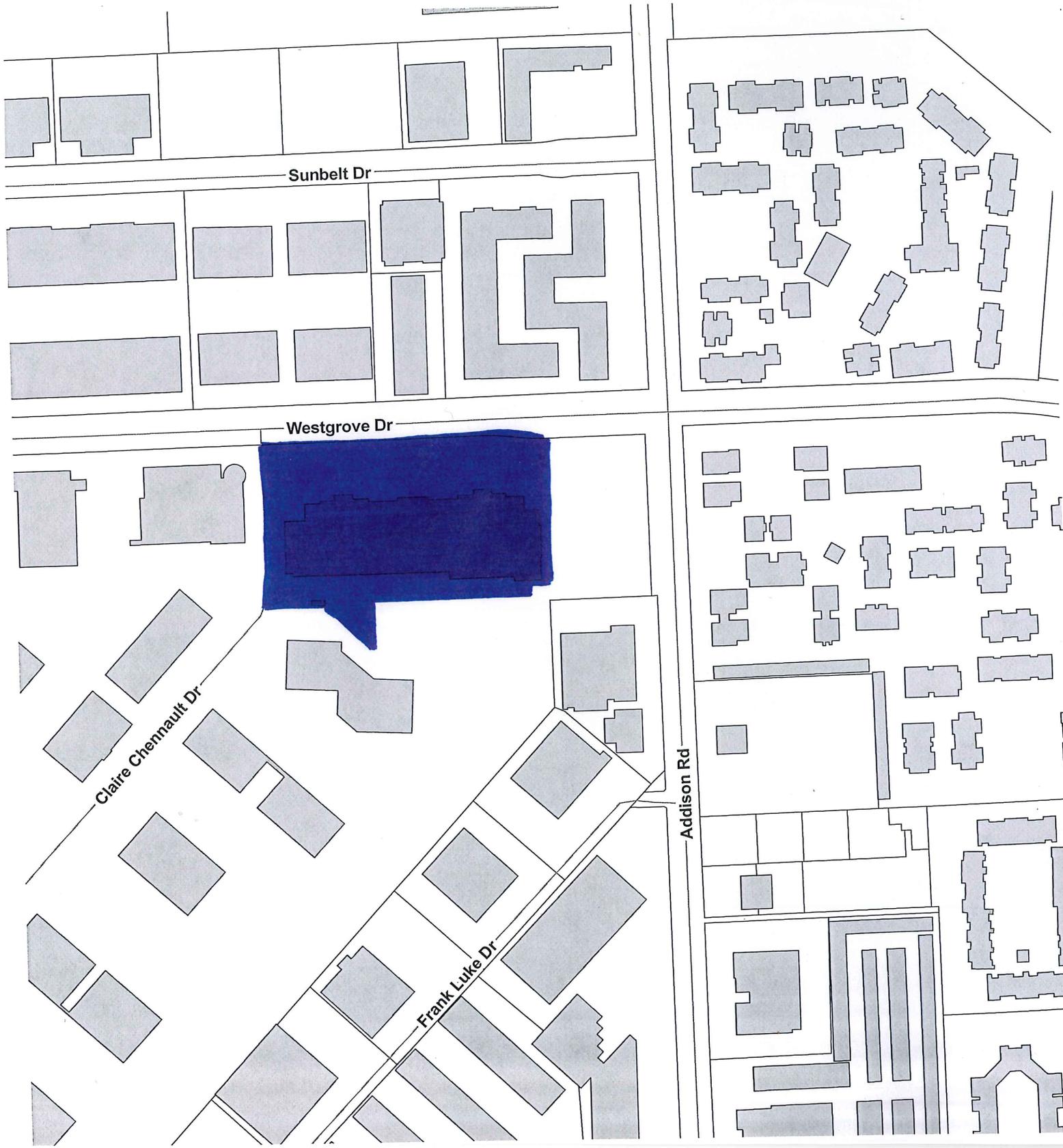


# 1692-Z

**PUBLIC HEARING** Case 1692-Z/Westgrove Air Plaza I. Public hearing, discussion and consideration of approval of an ordinance amending Planned Development Ordinance 85-083 in order to revise the approved development plans as to allow the existing brick to be replaced with a new facade, located at 4570 Westgrove Drive, on application from Guardian Texas Management, LLC, represented by Mr. Ron Corcoran.



