



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 21, 2017

SUBJECT: RP 2017-06 Consideration of a request from Pacheco Koch Consulting Engineers, Inc., for a replat of Lots 2R1 and 11R1, Block H, Smithfield Addition on 8.246 acres located at 6408 and 6416 Smithfield Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of the Fort Worth Transportation Authority, Pacheco Koch Consulting Engineers is requesting approval of a replat of Lots 2R1 and 11R1, Block H, Smithfield Addition. This 8.246-acre subdivision includes two lots located on the east side of Smithfield Road and south of the railroad right-of-way. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The property is currently platted as two adjacent lots, with separate plats approved in 1995 and 2005. The proposed replat would make the following changes to the previous plats for these two lots:

1. Lot 2R1 would be created on the south side of the railroad right-of-way. This 6.749-acre lot is the location for the parking lot of the TEXRail station in the Smithfield transit oriented development (TOD) area. A special development plan application for the parking lot is a related item on the September 21, 2017, agenda.
2. A 60-foot wide right-of-way dedication would be provided for Cardinal Lane. This new road is required by the regulating plan for the Smithfield TOD. The road will be constructed to provide access to the Smithfield station parking lot, and will ultimately connect Smithfield Road and Davis Boulevard.
3. Lot 11R1 would be created on the south side of Cardinal Lane. This 0.855-acre lot would be available for future development as part of the Smithfield TOD.

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.

SURROUNDING ZONING | LAND USE:

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

PLAT STATUS: The property is currently platted as Lots 2R and 11R, Block H, Smithfield Addition.

CITY COUNCIL: The City Council will consider this request at the October 9, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-06.