

**4551 Beltway Drive –
Request to Rezone from
Local Retail (LR) to
Commercial-1 (C-1)
(1830-Z)**

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic element on the right side of the slide, which includes a white diagonal line and a grey triangle in the top right corner.

Case 1830-Z 4551 Beltway Drive

LOCATION:

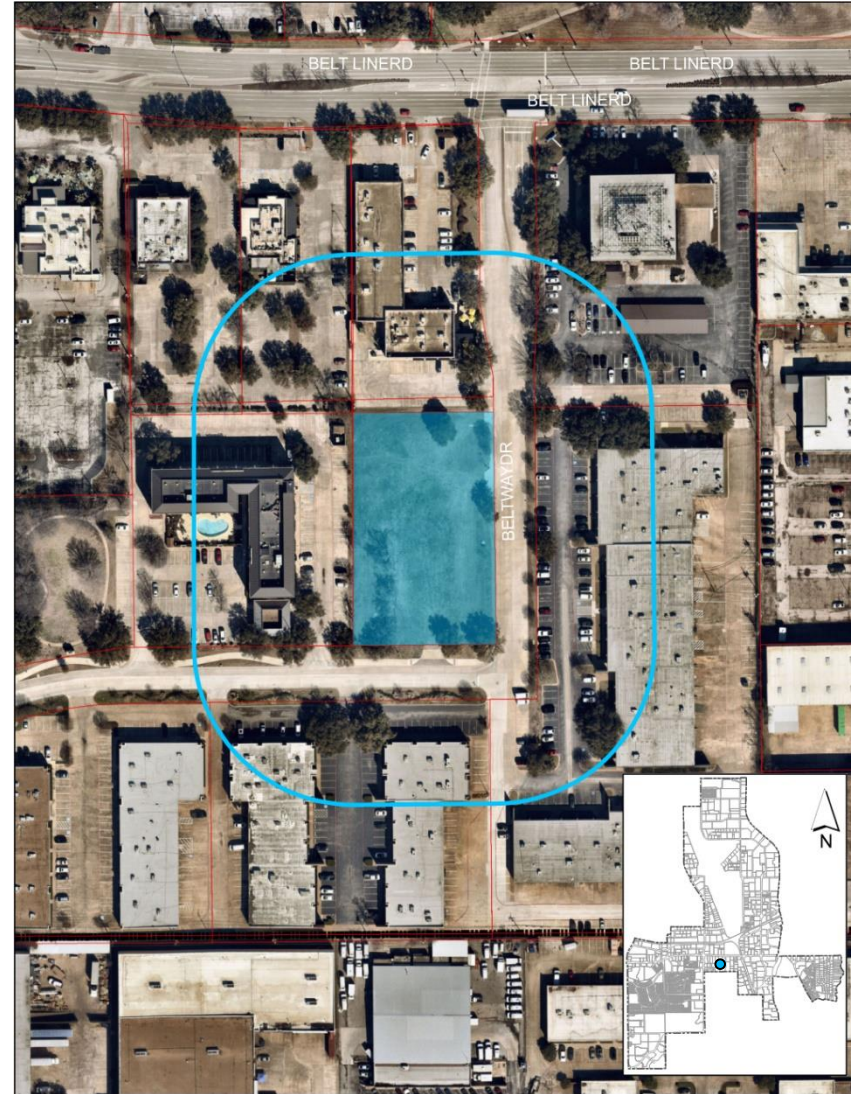
4551 Beltway Drive.

REQUEST:

Approval of a request to rezone a 1.17-acre property located at 4551 Beltway Drive, from Local Retail (LR) to Commercial-1 (C-1) District.

