



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 11, 2025

Reference: PUBLIC HEARING: Consider approval of PD-317R-C, a zoning change request from C(Commercial) to PD-317R-C (Planned Development 317 Revised-Commercial) to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd.

2040: Create Business and Innovation Nodes

Introduction:

This request is to construct a new 1,800-sf office building with four offices and a small conference room. Six new parking spaces are proposed for a total of seven. The Site Plan identifies the existing garage/warehouse at the northern portion of the site that is proposed to remain. The access to the site will be from Howell Drive.

Background:

The site was platted as part of the Northlake Estates subdivision in 1961. This is one of several original lots that face Southwestern Blvd that are zoned Commercial (C). There are another three lots located on Howell Drive directly north of these lots along Southwestern Blvd. that are also zoned Commercial. As it relates to land use, the request for professional office use is the least intensive land use within the list of permissible commercial uses within the current Commercial Zoning.

The amount of parking required and total trip generation is low in comparison to what could be allowed. An office building was previously requested at this location, with the warehouse existing building to remain and allow for trailer storage. This request was ultimately denied at Planning and Zoning and withdrawn prior to City Council.

The applicant has made changes to this overall request, with the focus still being the construction of the 1,800-sf office. They have removed the outside storage of the trailers from this site as well as having agreed to move the garage door from the east side along Howell Drive to the southern elevation which is interior to the site. Additional recommendations from the Planning and Zoning Commission included the removal of the existing driveway, allowing only for the proposed driveway into the proposed parking lot. The last condition was to convert a portion of the existing drive into a required head-in parking spot.

The site is approximately 36% landscaped, not including the right-of-way in front of this property along

Southwestern Blvd which will also be landscaped. This portion adds 2,033-sf of landscaping that will be maintained by the applicant. They are providing the overall required number of trees, spread throughout the site and onto the ROW that they will be required to maintain.

Benefit to the Community:

This item will provide jobs and sales tax to the community.

Legal Review:

N/A

Fiscal Impact:

Will provide jobs and sales tax to the community.

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of PD-317R-C, subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. PD Conditions:
 - a. Approve the reduced setbacks.
 - b. To allow the landscaping areas as proposed.
 - c. To allow the glazing of the building as shown.
 - d. Allow parking as shown.

The Planning and Zoning Commission added the three additional conditions:

3. To move the garage door entrance off of Howell Drive and place it interior to the site on the southern elevation.
4. To remove the existing driveway that is currently used to access the garage door off Howell Drive and have only the proposed driveway from Howell Drive into the new parking lot.
5. To convert the driveway to be removed into a head-on parking spot with access from the new driveway.

ATTACHMENTS:

1. PZ Staff Report
2. Detail Site Plan
3. Landscape Plan
4. Building Elevations & Signage
5. Floor Plan
6. Applicant's letter