



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of V.F.B. Family, Ltd. Partnership for Approval of a Request to Rezone Approximately 0.80 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located Approximately 1,100 Feet West of Bois D’Arc Road and on the South Side of U.S. Highway 380 (University Drive), and Accompanying Ordinance

MEETING DATE: December 4, 2012

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
 1. The subject property shall develop in accordance with Section 146-86 “C” – Planned Center District and Section 146-101 “CC” – Corridor Commercial Overlay District, and as amended, except as follows:
 - (a) Office/Retail/Warehouse Flex Space shall be an allowed use and shall be defined as a commercial building that features a small retail or office use in combination with a larger warehouse use. The warehouse use of this building shall be no more than five times larger than the office or retail use that it is associated with or a maximum of 10,000 square feet, whichever is smaller. This building type shall be subject to the “nonresidential uses in non-industrial districts” architectural design requirements of Section 146-139 of the Zoning Ordinance.
 - (b) One canopy tree shall be required for every 30 linear feet of street frontage.

ITEM SUMMARY:

- The applicant is proposing to rezone approximately 0.80 acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District

to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to allow for the additional use of office/retail/warehouse flex space.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- See attached Planning and Zoning Commission Staff Report.

BOARD OR COMMISSION RECOMMENDATION:

- On November 13, 2012 the Planning and Zoning Commission voted 5-0 to recommend approval of the proposed rezoning request as conditioned by Staff.