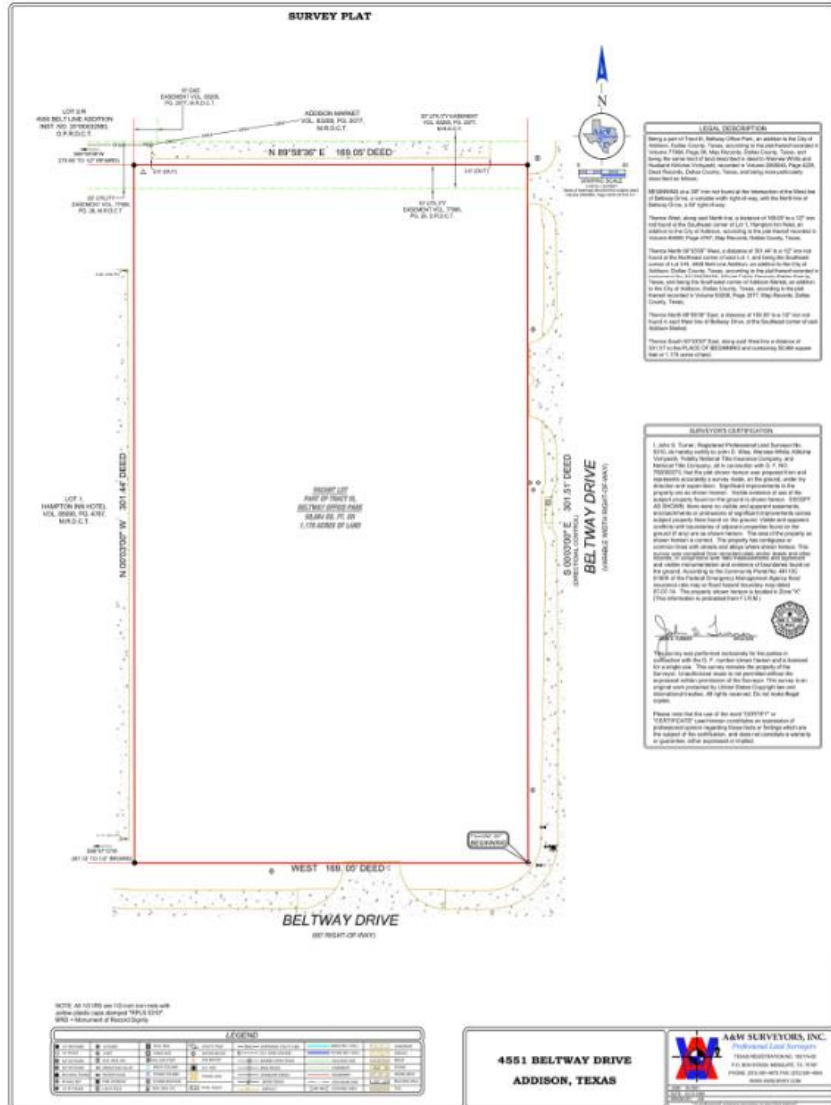
ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed C-1 zoning designation for the 1.17-acre subject property.



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ADDISON



PROJECT HISTORY:

1995 – SUP was approved for restaurant use/alcohol sales; Property also had previous CO approval for office use

2006/07 – All improvements on the site were demolished

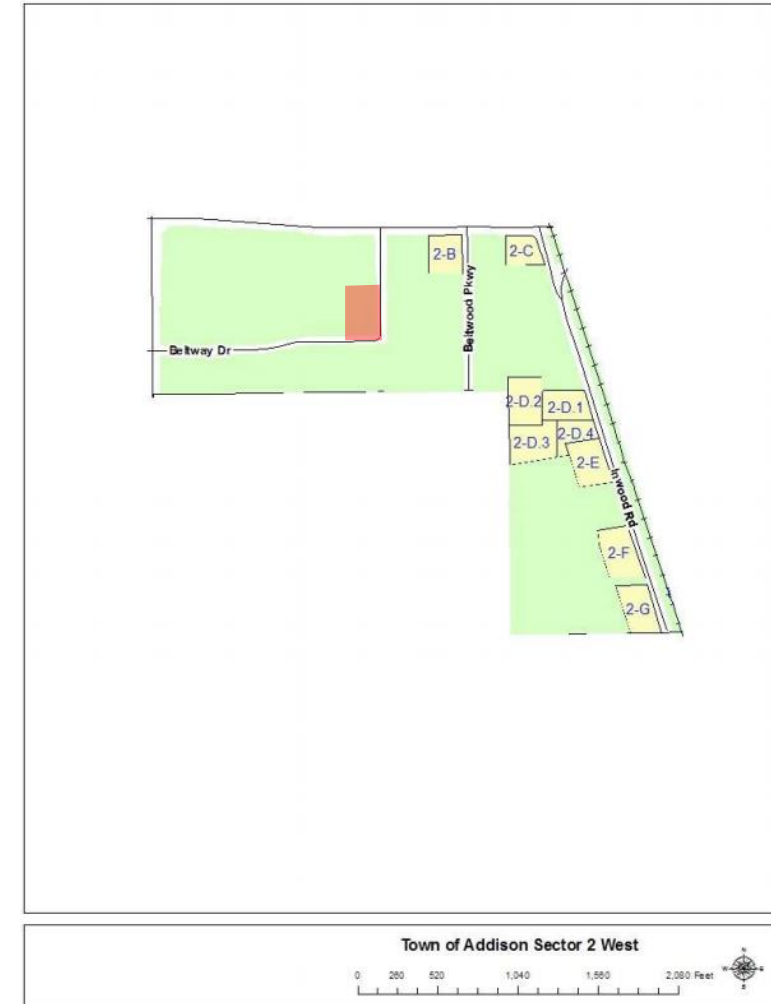
Present – Lot is currently vacant, and a speculative medical office building concept plan was submitted for concurrent review

