



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 21, 2023
SUBJECT: ZC23-0081 Public hearing and consideration of a request from Kimley Horn and Associates for a special development plan for a new Smithfield Masonic Lodge building at 6820-6828 Mickey Court, being 0.82 acres described as Lots 13-15, Block 3, WE Odell Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Smithfield Masonic Lodge and Presidium Development LLC, Kimley-Horn and Associates is requesting a special development plan for the Smithfield Masonic Lodge on a 0.82-acre site generally located between the east end of Mickey Street and Davis Boulevard north of Northeast Parkway.

GENERAL DESCRIPTION:

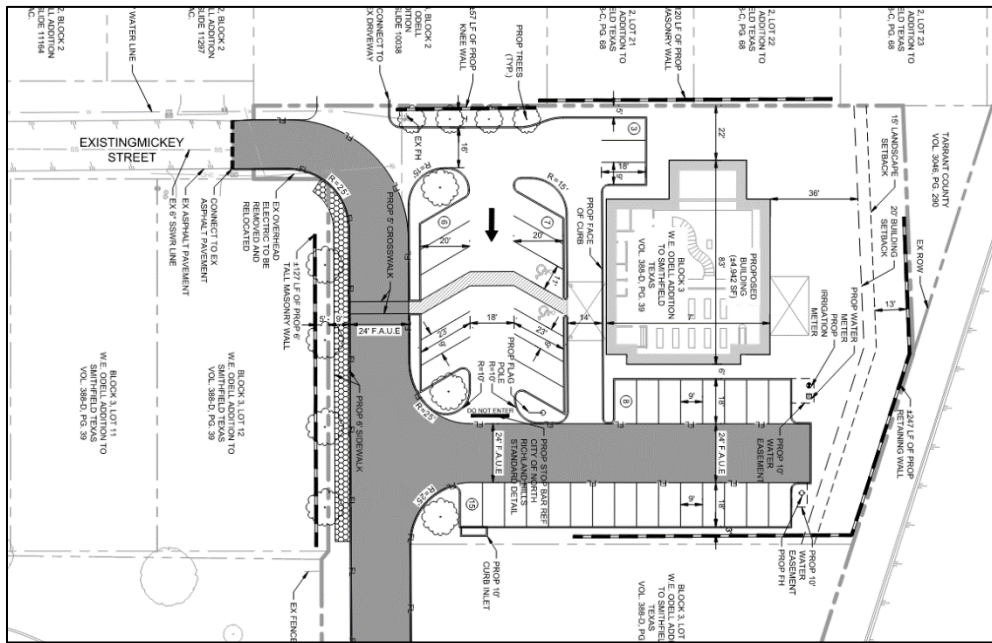
The subject property is owned by the City of North Richland Hills and is part of a larger tract that was acquired in 2009 as a possible location for a new city hall facility. When the 2012 Municipal Complex Oversight Committee determined that the new city hall should be built as part of a mixed use development at its current location in City Point on Boulevard 26 (former North Hills Mall site), the City sought proposals from developers that could develop this site in accordance with the Transit Oriented Development zoning district standards.

City Council approved a special development plan on property south of Northeast Parkway for a mixed-use project on June 26, 2023 (Ordinance 3797). That project includes the development of commercial buildings on the north side of Main Street. One of these properties is the current location for the Smithfield Masonic Lodge. In conjunction with the purchase of this property, the developer of the mixed-use project proposes to construct a new building for the Masonic Lodge near the northwest corner of Davis Boulevard and Northeast Parkway.

Concept plan exhibits for the project are attached, and a layout of the development is shown below. The proposed development includes construction of a new 4,900 square foot lodge building with associated landscaping, parking areas, and screening walls. Access to the site is from Mickey Street and a driveway connection to Northeast Parkway. The property will not have access to Davis Boulevard.



PROPERTY LOCATION



SMITHFIELD MASONIC LODGE SITE LAYOUT

The concept plan submitted for Planning and Zoning Commission and City Council review meets the submittal requirements for a concept plan in the TOD code. Approval of a formal site plan package by the Development Review Committee would still be required prior to the issuance of a building permit. Approval of a replat of the property is also required.



PLANNING AND ZONING HISTORY OF THE AREA: The site was originally part of the Smithfield community prior to being incorporated into North Richland Hills. The subject property has been zoned for commercial uses since 1984, according to historical zoning maps and records. While planned for retail uses at that time, the property was never developed. Smithfield Cemetery and the former Smithfield Elementary School are west of the site.

