

# 1773-Z

**PUBLIC HEARING** Case 1773-Z/Western International Offices. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, directly to the east of Springhill Suites by Marriott, at the southeast corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O92-020, to a new PD in order to allow the development of a one story office building.

## LOCATION MAP



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March 15, 2018

## STAFF REPORT

RE: Case 1773-Z/Western International Offices

LOCATION: Southeast corner of Edwin Lewis Drive and Quorum Drive

REQUEST: Approval of an ordinance changing the zoning on the vacant parcel, directly to the east of Springhill Suites by Marriott, at the southeast corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. 092-020, to a new PD to allow the development of a one story, single tenant, office building

APPLICANT: Ron Smith, with Mayse and Associates Inc.

DISCUSSION:

Background: This 1.0193-acre vacant site was originally part of a Planned Development (PD) district, approved in 1992 through Ordinance No. 092-020 for a proposed big box retail development. Subsequently, portions of the larger site were carved out, rezoned and developed as the Springhill Suites by Marriott, Hyatt House Addison and Arthur's Prime Steaks and Seafood restaurant. These actions left the remaining site vacant with zoning requirements that can no longer be met.

Western International, a Dallas-based developer, owner and manager of Marriott and Hilton franchised hotels, intends to develop the site for their corporate headquarters. Given the limitations of the existing PD, such action requires rezoning.

Recently, the Town has emphasized extending Addison Circle south toward Belt Line Road. The Town developed the Quorum Art Walk Concept which calls for increased pedestrian connections and amenities along Quorum from Addison Circle through the South Quorum Area. In recent development requests, the Town worked with property owners along this corridor to follow the Urban Center (UC) zoning standards and to require streetscape improvements in accordance

with the new Master Transportation Plan. This is most notably seen in the 2017 approval of the AMLI residential development, located across Quorum Drive from this property.

Proposed Plan: The applicant is proposing a one story, single-tenant, 20,050 square-foot office building with surface parking and below-grade parking. The square footage includes an area adjacent to the below-grade parking that would serve as space for future growth as needed.

As noted above, staff and the applicant have approached this project as an extension of Addison Circle. A new Planned Development district is being proposed based, in part, on the Urban Center zoning district standards as well as the streetscape standards established in the Master Transportation Plan. The remainder of this report will note how the proposed development does and does not follow these requirements.

Building Height: Urban Center standards state that all buildings must be at least 40 feet in height. This was intended to require multi-story structures. The proposed building is a single-story office building sitting on top of a mostly below-grade parking structure. The building would sit approximately 5 feet above grade to accommodate the parking underneath. The main parapet would extend 34 feet above grade with a tower structure on the southeast corner of the building extending to 40.5 feet.

Staff believes that the proposed height is reasonable for this property given its relatively small size.

Building Setback: The Urban Center standards typically require that buildings be set back 10 feet from the edge of the sidewalk. For AMLI, the Town kept the 10-foot requirement for Quorum Drive, but allowed the setback along Edwin Lewis to be as little as 2 feet. Staff is proposing to mirror the AMLI requirements for this property. The site plan shows the building to be setback 10 feet from Quorum Drive and 2 feet from Edwin Lewis Drive.

Additionally, the Urban Center requirements have allowed for patios and overhangs to extend beyond the setback requirement up to the edge of the sidewalk. The proposed plans show a patio at the northeast corner of the building extending 6 feet on both the Quorum and Edwin Lewis frontages. The patio along Quorum Drive is consistent with what has been approved for other structures under the Urban Center requirement. Along Edwin Lewis, however, the building is only setback 2 feet from the edge of the sidewalk. The proposed patio extends into what would typically be part of the sidewalk. To account for this, the applicant is proposing to reroute the sidewalk. In staff's opinion, this is problematic and will be discussed in more detail below.

Building Elevations: Urban Center standards require all exterior building facades fronting or visible from public streets to be a minimum of 90% brick. Staff has noted this requirement through plan review comments, as well as several discussions with the applicant. The applicant has expressed the desire to have a building constructed mainly of leuders stone. The proposed façade plans provide 92-95% leuders stone per building facade. This does not meet the requirements of the UC district.



The Town has provided some flexibility to this requirement in the past allowing for additional accent materials. AMLI and Meridian Square, for example, were allowed to include stone bands. These buildings, however, remain predominately brick. If the Town's desire is to establish this area as an extension of Addison Circle, staff believes that it is important that future development along the corridor emphasize architectural consistency so that people will feel as if they are part of Addison Circle in the future.

