

1766-Z

PUBLIC HEARING Case 1766-Z/Fish Gallery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Rd., which property is currently zoned C-1, to a PD, Planned Development district, allowing all C-1 uses, plus manufacturing and assembly uses, and establishing modified development standards.

LOCATION MAP





December 15, 2017

STAFF REPORT

RE: Case 1766-Z/Fish Gallery
LOCATION: 15003 Inwood Road
REQUEST: Approval of an ordinance rezoning the property from C-1 (Commercial-1) to a PD (Planned Development), with modified development standards
APPLICANT: Roger Degregori

DISCUSSION:

Background: The property located at 15003 Inwood Road is currently a vacant one-story retail building of approximately 18,500 square feet, and was most recently occupied by Sigel's liquor store. The site is bordered by another single-story retail center to the south and a self-storage facility, consisting of several single-story buildings, to the north and west.

The site is zoned Comerccial-1, C-1, which allows for a variety of retail/showroom and office uses, but does not allow manufacturing or parts assembly.

The site was developed in 1983 and is required to abide by the zoning requirements in place at that time. The current landscaping regulations were approved in 2008, meaning that this site, as it is today, is exempted from these regulations. However, the regulations state that they become applicable at such time a property is rezoned, including to a Planned Development district.

Proposed Use: Fish Gallery is proposing to purchase this building and use a third of the space into retail/showroom and office space totaling approximately 6,300 square feet. Most of the building, 12,200 square feet, would be converted to manufacturing and aquarium assembly space, inclusive of a large oven for molding glass, a welding room, an acrylic sanding and polishing room, a build room with finishing tables, and a separate space with a variety of machinery.

Manufacturing and parts assembly uses are considered industrial type uses and are currently only allowed in the Town's three Industrial districts. Development standards in the Industrial district are typically lower than those in the Town's other zoning districts and are not in keeping with the Town's vision for this corridor. In working with the applicant, staff indicated that elevating the quality of development on this corridor was an important goal for the Town. Therefore, Fish Gallery is requesting to rezone the property to a Planned Development primarily to adjust the list of allowed uses to include manufacturing and parts assembly, as well as provide for modified standards.

Proposed Plan: The application is proposing to repurpose the existing single-story building for the proposed uses. The exterior facades of the building would be upgraded to add masonry. The site would also see increases in the amount of landscaping as well as the construction of sidewalks.

Additionally, the site plan shows the future alignment of an east/west street that would eventually connect Inwood Road to Beltway Drive.

Exterior Facades: The building is primarily constructed from concrete masonry units (CMU). The applicant is proposing to add brick over the CMU and a small percentage of Nichiha's Illumination fiber cement panels, made to look like wood, which would be a first time use for this type of product within the Town of Addison. However, several surrounding cities, such as Richardson and Farmers Branch, have already allowed the use of this material as part of their masonry requirement and have a very favorable outlook on the quality of this product.

Parking: The parking requirements for this Planned Development would mirror the general requirements found in the Commercial-1 district and Industrial-1 district for manufacturing uses. The uses being proposed would be parked at a retail ratio requiring 1 space per 200 square feet and a manufacturing ratio requiring 1 space per 1,000 square feet. Based on 6,300 square feet of proposed retail space, 32 parking spaces would be required, and based on 12,200 square feet of manufacturing space, 12 parking spaces would be required.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. Current requirements call for a 24-foot-wide fire lane. The submitted site plans show that such requirement will be met.

Landscaping: In addition to the proposed Landscape Plan, the applicant has submitted an interim plan that will govern until the future street connection is made along the southern portion of this property. Both plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The Landscape Ordinance requires that properties be brought up to current standards when they are rezoned, which calls for 20 percent of the entire

site to be landscaped, parking lot landscaping, and a 25-foot landscaping setback from the street. While not all requirements are met, staff believes that given the site constraints the provided landscape plans are adequate.

Comprehensive Plan: In 2016, the Town completed the Inwood Road Enhancement Zone Study. The findings of this study were ultimately adopted in 2017 as a Comprehensive Plan amendment, identifying goals of promoting higher density, diverse, mixed-use redevelopment with focus on pedestrian safety, walkability, and connectivity especially through additional east/west connections. In addition to these goals, the Plan describes “character districts” that were intended to guide future zoning decisions on land use and development standards.

This property falls within the Inwood District. According to the Plan, the permissible uses in the Inwood District include dining/retail, office, hotel or some mix of those uses. The Plan also calls for transitioning to multi-level buildings of 2-4 stories.

Based on the recent Comprehensive Plan amendment, staff has concerns with the proposed density and use, which do not comply with the Town’s vision for this area.

RECOMMENDATION: DENIAL

While this business would be appropriate (and welcomed) in the Town’s industrial districts, the Comprehensive Plan is very clear regarding the Town’s vision for this area. This plan does advance elements of the Comprehensive Plan such as improving pedestrian connectivity and beginning to establish an alignment for a future street connection between Beltway Drive and Inwood Road. These elements, however, are not unique to this proposal and would likely be required of any future rezoning of this property.

Due to the manufacturing/assembly component of this use, staff is recommending denial of this request. The Inwood character district was not intended to include industrial type uses such as manufacturing. Furthermore, the vision created in the Inwood Road Enhancement Zone was for larger scale, higher density development with a mix of uses. The proposed plan does not move this property towards that vision.

Should the Commission desire to approve this project, staff would propose that, given the Town’s vision for a more activated streetscape, the applicant revise the façade to include more glazing along the retail/showroom space of this building.

Land Use Analysis

Attributes of Success Matrix

Fish Gallery, 15003 Inwood Road

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Attribute	Comment	Score
Competitive	The proposed use would not enhance the long-term competitiveness of this property.	
Safe	The property will provide sidewalks to allow for safer pedestrian travel. Additionally, the building will be required to upgrade their fire suppression system.	
Functional	Based on the proposed site, landscape, drainage, and utility plans the project appears to be functional.	
Visually Appealing	While the facades meet the masonry requirements for the Town, the proposed design could be adjusted to provide additional visual appeal.	
Supported with Amenities	The site is not surrounded by many amenities.	
Environmentally Responsible	The plan meets the Town's landscaping requirements, but does not include other sustainable elements.	
Walkable	The proposed site and landscape plans meet the Master Transportation Plan requirements, but is not well connected to additional other uses.	
Overall Assessment	The proposed development does not represent the highest and best use of this site and does not comply with the Comprehensive Plan.	



Case 1766-Z/Fish Gallery

December 19, 2017

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 19, 2017, voted to recommend approval of an ordinance rezoning the property located at 15003 Inwood Rd, from Commercial-1 (C-1) to Planned Development (PD) to allow all C-1 uses, plus manufacturing and assembly uses, and establish modified development standards, subject to the following condition:

- The applicant shall dedicate the public road as shown on the site plan.
- The applicant shall increase the glazing on the South and East building elevations.

Voting Aye: Griggs, Groce, Meleky, Morgan, Robinson Schaeffer, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Art Kline, 1600 N. Collins Boulevard #1500, Richardson, TX 75080

On: none

Against: none