

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 12, 2021

SUBJECT: SDP 2021-02, Ordinance No. 3684, Public hearing and consideration of a request from Revest LLC for a special development plan for industrial and light manufacturing uses at 6608 Davis Boulevard, being 1.317 acres described as Lot 1R, Block 1, Smithfield Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Revest LLC, Rick Figueroa is requesting approval of a special development plan (SDP) in the Smithfield Transit Oriented Development (TOD) district. The applicant proposes to develop a 13,900-square-foot building and outside storage areas for industrial and light manufacturing uses, including waivers to certain Transit Oriented Development zoning district standards. The property is located on the east side of Davis Boulevard and north of Main Street.

GENERAL DESCRIPTION:

The property is located between the CubeSmart Self Storage facility and the TEXRail right-of-way. The project is located within the "General Mixed Use" Character Zone of the Smithfield TOD District. This subzone is generally outside the immediate influence of the transit station, and is intended to permit a wide range of uses that includes retail, office, residential, and industrial activities.

A complete concept plan of the project is attached. The project includes the renovation of a 13,900-square-foot building and associated parking, installation of landscaping, construction of an 8-foot steel fence on the east property line, and a new drive approach and access drive on Davis Boulevard. The proposed renovations to the building include new exterior materials consisting of cast stone, wood plank, tile, and steel and metal paneling.

DRC REVIEW: The Development Review Committee (DRC) evaluated the proposal based on the design intent and standards for the Smithfield TOD area. In addition, the staff met with the applicant to discuss the project. The applicant is requesting several waivers to the TOD code standards, and a summary of those standards is detailed below.

	TOD Standard	Applicant Request
Land use	Light manufacturing and industrial uses limited to a maximum building footprint of 10,000 SF	Existing building with industrial uses: 13,900 SF
Building materials	75% masonry required per building façade	Use of steel and metal panels, wood paneling, and tile on building elevations
Parking	Required 1 space per 250 SF building area (56 spaces required)	One (1) space per 466 SF building area (29 spaces provided)
Outdoor storage	Prohibited in the TOD district	Proposed outside storage: 1,000 SF Material stacking height limited to eight (8) feet

LAND USE PLAN & CURRENT ZONING: This area is designated Urban Village 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. 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.

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a special development plan for consideration of modifications to the standards of the transit oriented development district. The special development plan process is intended to allow applicants development flexibility 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.



PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 1, 2021, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3684.