Concept Plan was conditionally approved by P & Z, pending City Council action on this rezoning request

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Compliance with the Town's Comprehensive Plan:

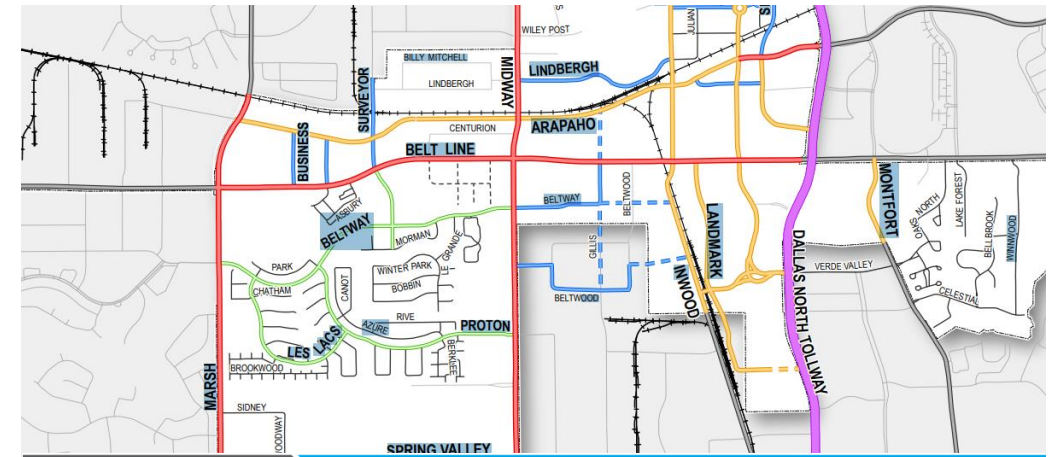
- Attributes of Success Future Land Use Analysis is silent on this property – Analysis for Sector 2 West focused on the Inwood Corridor and the Belt Line frontage
- Proposed rezoning to Commercial-1 would improve the viability of this property for the following Attributes of Success:
 - Competitive
 - Functional
- This site lacks the visibility, access, and amenities to best support conventional retail/restaurant use
- Allowing a broader mix of compatible nonresidential uses – such as medical office – enhances these attributes



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Compatibility with the Master Transportation Plan:

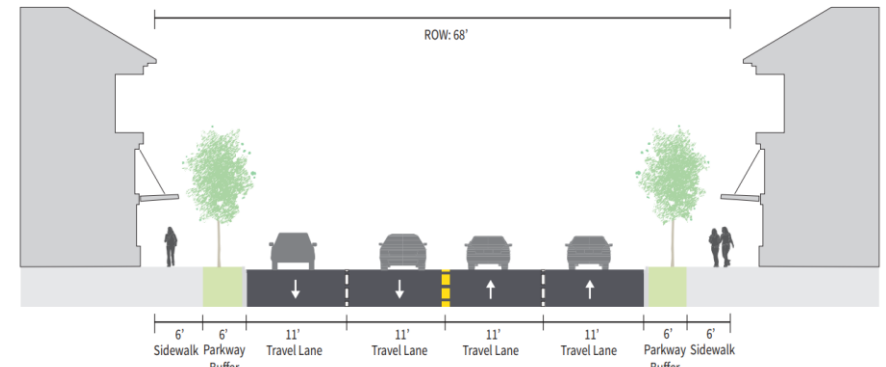
- Beltway Drive is designated as a Commercial Collector Street in the Master Transportation Plan
- Sufficient capacity is provided by this street designation for this zoning designation
- Right-of-Way needs to be evaluated with civil site design and replat



