

# 1752-Z

**PUBLIC HEARING** Case 1752-Z/Fourteen555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14345 Dallas Parkway by amending Planned Development District Number O16-028 by revising the development standards relating to building height and approving development plans for an office development.

## LOCATION MAP





January 13, 2017

## STAFF REPORT

RE: Case 1752-Z/Fourteen555 Dallas Parkway

LOCATION: 14345 Dallas Parkway

REQUEST: Approval of an ordinance rezoning approximately 18.2 acres of land by amending Planned Development District O16-028 to revise the development standards and to approve development plans for an office development.

APPLICANT: Cawley Partners, represented by Mr. Mark Godfrey

### DISCUSSION:

Background: This site was previously the Ewing automotive dealership, but has been vacant for approximately 20 years. Following a number of recent developer inquiries for low-density office buildings, limited-service hotels, and self-storage facilities, the City Council directed staff to pursue rezoning the properties in a way that would reserve them for high-density office development. This is in keeping with the Comprehensive Plan and would make future development on this property consistent with other properties along the Tollway corridor. The Town subsequently approved rezoning these properties from Industrial-1 to a Planned Development (PD). This PD limits future development to office uses and establishes development standards.

The subject area consists of three properties that are bounded by the Princeton and Wellington office buildings to the north, Dallas Parkway and the Tollway to the east, the International Plaza office development to the south, and Oncor utilities and railroad corridor to the west.

Proposed Plan: Cawley Partners is an office developer that recently completed the Tollway Center office building in Addison. The developer has the main tract under contract and is proposing a two-phase office development, consisting of two 245,000 square foot six-story office buildings, a three-story amenity building known as “The Hub,” and two parking structures.

As part of the development plan, the applicant is offering to dedicate an easement along the northern edge of the property for the future extension of Landmark Boulevard to Dallas Parkway. This extension was proposed in the recently adopted Master Transportation Plan.

Additionally, Farmers Branch is working to extend a pedestrian trail system running parallel to the railroad tracks and Oncor power lines along the western edge of this property. The developer has agreed to grant the easements necessary for this trail.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved. That being said, it will be noted later in the report that there is an element of the development plans that does not comply with the zoning standards. The Town has full authority to determine whether or not the standards should be amended to accommodate that request.

The remainder of the staff report will address each section of the Planned Development ordinance and how the proposed plan complies.

**Uses:** The development plans show two office buildings, a mixture of surface and structured parking, and an amenity building that would include meeting space, a fitness center, and a café with dining space. **The proposed uses meet the standards in the ordinance.**

**Development Standards:** Development standards regulate the building setbacks and building heights. The development plan is in compliance with all development standards, except as noted below.

*Building Setbacks.* The Planned Development mirrors the Commercial-1 district standards requiring a front yard setback from Landmark Blvd and Dallas Parkway of 25 feet and no minimum side or rear yard setbacks. **The proposal meets the building setback requirements.**

*Height.* The ordinance requires a minimum building height of five stories and a maximum building height of twelve stories. The proposed office buildings are six stories each. The amenity center is only three stories. **With regards to the amenity center, the proposal does not meet the minimum building height. The applicant is requesting that the zoning requirements be narrowly amended to permit the three story amenity center while maintaining the current requirements for the primary structures.**

**Parking:** The Planned Development regulates both the number of spaces that the site must contain as well as what percentage must be provided in structured parking, as opposed to surface lots. The ordinance again mirrors the Commercial-1 standards for establishing required parking ratios. For office uses, this would require 1 space per 300 square feet. The chart below details the parking requirements and what will be provided in each phase of the development.

	Phase I			Phase II
	Office Building	Amenity Center	Phase I Total	Office Building
Square Footage	245,000	12,000	257,000	245,000
Spaces Required	817	40	857	817
Spaces Provided			1,193	1,166

**The proposal meets the general parking requirements in the ordinance.**

Additionally, the ordinance requires that 62.7% of the parking in Phase I and 65% of the combined parking after Phase II be provided in structured parking. The development plan indicates that 69.8% of the parking in Phase I and 69.9% of the combined parking after Phase II will be within a parking structure. **The proposal meets the structured parking requirements.**

**Exterior Appearance:** The Planned Development standards require that all structures be constructed of 80% masonry, which can include brick, stone, glass, and split face concrete masonry units. A maximum of three materials will be permitted per building. The office buildings and amenity center are shown to have a mixture of stucco and curtainwall glass in excess of 80% with additional metal accents. **Both office buildings and the amenity center comply with the masonry and material requirements.**

**Landscaping:** The landscaping on the site will need to comply with the Town's landscaping regulations, including the requirements for 20% site landscaping coverage, perimeter screening, and interior plantings. There is a small triangular parcel to the west of these properties that is platted separately, but would be under Cawley's ownership. The developer has requested that the Town allow that property to be included in the landscape calculation for this development. These sites function as one, therefore staff does not object to the request and will note this in the development plan approval ordinance. **With the inclusion of the adjacent parcel, the site complies with all landscaping regulations.**

**Screening of Mechanical Equipment and Service Areas:** For this Planned Development, mechanical equipment would be required to be roof-mounted and screened from view of all public areas. Loading, service, and trash storage areas will also need to be screened from view as well. Staff cannot determine whether screening is adequate at this time because equipment has not been designed and located. However, staff will check building permit plans to see that all mechanical equipment is screened. **The proposal will comply prior to the issuance of a building permit.**

**RECOMMENDATION: APPROVAL**

Staff believes that the proposed plan complies with the intent of the Planned Development Ordinance and the Comprehensive Plan. Staff has no objection to revising the building height requirement for the amenity center, as this is a minor, accessory use to the main buildings. Staff recommends approval of the request, subject to no conditions.

## Land Use Analysis

### Attributes of Success Matrix

Fourteen555 Dallas Parkway, 14345 Dallas Parkway

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Attribute	Comment	Score
Competitive	There is demand for additional office development in Addison. The location of this site should be attractive to potential office users.	
Safe	The project will be safe.	
Functional	The site plan is functional. Access to both Landmark and Dallas Parkway, as well as the deceleration lane into the property, will help with traffic flows.	
Visually Appealing	The building will be of a quality modern aesthetic and meets the Town's requirements regarding landscaping.	
Supported with Amenities	The plan contemplates several onsite amenities and is supported by the restaurants and hotels in the area.	
Environmentally Responsible	The applicant plans to include a number of sustainable design features in the building that will conserve energy.	
Walkable	The site itself is walkable and the sidewalks will be pulled away from the back of curb on Dallas Parkway. Sidewalks will be added to Landmark that tie into pedestrian trails.	
<b>Overall Assessment</b>	<b>The proposed plan is a quality office development that fits well with the adjacent office uses.</b>	



Case 1752-Z/Fourteen555 Dallas Parkway  
January 17, 2017

**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2017, voted to recommend approval of an ordinance rezoning the property located at 14345 Dallas Parkway by amending Planned Development District Number O16-028 by revising the development standards relating to building height and approving development plans for an office development, subject to no conditions.

Voting Aye: Braun, Griggs, Meleky, Morgan, Robinson, Schaeffer, Wheeler  
Voting Nay: none  
Absent: none

**SPEAKERS AT THE PUBLIC HEARING:**

For: none  
On: none  
Against: none