PD tool was created by the City to address infill projects on unique or challenging tracts. It is intentionally designed to allow for slightly higher density in



exchange for elevated development standards. The design standards included in the RI-PD include the vast majority of examples identified in the RI-PD regulations. Additionally, the applicant has agreed to expanded building setbacks or garage placement on a number of lots, and has agreed to construct off-site pedestrian sidewalk connections down to Cortland to allow for safer pedestrian access to/from Smithfield Elementary.

Given the proposal's consistency with the Future Land Use Plan, the elimination of the fragmented zoning, compatibility with the immediately-adjacent subdivision, and the higher design standards in the RI-PD, **Staff recommend approval of Ordinance 3969.**