In 2009, the City worked cooperatively with numerous property owners in the Smithfield area to rezone over 100 acres to TOD (Transit Oriented Development). This included the properties in all four quadrants of the Davis Boulevard and Main Street intersection and extending south to properties on Mid-Cities Boulevard. The zoning change to the TOD district was approved by City Council on August 24, 2009 (Ordinance 3064).

COMPREHENSIVE PLAN: This area is designated on the Vision2030 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 compact area. Urban villages encourage an efficient compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a functional and attractive community using urban design principles; 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 multistory building, or horizontal mixed use, where a diverse set of uses are placed within close walkable proximity.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication requirements, if any, will be determined at the time of platting.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	<ul style="list-style-type: none"> • 6-lane divided roadway • variable right-of-way width
Mickey Street	Local Street	Suburban Residential	<ul style="list-style-type: none"> • 2-lane undivided roadway • 50-foot right-of-way width

CURRENT ZONING: The property is currently zoned TOD (Transit Oriented Development). The TOD district is intended 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 using 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.



This property is located in the TOD Core character zone and has Arterial Frontage. (Davis Boulevard frontage).

PLAT STATUS: Most of the property is platted as all of Lot 13 and portions of Lots 14-18, Block 3; W.E. Odell Addition. A portion of the area is a dedicated right-of-way for Mickey Court. The plat was recorded in June 1948.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	TOD (Transit Oriented Development)	Urban Village	Vacant
EAST	TOD (Transit Oriented Development)	Urban Village	Vacant

TOD WAIVERS: The applicant is aware of all TOD Code development criteria and has indicated that they will develop to such specifications unless otherwise specified within the attached Special Development Plan Standards. There are four areas that they are requesting waivers to the TOD Code:

1. **Masonry screening wall.** A masonry screening wall is required on the common property line between this development and the residential property to the north and west. The wall must be at least six feet in height.

The applicant proposes to eliminate the masonry wall due to costs. Replacing the wall with a wood fence requires approval by City Council as part of the special development plan. Birdville ISD received special development plan approval to install a wood fence between residential property on Mickey Street and the Smithfield Elementary School campus.

2. **Building setback from residential.** The required building setback from adjacent residential property to the north is 25 feet. The building provides a setback of 22 feet from the north property line. The applicant is requesting approval of the building location as proposed.
3. **Building architecture.** The conceptual building elevations satisfy the building architecture standards except for the following features. The applicant is requesting that the building elevations be approved as proposed, which would not include these features.
 - a. Minimum glazing. “For all new construction and renovation in the TOD Core zone, the street-level floor shall have transparent storefront windows covering no less than 65% of the façade area.” The building does not meet the

minimum glazing requirement of 65% of the street-facing façade or any other façade.

- b. Building entrance orientation. “Buildings shall be oriented toward the major street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.” The building entry is not oriented toward Davis Boulevard.
 - c. Architectural elements. “An expression line or equivalent architectural element shall delineate the base of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof.” The building does not have this element.
 - d. Building plate heights. “Building plate heights (floor to floor) shall be at least fifteen (15) feet in height.” The plate height of the building is twelve (12) feet.
4. **Building frontage**. Eighty percent (80%) of the property’s Davis Boulevard frontage must have building(s) built within the build-to-zone, which is an area located 20 to 85 feet from the property line. The proposed building has 45% building frontage within the build-to-zone.
 5. **Landscape standards on private property**. The applicant is requesting relief in the TOD Code’s requirements for private property landscaping and instead to follow Chapter 114 of the City Code for all internal site landscaping and the general conceptual landscape plans included as Exhibit C.
 6. **Monument sign**. Monument signs within the TOD Core are only allowed in the Arterial frontage landscape buffer along Davis Boulevard. The applicant is requesting approval to construct a monument sign internal to the site.

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a Special Development Plan for consideration of waivers to the Transit Oriented Development code. The Special Development Plan process is intended to provide applicants with flexibility in development standards to address specific market opportunities and/or contexts within the Transit Oriented Development district. In evaluating a Special Development Plan, the Planning and Zoning Commission and City Council must consider the extent to which the application meets the following:

- the goals and intent of transit oriented development in the city;
- provides an alternative "master plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- fits the adjoining context by providing appropriate transitions;
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit; and,
- does not hinder future opportunities for higher intensity transit oriented development.



CITY COUNCIL: The City Council will consider this request at the October 9, 2023, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC23-0081.