

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 14, 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 60-foot right-of-way width 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 the city's design criteria.

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

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the September 19, 2019, meeting and voted 6-0 to approve the plat with the conditions listed in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the amended plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve RP 2019-09.