

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 17, 2024

SUBJECT: **Consideration of Three Alternative Standards Associated with I-35E Corridor Overlay District Standards Related to Open Space, Secondary Walkways and Architecture; on 6.7970 Acres, Located at 420 Oakbend Drive, Legally Described as Lot 1A, Block B, Vista Ridge Village Addition Phase 3; Zoned Light Industrial (LI) District, as Requested by Diego Perez-Garcia, of Westwood Professional Services, on Behalf of the Owner, CH Realty X-GAP I DFW Oakbend LP (24-11-16-AltStd)**

BACKGROUND:

The property owner is seeking to redevelopment the old movie theater site into an industrial distribution facility. The developer is requesting alternative standards for four I-35E Corridor Overlay district standards to address site specific constraints. Two of these standards may be approved by the Planning and Zoning Commission, and one requires approval from City Council.

ANALYSIS:

Requested Alternative Standards:

- a) To reduce the required minimum 12-foot-wide secondary walkway to 8-foot wide in front of the building and 5-foot-wide at building articulation features, a 33% reduction.

This standard requires a minimum 12-foot-wide secondary walkway along each façade with primary entrances into businesses or tenant spaces. The intent of this standard was to provide enough space for pedestrian activity and was written with multi-tenant, commercial mixed-use in mind. The applicant is requesting the alternative to accommodate required truck maneuverability on the northside of the buildings. The walkways are along the south façade of each building, where each building's entrances are. A reduction in the width of the walkway is compatible with the intended use. The Planning and Zoning Commission may decide on this request.

- b) To reduce the required minimum five percent open space standard (14,810 square feet) to 11,055 square feet, a 25% reduction.

This alternative is being requested due to limited space available on-site as well as complications with existing grade. The applicant has made private open space available adjacent to the right-of-way along Oakbend Drive. Some of it is in front of the existing retaining wall and some of it is behind it. The retaining wall will remain. This area will have several tables with chairs, benches along the right-of-way, and a

game board area. The developer proposes another pocket of open space at the southeast corner of the lot. This area will also have tables and chairs. The Planning and Zoning Commission may decide on this request.

- c) To reduce the required minimum brick or stone façade requirements between the two buildings, representing an aggregate 22,033 square feet, to an aggregate 8,152 square feet, a 63% reduction.

Building 1 is required to have a minimum 15% brick or stone on facades facing public streets/private vehicular routes and 10% on all other facades. Building 2 is required to have a minimum 80% brick or stone on each façade. If they met this standard there would be an aggregate total of 22,033 square feet of brick elevation.

The application is requesting an aggregate 8,152 square feet of brick or stone. For Building 1, this represents 0% on the north façade, 28.1% on the south façade, 15.9% on the east façade, and 16.3% on the west façade. For Building 2, this represents 0% on the north façade, 26.7% on the south façade, 16.7% on the east façade, and 16.5% on the west façade.

The applicant is requesting an alternative standard so that both buildings match each other architecturally. Additionally, they wish for the requirement to be considered as a whole and not per face. The reason for this is that their truck docks on the north side of the building face a dense tree area and are partially obscured from the right-of-way, and the applicant would prefer to concentrate façade improvements on more visible sides. The applicant makes up for the reduction in brick and stone requirements by using other architectural elements like glass and aluminum across façade articulation both at ground and clerestory levels. Additional trees have also been added to the open space area. The Planning and Zoning Commission may make a recommendation on this request.

- d) To reduce required minimum length of the façade coverage, a 5% reduction.

The standard requires awnings and canopies along walkways for a minimum 50% of the building's applicable façade width. While Building 1 meets this minimum standard, Building 2 only covers 47.5%. The applicant is requesting an alternative so that both buildings match each other architecturally. The Planning Director may decide on this administrative modification request.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the two Alternative Standard and recommend approval of the one Alternative standard as presented.