



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager **DATE:** September 10, 2018

**SUBJECT:** ZC 2018-17, Ordinance No. 3534, Public hearing and consideration of a request from Baird, Hampton & Brown for a zoning change from C-1 Commercial to NR-PD Nonresidential Planned Development at 8124 Boulevard 26, being 0.42 acres described as Lot 2, Block H, Richland Oaks Addition.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of Marcus Cable Associates LLC, Baird, Hampton & Brown is requesting a zoning change from C-1 Commercial to NR-PD Non-Residential Planned Development on 0.42 acres located at 8124 Boulevard 26.

### **GENERAL DESCRIPTION:**

The 18,080-square-foot site under consideration is located on the southeast side of Boulevard 26, between Wyoming Trail and Eldorado Drive and adjacent to Risky's Barbeque. The site is developed as a data hub/equipment shelter building for Marcus Cable. The site has been in use since approximately 1998.

A complete site plan package for the proposed building is attached. During Development Review Committee (DRC) review of the site plan, it was noted that several design and development standards would apply to the site due to the extent of the proposed construction. The existing building is approximately 712 square feet in area. The owner proposes to expand the building by 720 square feet, which would result in a total building area of 1,432 square feet.

The zoning ordinance and other city codes provide thresholds based on building improvement value or expansions for determining the applicability of certain design and development standards for existing buildings. Based on the increase in floor area of the building (101%), compliance with the following standards are required as part of the improvements to the property.

STANDARD	VALUE	FLOOR AREA
Outdoor lighting Sec. 118-728	50% of current TAD appraised value of the improvement	Addition that increase the floor area by 30% or more
Nonresidential construction Sec. 118-691	75% of current TAD appraised value of the improvement	
Landscaping Sec. 114-71		

Based on the nature of the use, the owner submitted an application to rezone the property to a Nonresidential Planned Development (NR-PD) in order to seek waivers of these requirements and allow the construction as proposed.

The application for rezoning to the NR-PD district provides an opportunity to consider modifications to specific site development and building design standards for the site. These items are described in more detail below. All other development standards have been satisfied.

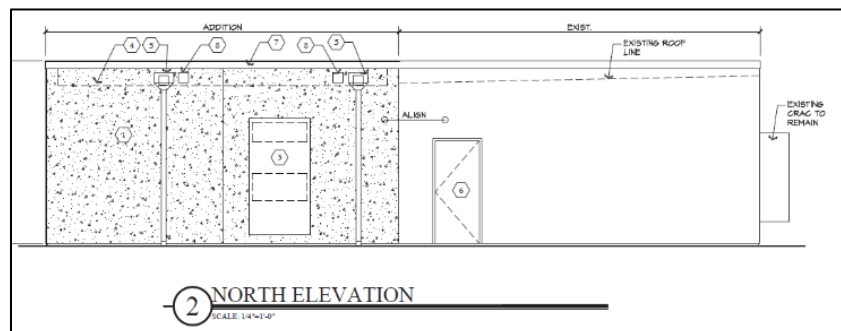
### ***Outdoor lighting***

The photometric plan included in the site plan indicates the proposed improvements are compliant with the outdoor lighting standards. Any existing non-conforming luminaires on the building must be replaced with conforming fixtures.

### ***Building design***

The proposed building design does not technically conform to the architectural standards contained in the zoning ordinance. The DRC acknowledges that the proposed design is consistent with the building style of similar types of facilities. However, given the building's prominent location on Boulevard 26 and the increase in size of the structure, the appearance of the building could be modified to bring it closer to compliance with the design standards.

These standards include building materials, articulation, ornamentation, and conservation standards. Design options provided as part of the review include adding a brick or stone veneer that includes faux window patterns and a tri-partite appearance, variation in the roofline, and awnings over entry doors. As part of the planned development request, the applicant is requesting approval of the proposed design, which would allow the addition to the building to match the existing structure.





### ***Landscaping***

Since the building is primarily unoccupied, the landscape plan included with the site plan proposes an alternative design for the property. The design includes drought-tolerant plants adjacent to the front of the building addition, including eight Texas Sage shrubs and two Desert Willow ornamental trees. However, the plan does not include screening shrubs adjacent to Boulevard 26.

A masonry screening wall is already constructed on the rear property line adjacent to residential uses. The three trees required in the buffer yard setback would be planted as part of the site improvements. The applicant is requesting approval of the alternative plan as part of the planned development.

### ***DRC recommendation***

The Development Review Committee recommendation to the Planning and Zoning Commission was for denial of the zoning change. The recommendation was based on prior direction provided from Planning and Zoning Commission and City Council regarding the appearance of major roadway corridors within the city. The proposed expansion of the building would double the size of the structure. Given the property's prominent location on Boulevard 26 and the extent of the expansion, the DRC believed it would be appropriate for the building design to be brought into compliance with current design standards.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business service establishments, and offices.

**CURRENT ZONING:** The property is currently zoned C-1 Commercial.

**PROPOSED ZONING:** The proposed zoning is NR-PD Non-Residential Planned Development following the C-1 Commercial district land uses and development standards. The proposed change is intended to allow for the modifications to the building design and site development standards for the property.

### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Office	Vacant property
WEST	C-1 Commercial	Retail	Restaurant (Riscky's Barbeque)
SOUTH	R-1 Single-Family Residential	Low Density Residential	Existing single-family residences
EAST	C-1 Commercial	Retail	Vacant property

**PLAT STATUS:** The property is currently platted as Lot 2, Block H, Richland Oaks Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the August 16, 2018, meeting and



voted 4-0 to recommend approval, subject to all landscaped areas being irrigated as required by the landscaping regulations.

**RECOMMENDATION:**

Approve Ordinance No. 3534.