April 18, 2014

STAFF REPORT

RE: Case 1692-Z/Westgrove Air Plaza

LOCATION: 4570 Westgrove Drive

REQUEST: Approval of an amendment to the previously approved Planned Development Zoning Ordinance (085-083) in order to provide for revised development plans as to modify the existing brick façade and by adding a tower as an architectural feature.

APPLICANT: Guardian Texas Management, LLC, represented by Mr. Ron Corcoran

DISCUSSION:

Background. Westgrove Air Plaza was approved as a Planned Development and was constructed in 1985. The building includes 31,945 square feet of hangar and 47,536 of office space. At the time, it was a very nice development and featured a weeping mortar brick façade and tile roofing. This architectural style is no longer popular and makes the center appear dated.

The applicant owns the building and has a ground lease from the Town for the site. They also owns the adjacent vacant site on the southwest corner of Addison Road and Westgrove Drive and intend to construct a smaller office/hanger building. This is an important corner face to the airport, and the Town and the applicant want to make sure that both developments are visually appealing and complement each other.

Proposed Plan. The applicant is proposing to chip off the existing weeping mortar, and to power wash and stain the brick. They have tested this on a small portion of the building and feel that it will greatly enhance the look of the development.

Additionally, they would like to add a small tower architectural feature to the corner of the building closest to Addison Road. This tower would be shorter than the current building and would be constructed from stucco and have tile roofing like the main

building. This tower would be constructed in an area that current provides 3 parking spots.

The interior of the building will also be remodeled, but that does work not require zoning approval.

Parking. Planned Development zoning districts give the P&Z and Council the flexibility to establish unique parking requirements. There are currently 149 spaces provided in accordance with the existing Planned Development's standards.

The applicant is requesting to remove 3 parking spaces for the tower. Additionally, 1 space will be removed on the southeast corner of the building to allow enough space for airplanes to taxi to and from the new hangar that will be constructed next door.

This will leave the site with 145 spaces. This center does not have a history of parking issues and Town and Airport staff feel that 145 spaces is sufficient for this use in this location.

Landscaping. The Parks Department has reviewed the existing landscaping as well as the proposed plans, and the applicant meets the requirements of the landscaping ordinance. It should be noted that there are currently three mature trees located between the tower and the existing building. These should not be damaged or removed during the construction process.

#### RECOMMENDATION:

Staff agrees that the center's façade is in need of improving. The plan that is being requested is a cost effective way to update the look and the addition of the tower feature will add visual interest to the site. Staff would recommend approval of amending the current Planned Development ordinance, subject to the following condition:

- A revised site plan should be submitted to reflect the location of the tower and the removal of existing parking spaces.
- The three existing mature trees located in the landscaping area on the north east corner of the building not be removed or damaged.

Respectfully submitted,

Charles Goff  
Assistant to the City Manager

## Land Use Analysis

### Attributes of Success Matrix

Westgrove Air Plaza, 4570 Westgrove Drive

1692-Z

| Attribute                   | Comment   | Score |
|-----------------------------|---|-------|
| Competitive                 | The current building is a successful office/hanger facility. These improvements will help the property demand higher rent rates.                                      |       |
| Safe                        | The project will be safe.   |       |
| Functional                  | The proposed development plan will be very functional.  |       |
| Visually Appealing          | The proposed improvements will enhance and update the aesthetics of the development.  |       |
| Supported with Amenities    | This site is on the corner of the airport and is not close to other attractive amenities. However, there are many businesses in that area that support aviation uses. |       |
| Environmentally Responsible | The site currently meets the landscape ordinance and is well maintained.  |       |
| Walkable                    | There is a side walk on the opposite side of Westgrove, however there is not really anywhere to walk to in this area.   |       |
| <b>Overall Assessment</b>   | <b>The proposed upgrades to the façade and the architectural element will add visual interest to the site that will improve this important corner of the airport.</b> |       |

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April 25, 2014

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 24, 2014, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located 4570 Westgrove Drive, which property is currently zoned PD, Planned Development for office/hangar use, through Ordinance 85-083, by amending the currently approved development plans as to modify the existing brick façade and by adding a tower as an architectural feature, subject to the following conditions:

- A revised site plan should be submitted to reflect the location of the tower and the removal of existing parking spaces.
- The mature trees located in the landscaping area on the corner of the building should not be removed or damaged.

Voting Aye: Groce, Hewitt, Hughes, Oliver, Smith, Wheeler

Voting Nay: none

Absent: Doherty