

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 8, 2018

SUBJECT: RP 2017-11 Public hearing and consideration of a request from Goodwin & Marshall, Inc., for a replat of Lot 19, Block A, The Villas at Smithfield, Phase 2, on 3.114 acres located in the 6800 block of Davis Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of J&J NRH 100 FLP, Goodwin & Marshall is requesting approval of a replat of Lot 19, Block A, The Villas at Smithfield, Phase 2. This 3.114-acre property is located on the east side of Davis Boulevard and south of Odell Street. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The Villas at Smithfield final plat was approved in September 2015 and includes 93 single-family detached and townhouse lots. The developer acquired the adjacent property to the west between the subdivision and Davis Boulevard for the purpose of developing that property for office uses. The proposed replat would incorporate the property into the overall Villas at Smithfield subdivision. All the property is zoned TOD Transit Oriented Development.

The proposed replat includes three lots, which are described below.

- Lot 19. This 2.950-acre lot is intended for office development. The lot has frontage on Davis Boulevard and Odell Street.
- Lot 8R. This 4,600-square foot lot would expand and replace an existing open space lot on the south side of Odell Street. The lot is intended for construction of a single family dwelling.
- Lot 9XR. This 3,300-square foot lot would expand an existing open space lot at the west end of Cotton Belt Lane. The lot also serves as a buffer between the proposed office development and the residential lots.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council.

COMPREHENSIVE PLAN & CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned Transit Oriented Development.



The purpose of the transit oriented development code 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.

THOROUGHFARE PLAN: The development has frontage on Davis Boulevard and Odell Street. Davis Boulevard is classified as a P6D Principal Arterial, which is a six-lane divided roadway with a variable ultimate right-of-way width. Odell Street is classified as a General TOD Street, which is a two-lane street with an ultimate right-of-way width of 60 feet, including a five-foot wide parkway and six-foot wide sidewalk. The plat includes a right-of-way dedication of 48 square feet for a corner clip at the intersection of Davis Boulevard and Odell Street, and also a 489-square-foot right-of-way dedication for Cotton Belt Lane. Sufficient right-of-way exists for the roadways.

SURROUNDING ZONING | LAND USE:

North:	TOD Transit Oriented Development Transit Oriented Development
West:	TOD Transit Oriented Development Transit Oriented Development
South:	TOD Transit Oriented Development Transit Oriented Development
East:	TOD Transit Oriented Development Transit Oriented Development

PLAT STATUS: The property is currently platted as the following:

1. Lots 26-30, Block 2, W.E. Odell Addition;
2. Lot 3R2, Block 2, Culp Addition; and,
3. Lots 8X and 9X, Block A, and Lot 1X, Block H, The Villas at Smithfield Addition.

PLANNING AND ZONING COMMISISON: The Planning and Zoning Commission is scheduled to consider this item at the January 4, 2018, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the January 8, 2018, meeting.

RECOMMENDATION:

Approve RP 2017-11.