



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department   **DATE:** May 7, 2026  
**SUBJECT:** ZC26-0159 Public hearing and consideration of a request from Smithfield Station LLC for a special development plan for motorcycle sales at 7801 Brandi Place, being 1.47 acres described as Lot 1, Block 2, Barlough Addition.

**PRESENTER:** Cori Reaume, Director of Planning

### **SUMMARY:**

On behalf of Smithfield Station LLC, Avery Spraggins is requesting a special development plan to allow motorcycle sales on 1.47 acres located at 7801 Brandi Place.

### **GENERAL DESCRIPTION:**

The property is located at the northwest corner of Smithfield Road and Brandi Place, between Main Street and the TEXRail rail crossing. The property is currently developed with a 17,250-square-foot retail building and associated site improvements. The applicant proposes to lease approximately 5,000 square feet for a motorcycle showroom and sales business.

The property is located within the TOD Core character zone of the Smithfield Transit Oriented Development (TOD) District. This subzone provides the most opportunities for redevelopment and new development in the station area, with a mix of residential and non-residential uses permitted in a building scale of up to four stories in height. The site is located approximately 150 feet northwest of the TEXRail Smithfield Station.

Auto-related sales and/or service uses are not permitted within the TOD Core character zone. These types of uses include sales, service, or repair of automobiles, motorcycles, recreational vehicles, and other motor vehicles. These uses are considered incompatible with the purpose and intent of the TOD Core area and business uses permitted by right in the area. Since the TOD Core area expressly prohibits auto-related sales and/or service uses, approval of a Special Development Plan would be required to authorize the use.

The proposed conditions of approval for this special development plan are attached, which are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.



**Development Review Committee (DRC) Review**

The motorcycle showroom and sales land use does not fully align with the stated goals of the Transit Oriented Development (TOD) zoning district. The stated goals of the TOD are “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.” The Transit Oriented Development (TOD) district is intended to be a pedestrian-oriented, mixed-use urban village environment.

The proposed use is incompatible with other business and residential uses permitted by right in the area. The property is located approximately 150 feet northwest of the TEXRail Smithfield Station. Existing residences are located immediately west and southwest of the site. There are not any dealerships or showrooms for automobiles, motorcycles, or other vehicles in the Smithfield area or central areas of the city. Automobile dealerships are generally located only along NE Loop 820.

**Special Development Plans**

Special Development Plans are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan may only be approved by the City Council after a recommendation has been made by Planning and Zoning Commission. In evaluating a Special Development Plan, the Planning and Zoning Commission and City Council shall 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

**LAND USE PLAN & CURRENT ZONING:** This area is designated on the Land Use Plan and is 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.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Service and commercial uses



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
WEST	R-4-D (Duplex Residential)	Medium Density Residential	Duplex residences
SOUTH	TOD (Transit Oriented Development)	Urban Village	Offices
EAST	TOD (Transit Oriented Development)	Urban Village	Vacant (former Jamieson Fence Supply)

**PLAT STATUS:** The property is platted as Lot 1, Block 2, Barlough Addition.

**CITY COUNCIL:** The City Council will consider this request at the June 8, 2026, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Deny ZC26-0159.