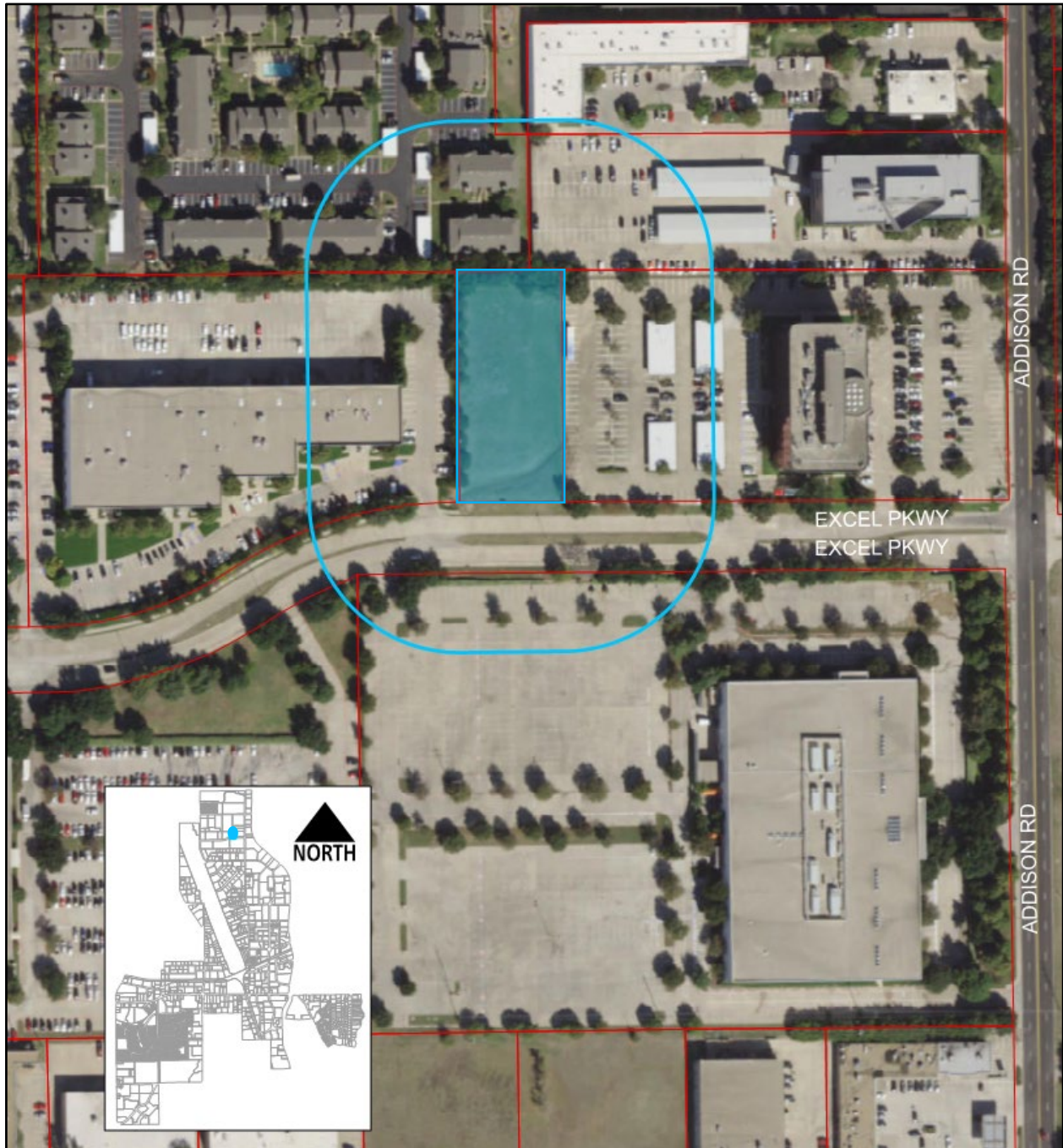


1795-Z

PUBLIC HEARING Case 1795-Z/BGO Architects. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4595 Excel Parkway, which property is currently zoned Planned Development (PD) through Ordinance 595, as amended by Ordinance 004-043, by approving a new PD district.

