

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: November 18, 2025

SUBJECT: **Consideration of One Alternative Standard Associated With Landscaping for an Office on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located at 535 West Purnell Street, Zoned Office (OD) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of PURNELL PZ LC, the Property Owner. (25-04-5-ALTSTD)**

BACKGROUND:

353 West Purnell Street was the site of a small office building until 2015 when it was impacted by the IH-35E highway widening. This left the site with a unique geometry and increased the amount of area with a frontage on the IH-35E corridor. The applicant is proposing to build a small office building at this location and is requesting an alternative standard to reduce the landscape requirements of the IH-35E Overlay District Core Subdistrict.

ANALYSIS:

One alternative standard is being requested:

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

The IH-35E Overlay District Core Subdistrict requires a twenty-foot landscape buffer when adjacent to the frontage road. The applicant is proposing 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 site's unique geometry, which make 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. As the applicant is requesting a 50% reduction to the standard, the Planning & Zoning Commission must make a recommendation to City Council for this request.

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the alternative standard as set forth in the caption above.