



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** June 12, 2018

**Reference:** Consider approval of an Ordinance for PD-133R8-HC (Planned Development District-133 Revision 8-Highway Commercial) to attach a Detail Site Plan to allow six, one-story office buildings to be located on the south side of S.H. 121, approximately 215 feet west of N. Denton Tap Road; and authorizing the Mayor to sign.

**2030: Business Prosperity**

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### Executive Summary:

The request is to allow the construction of six one-story office buildings.

### Introduction:

This property was part of a larger 87 acre Planned Development (PD) approved in 1994. The original PD provided for single-family residential, open space and highway commercial uses along S.H. 121 and Denton Tap Road. This office request would occupy the remainder of the vacant property, which is located along S.H. 121. The current proposal is for an office campus consisting of six single-story office/medical office buildings. The site provides good access with two driveways on S.H. 121, with the most westerly to have a deceleration lane.

### Analysis:

On March 22, 2018, the Planning and Zoning Commission recommended Approval (6-0) of PD-133R8-HC Magnolia Office Park. On April 24, 2018 by a vote of 5-2, City Council approved this Planned Development District, subject to the following conditions, which have been incorporated into the Ordinance.

1. A plat will be required to establish fire lanes and easements prior to the issuance of a building permit in accordance with current subdivision regulations.
2. All proposed attached signage shall be in compliance with current sign provisions of the Code of Ordinances and be consistent in style and material.
3. The masonry screening wall adjacent to the residential shall be constructed **eight (8)** feet in height and prior to issuance of a building permit for vertical construction of the office building as depicted in Exhibit E.
4. Onsite sanitary waste water collection system shall be tied into the city sanitary wastewater collection system; such onsite system shall not dedicate to the City and be the responsibility of the property owner.

5. The applicant and Magnolia Home Owners Association will provide a signed and notarized agreement to provide an acceptable closure of the screening wall and furthest Northwest point of the development; and such agreement shall be approved by the Community Development and filed in the deed record of Dallas County Texas.
6. The solid waste disposal shall be located in accordance with the site plan (Exhibit B) and constructed and maintained as depicted on Exhibit E.

**Legal Review:**

The City Attorney reviewed this Ordinance

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Landscape Plan & Tree Survey
5. Exhibit D - Elevations & Signage
6. Exhibit E - Screening Wall & Enclosures