

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: December 1, 2025

SUBJECT: **Consideration of an Alternative Standard Associated With Landscaping for a Proposed Office Development on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located on the Northeast Corner of South Stemmons Freeway (IH-35E) and West Purnell Street at 535 West Purnell Street, Zoned Office (OD) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of Purnell Plaza LC, the Property Owner (25-04-5-ALTSTD).**

BACKGROUND:

The subject site previously contained an office building of approximately 6,800 square feet until 2015 when nearly half of the site was acquired by the Texas Department of Transportation for the IH-35E widening project. This left the remaining site with a unique geometry and increased the amount of area along the IH-35E frontage road. The applicant proposes to build a small office building of approximately 3,840 square feet at this location and is requesting an alternative standard to reduce the landscape requirements of the Core Subdistrict of the IH-35E Overlay District. The Planning and Zoning Commission recommended unanimous approval (6-0) on November 18, 2025.

ANALYSIS:

The following alternative standard is requested:

- Reduction of the required twenty-foot buffer adjacent to the IH-35E frontage road to a ten-foot landscape buffer, a 50% reduction.

The Core Subdistrict of the IH-35E Overlay District requires a twenty-foot landscape buffer when adjacent to the frontage road. The applicant proposes to provide a ten-foot buffer while still meeting all other landscape requirements, including providing a shade tree every 40 feet and a continuous row of shrubs. Staff has no objection to this request due to the unique geometry of the site, which makes the site difficult to develop. Requiring the full 20-foot buffer would not allow enough space for parking and the required 24-foot drive aisle.

CITY STAFF'S RECOMMENDATION:

That City Council approval the alternative standard as set forth in the caption above.