



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 6, 2021
SUBJECT: RP 2021-02 Consideration of a request from Randall Shiflet for a replat of Lots 3R and 4R, Block F, Smithfield Addition, being 0.307 acres located at 6525 and 6529 Snider Street.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Smart Buy Homes Corp., Randall Shiflet is requesting approval of a replat of Lots 3R and 4R, Block F, Smithfield Addition. This 0.307-acre property is located at 6525 and 6529 Snider Street.

GENERAL DESCRIPTION:

The site is located on the west side of Snider Street, between Main Street and the railroad right-of-way. The property is undeveloped, with the exception of an existing telecommunications tower located in the southwest corner of the overall site. The property was originally platted as Lot 5 Block F in the early 1900s, but the lot was split over time without approval of a replat of the property.

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

1. The plat would establish the current overall property boundary and create two lots for the future construction of a new building (Lot 3R and Lot 4R).
2. Appropriate easements for common access would be added to the plat.
3. A right-of-way dedication of 2.6 feet would be provided for Snider Street.

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, written notice of this replat will be mailed to each owner of the lots in the Smithfield Addition that are 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 by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This designation 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. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

CURRENT ZONING: This area is currently zoned TOD (Transit Oriented Development). The purpose of the transit oriented development 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.

TRANSPORTATION PLAN: The development has frontage on the following streets. A dedication of approximately 2.6 feet will be provided on the plat for Snider Street.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Snider Street	General TOD street	Transit Oriented Development	2-lane undivided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Office
WEST	TOD (Transit Oriented Development)	Urban Village	Vacant property
SOUTH	TOD (Transit Oriented Development)	Railway	TEXRail right-of-way
EAST	TOD (Transit Oriented Development)	Urban Village	Commercial building

ROUGH PROPORTIONALITY DETERMINATION: Public infrastructure improvements are required to support the development of the property. The property is not currently served with water and sanitary sewer facilities. While there are plans in place to provide City main extensions, the schedule for the work is not established, and a date certain for utility access cannot be provided. The plat would not be recorded until adequate public facilities are provided to the property.

PLAT STATUS: The property is platted as a portion of Lot 5, Block F, Smithfield Addition.

CITY COUNCIL: The City Council will consider this request at the May 24, 2021, 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, dedication of necessary easements and right-of-way, and completion of adequate public facilities.



RECOMMENDATION:

Approve RP 2021-02 with the conditions outlined in the Development Review Committee comments.