LEGEND

| Functional Classification | Color/Line Style | Category |
|-----------------------------------|------------------------|---------------------------|
| Minor Arterial | Solid Yellow | Functional Classification |
| Future Minor Arterial | Dashed Yellow | Future Classification |
| Commercial Collector | Solid Blue | Functional Classification |
| Principal Arterial | Solid Red | Functional Classification |
| Future Commercial Collector | Dashed Blue | Future Classification |
| Residential Collector | Solid Green | Functional Classification |
| Residential Local | Solid Grey | Functional Classification |
| Future Residential Local | Dashed Grey | Future Classification |
| Local | Solid White | Functional Classification |
| Major Roadway Outside Addison | Thick Solid Grey | Functional Classification |
| Future Connection Outside Addison | Dashed Grey | Future Classification |
| Rail Lines | Black with cross-ticks | Functional Classification |

TYPICAL

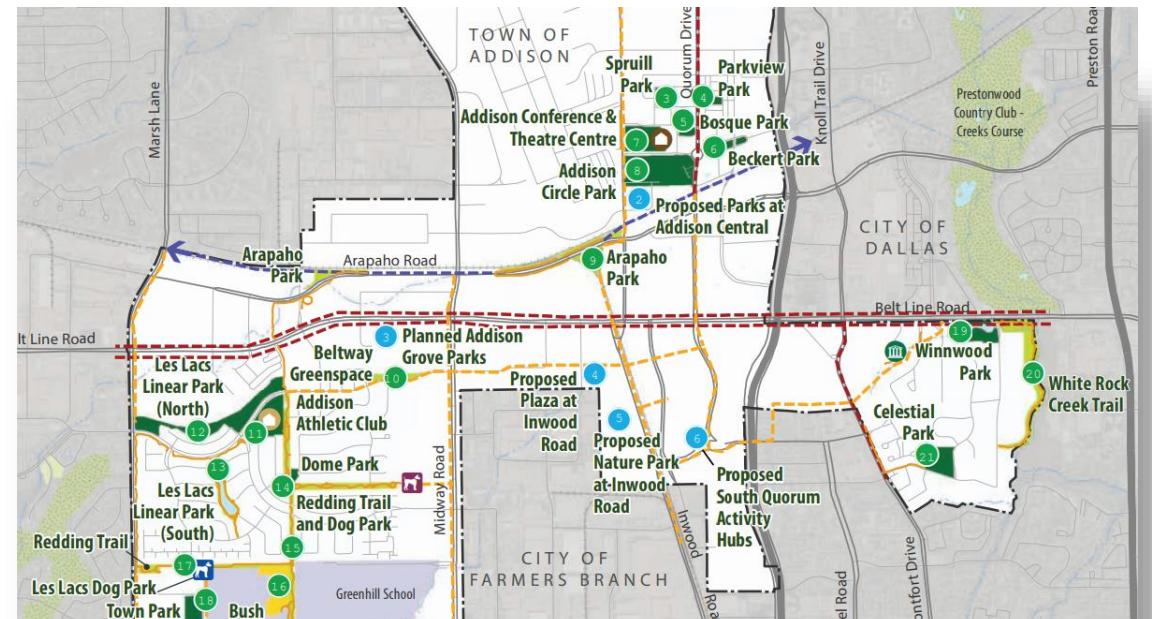


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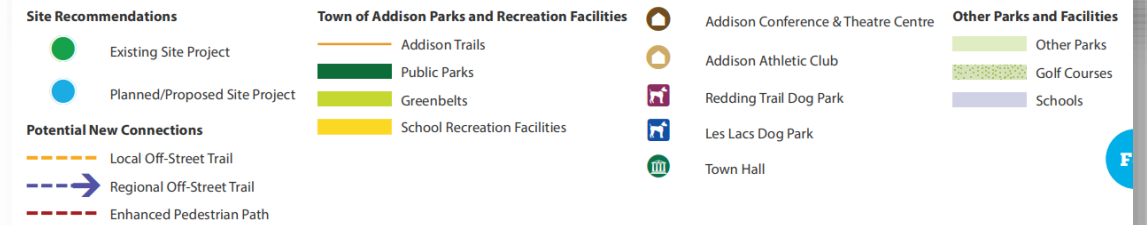


