



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department   **DATE:** September 19, 2019  
**SUBJECT:** RP 2019-09 Consideration of a request from Randall Shiflet for a replat of Lots 2R1 and 2R2, Block A, Reddings Revision, being 0.61 acres located at 7909 Main Street.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Randall Shiflet is requesting approval of a replat of Lots 2R1 and 2R2, Block A, Reddings Revision. This 0.61-acre development is located at 7909 Main Street.

### **GENERAL DESCRIPTION:**

The property is located on the north side of Main Street between Smithfield Road (west) and Davis Blvd (east). The property is currently developed with a single-family residence, which was constructed in approximately 1960.

The replat would make the following revisions to the previous plat.

1. The property would be subdivided into two lots. Lot 2R1 is 15,547 square feet in size and is developed with a single-family residence. Lot 2R2 is 10,637 square feet in size and is not proposed for development at this time.
2. A 25-foot wide common access easement is added to the east and west boundaries of the plat. The common access easement would provide a connection between Main Street and a proposed alley at the rear of the lot.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code (effective September 1, 2019), written notice of this replat will be mailed to each owner of a lot in the Reddings Revision that is 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.

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



community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form.

**CURRENT ZONING:** The property is currently zoned TOD Transit Oriented Development. The purpose of the TOD district is 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 through the use of 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 is not required for this plat.

| STREET      | FUNCTIONAL CLASSIFICATION | LAND USE CONTEXT             | DESIGN ELEMENTS  |
|-------------|---------------------------|------------------------------|--|
| Main Street | C2U Minor Collector       | Transit Oriented Development | 2-lane undivided roadway<br>60-foot right-of-way width<br>bicycle boulevard facilities |

**SURROUNDING ZONING | LAND USE:**

| DIRECTION | ZONING                           | LAND USE PLAN | EXISTING LAND USE                                       |
|-----------|----------------------------------|---------------|---|
| NORTH     | TOD Transit Oriented Development | Urban Village | Smithfield Cemetery                                     |
| WEST      | TOD Transit Oriented Development | Urban Village | Retail store  |
| SOUTH     | TOD Transit Oriented Development | Urban Village | Religious institution (First Baptist Church Smithfield) |
| EAST      | TOD Transit Oriented Development | Urban Village | Retail store  |

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

**PLAT STATUS:** The property is currently platted as Lot 2, Block A, Reddings Revision.

**CITY COUNCIL:** The City Council will consider this request at the October 14, 2019, 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 2019-09 with the conditions outlined in Development Review Committee comments.