



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 7, 2026

SUBJECT: ZC26-0160 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: Clayton Husband, Principal Planner

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 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).

Site plan exhibits for the project are attached. The proposed development includes 35 single-family lots with an overall density of 4.6 dwelling units per acre. The lots range in size from 5,743 to 11,196 square feet, with an average lot size of 7,577 square feet.

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 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. These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

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-3 (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. Consideration of a preliminary plat of the property is a related item on the May 7, 2026, agenda (see PLAT26-0107). 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 a recommendation by the Planning and Zoning Commission.



RECOMMENDATION:

Approve ZC26-0160.