Compatibility with the Parks, Recreation, and Open Space Master Plan:

- No parks envisioned for the subject property
- Local off-street trail is depicted for Beltway Drive



F-2 Proposed Parks and Recreation System



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Compatibility with the Trail Master Plan:

- Bike Boulevard envisioned for Beltway Drive
- Wide sidewalk with buffer provided with proposed concept plan

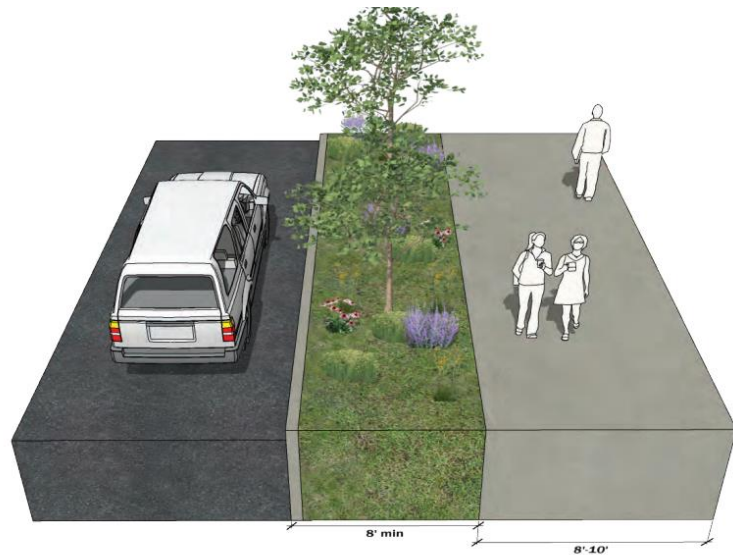
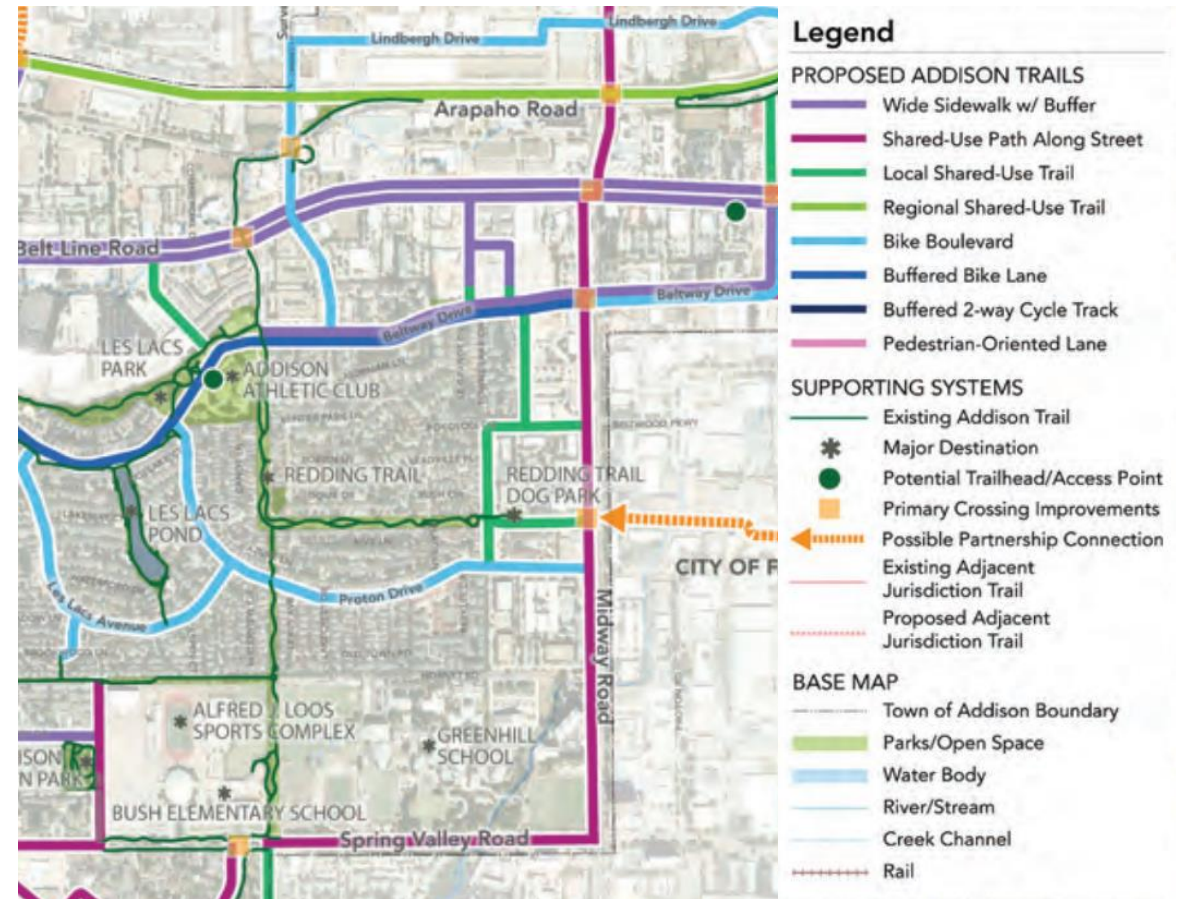