LOCATION MAP



**INFRASTRUCTURE &
DEVELOPMENT SERVICES**

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May 16, 2019

STAFF REPORT

RE: Case 1795-Z/BGO Architects

LOCATION: 4595 Excel Parkway

REQUEST: Approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance 595, as amended by Ordinance 004-043, to a new PD district in order to permit development of a new two-story, 12,754 square-foot office building.

APPLICANT: Erik Earnshaw, HEDK Real Estate, LLC

DISCUSSION:

Background: This .98 acre vacant site was originally part of a Planned Development (PD) district through Ordinance 595, as amended by Ordinance 004-043, which provided development plan approval for an 11,760 square-foot office/warehouse building, but never came to fruition.

BGO Architects is a Dallas-based architecture firm currently leasing office space in Addison. The company recently purchased this vacant site and would like to develop it as their office headquarters. Given the existing site is governed by the previously approved development plans, such action requires a rezoning.

Proposed Plan: The applicant is proposing to develop a new two-story, 12,754 square-foot office building with surface parking.

A new Planned Development district is being proposed based, in part, the Commercial-1 (C-1) zoning district standards as well as the streetscape standards established in the Master Transportation Plan (MTP). The remainder of this report will note how the proposed development does and does not follow these requirements.

Building Height: The C-1 district standards require that no structure exceed 6 stories in height. The proposed building is 2 stories tall, with a maximum building height reaching 29 feet 2 inches.

Building Setback: The C-1 district standards require a minimum front yard of 25 feet and a minimum rear yard of 10 feet measured from the property line. No side yards are required. The

proposed building meets these requirements by providing a 25-foot front yard and a 10-foot rear yard.

Building Elevations: The C-1 district standards require at least 80 percent of the exterior walls of all structures to be of masonry construction and all facades visible from a public street to be of brick or stone construction. The building is proposed to be constructed of stone, brick, and metal paneling with the following breakdowns: South façade, 72% metal panel and 28% brick; East façade, 22% metal panel and 77% brick or stone; North façade, 100% brick, and West façade 11% metal panel and 89% brick or stone. While this does not meet the district requirements, staff believes that the proposed materials meet the intent of providing quality construction while allowing design flexibility and visual interest.

Parking: The parking requirement ratio for an office use is 1 parking space per 300 square feet. The site shows a total of 58 parking spaces, of which 50 parking spaces comply with the zoning minimum requirement of 8.5 feet by 17 feet, and an additional 8 compact spaces. The proposed 12,754 square-foot building would require 43 parking spaces.

Landscaping: The landscape plans have been reviewed by the Parks Department and are in compliance with the Town's Landscape Ordinance.

Streetscape: The recently adopted MTP established streetscape standards for the various street types throughout the Town. Excel Parkway is a Minor Arterial which requires a 6-foot sidewalk and 5-foot buffer. The proposed development plans meet this requirement.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. The submitted site plans show all requirements will be met.

RECOMMENDATION: **APPROVAL**

The site's small size significantly limits its development potential, which is why it has remained vacant all these years. BGO Architects is a current Addison-based company that is interested in establishing roots and creating their permanent home in Addison, which is why they have chosen this site.

The submitted plans for this proposed development reflect the Commercial-1 (C-1) zoning district with the exception of the construction materials requirement. However, given the quality of the proposed materials and the unique design of the building, staff believes that the proposed construction materials are sufficient.

Staff recommends approval of the request, subject to no conditions.



Case 1795-Z/BGO Architects

May 21, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 21, 2019, voted to recommend approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance 595, as amended by Ordinance 004-043, to a new PD district in order to permit development of a new two-story, 12,754 square-foot office building subject to no conditions.

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

Voting Nay: none

Absent: Catalani

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none