Parking: The Urban Center standards require that one parking space be provided per 300 square feet of office use. Based on the proposed building area of 20,050 square feet, the applicant is required to provide 67 parking spaces. The plan provides a total of 63 new parking spaces, with 38 spaces in the below-grade parking structure, 15 spaces in the surface parking lot, and 10 spaces within the public right-of-way as on-street parking along Quorum Drive and Edwin Lewis Drive. Additionally, the Urban Center standards allow for on-street parking within 300 feet of a use to count toward parking requirements. Given, the on-street parking being added as part of the AMLI project, there is sufficient parking to meet the demand for this building.

Landscaping: The landscape plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The plans show that the developer is proposing to mimic the requirements found in the UC zoning district for Addison Circle along Quorum Drive and Edwin Lewis Drive with street trees in planting beds and a 10-foot minimum front yard with landscaping along Quorum Drive.

Streetscapes: In 2014, the Town developed a conceptual plan to enhance the pedestrian experience between Addison Circle and the office buildings south of Belt Line Road. The Quorum Art Walk focused on improving Quorum Drive with wider sidewalks and pedestrian lighting, moving to a more urban design standard with street trees and smaller building setbacks, providing east/west trails to get pedestrians to Quorum, and providing spaces for enhanced bus shelters and public art. The concepts were included in the recently adopted Master Transportation Plan (MTP).

The MTP established streetscape standards for the various street types. Quorum Drive is a Minor Arterials and Edwin Lewis Drive is a Commercial Collector. The applicant is proposing to construct Quorum and Edwin Lewis to the Urban Pedestrian standard which includes on-street parking, landscape beds with street trees and an 8-foot-wide sidewalk.

To accomplish this, the applicant and staff are proposing to eliminate the deceleration lane at the entrance of the property along Quorum Drive. The Engineering Department conducted a review of the trip generation of the existing and proposed uses and determined that the lane was not necessary to meet Town design standards.

As noted above, the applicant is proposing a patio at the northeast corner of the building. The patio will extend into the typical alignment of the sidewalk along Edwin Lewis Drive. The applicant has proposed pushing the pedestrian path closer to the street. This is problematic for a variety of reasons and should be avoided, if possible. The intent of the Town's standards is to create a uniform public realm, while pushing the pedestrian path closer to the street introduces an atypical

design at a prominent corner. Second, because of the corner and the required accessible crosswalk ramps, the flat portion of the sidewalk narrows to 5.5 feet adjacent to the Edwin Lewis crossing ramp and 4 feet adjacent to the Quorum crossing ramp. This is inconsistent with the intent of the pedestrian standards contemplated in the Master Transportation Plan and, depending on the design, could cause trip hazards. Furthermore, shifting the sidewalk does not align with the pedestrian improvements AMLI is providing across Quorum Drive.

Lastly, the applicant introduced a transformer on the most recent submittal at the northwest corner of the property. Should the streetscape ever be extended further west, the transformer will block the typical path of the sidewalk. An alternative location should be found. Staff has discussed the possibility of moving the retaining wall and losing the three parking spaces at the bottom of the ramp to the below-grade parking. This would provide a location for the transformer that would not obstruct pedestrian traffic with minimal impact to parking. With the public on-street parking in the area, this would not affect compliance with parking requirements.

#### RECOMMENDATION: **CONDITIONAL APPROVAL**

The submitted plans for this development for the most part reflect the Urban Center (UC) zoning district standards. Ideally, the district calls for larger more dense development. That being said, given this site's size limitations, physical constraints, existing utility locations, and the applicant's efforts toward providing enhanced landscape and hardscape, Staff recommends approval of the proposed Planned Development district, subject to the following conditions.

- The façade plan be revised to comply with the 90% brick requirement of the Urban Center district
- The patio be decreased fronting Edwin Lewis Drive by at least 4 feet so as to provide a straight 8-foot-wide pedestrian path
- The transformer be relocated out of the public sidewalk
- The property be replatted to dedicate the areas adjacent to the property as either public right-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights



Case 1773-Z/Western International Offices  
March 20, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 20, 2018, voted to recommend approval of an ordinance changing the zoning on the vacant parcel, directly to the east of Springhill Suites by Marriott, at the southeast corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O92-020, by approving a new PD in order to allow the development of a one story single-tenant office building subject to the following conditions:

- The patio be decreased fronting Edwin Lewis Drive by at least 4 feet so as to provide a straight 8-foot-wide pedestrian path
- The transformer be relocated out of the public sidewalk onto the area currently proposed as three parking spaces at the bottom of the garage ramp
- The property be replatted to dedicate the areas adjacent to the property as either public right-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights

Voting Aye: Dougan, Groce, Meleky, Resnik, Souers, Wheeler

Voting Nay: Quintanilla

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none