Figure 4-1: Wide Sidewalk with Buffer Typology



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Compatibility with Adjacent Land Uses:

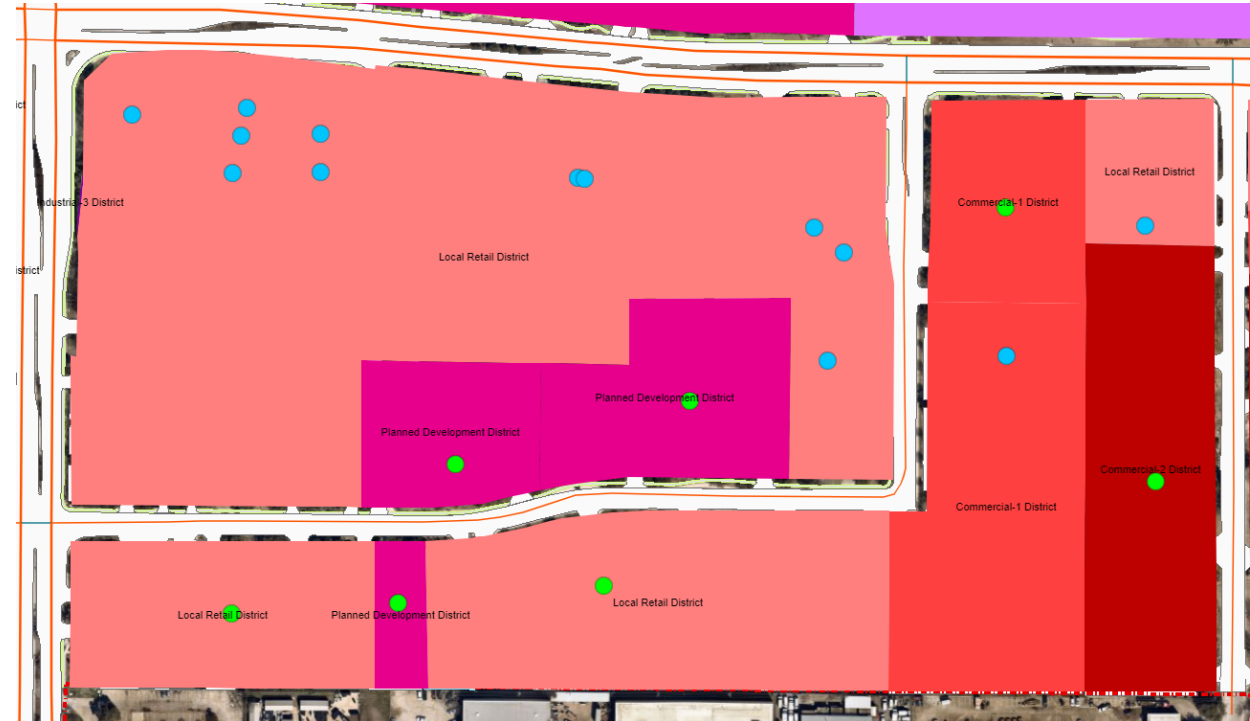
- Surrounded by office, office/showroom, hotel, service, and restaurant uses
- Uses permitted in the C-1 zoning district are compatible with the existing land use pattern



