



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 18, 2023
SUBJECT: Presentation by Architexas - Architecture, Planning and Historic Preservation, Inc., on historic Texas main street architecture and urban design.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

The Commission will hear a presentation by [Architexas](#) (see link for firm's website) about fundamentals of revitalized and recreated historic main streets through the review of architecture and urban design elements. The architecture firm provides a broad range of services encompassing architecture, planning and historic preservation.

At the May 4 meeting, City staff presented information about the regulating plan for the Smithfield Transit Oriented Development district, which includes an historic character zone centered around Main Street between Davis Boulevard and Smithfield Road. This character zone is intended to preserve existing historic buildings and resources and guide the design of new construction in the area. Within this area, the Commission is charged with review of changes to existing building facades and new buildings.

The following plans, resources and studies related to the Smithfield area are attached for reference.

- History of Smithfield. Pages related to the history of Smithfield from *The History of North Richland Hills: Where Families Live, Work, Worship and Play* by George N. Green. Published 1998 by the City of North Richland Hills.
- 1995 Smithfield Area Feasibility Study. This was the first Smithfield study initiated by the 1992 Comprehensive Plan recommendation to create a special district for the historic Smithfield area.
- 2003 Smithfield Conservation District. This document further refined the recommendations for the creation of a special district. By this time, commuter rail was being discussed. This document provides excellent commentary, direction, and guidance on the architectural design of new and restored buildings in Smithfield.
- 2009 NRH TOD Code Historic Building Guidelines. This is the 2009 codification of many of the recommendations of the 2003 study. The Commission, acting as the "Smithfield historic preservation commission," will use these specific standards when reviewing commercial building proposals.