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Compatibility with Adjacent Zoning:

- Surrounded by Local Retail, Commercial-1, and PD zoning
- Uses permitted in the C-1 zoning district are compatible with the surrounding zoning

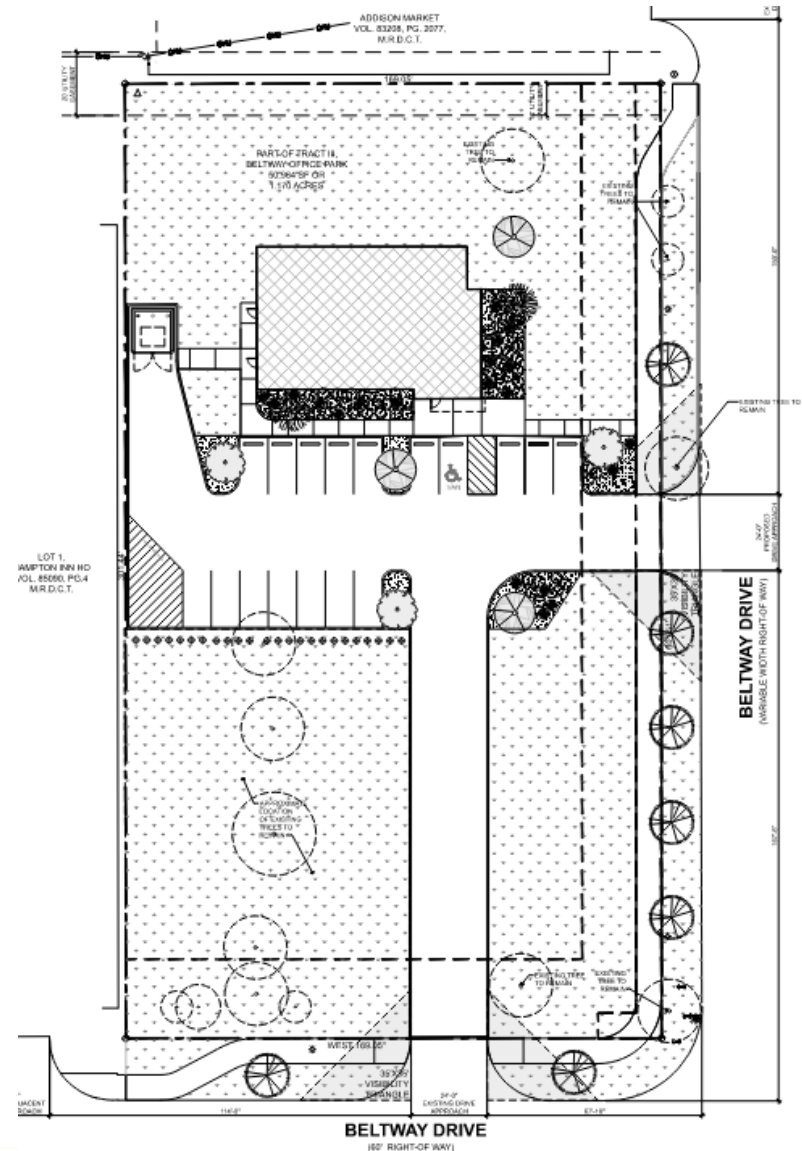


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Conditionally Approved Concept Plan:

SITE DATA SUMMARY TABLE

| | |
|---|--|
| ZONING..... | C-1, COMMERCIAL 1 DISTRICT |
| USE..... | MEDICAL OFFICE |
| LOT AREA..... | 50,964 S.F. OR 1.170 ACRES |
| ALLOWED BUILDING HEIGHT..... | 6 STORIES |
| FRONT YARD SETBACK..... | 25' FROM PROPERTY LINE |
| SIDE/REAR SETBACK..... | NONE UNLESS ABUTTING AN APARTMENT DISTRICT |
| PROPOSED BUILDING INFORMATION: | |
| STORIES..... | 1 STORIES |
| TOTAL SQUARE FOOTAGE..... | 3,200 S.F. |
| PARKING PER USE..... | (1 SPACE/ 200 SF) = 16 SPACE REQ'D |
| PARKING PROVIDED..... | 16 SPACES + 1 H.C. SPACE = 17 SPACES |
| ACCESSIBLE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS | |



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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 9.

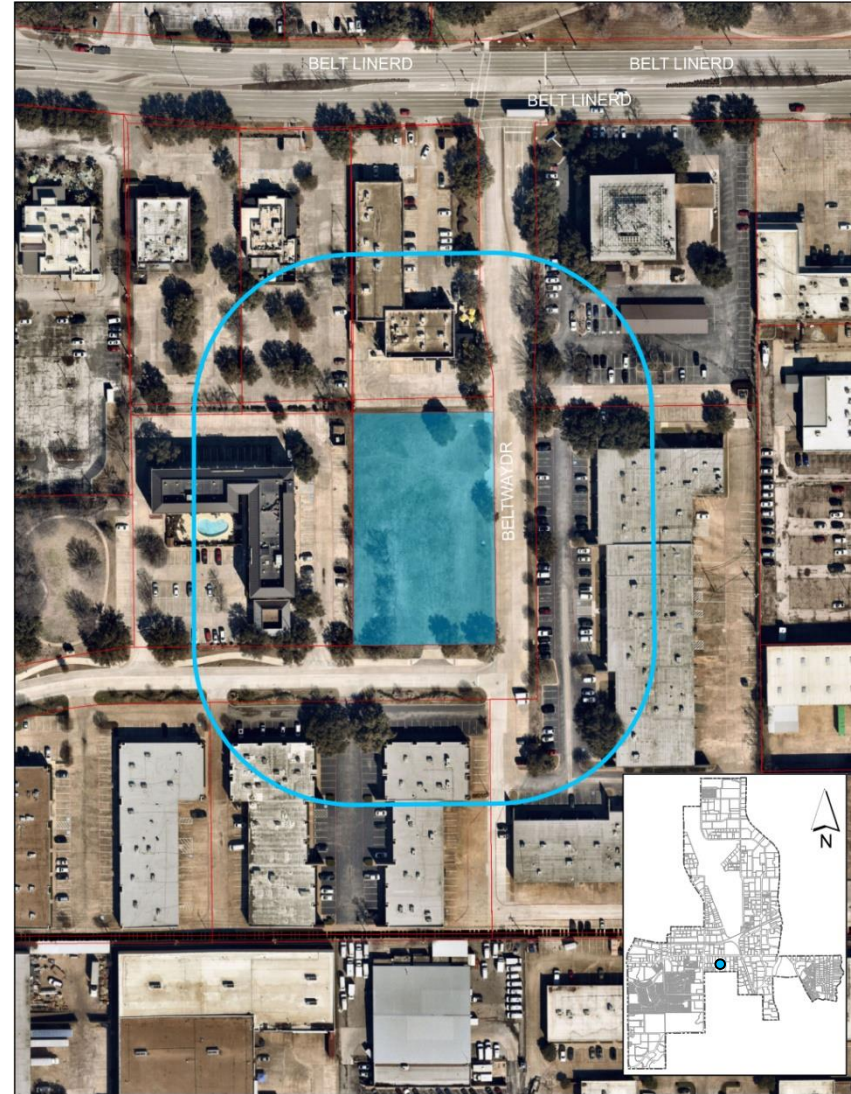
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0



RECOMMENDATION:

Staff recommends **approval of the request and the repeal of SUP Ordinance 095-021.**

- The Commercial-1 district is compatible and complimentary to the surrounding land use pattern and zoning framework
- Request complies with all Town policies and would be supported by existing and planned infrastructure improvements in this area.