



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: May 12, 2020

Reference: Consider approval of an Ordinance for PD-301R-HC to establish a Concept Plan for four office buildings on approximately 16.72 acres and a Detail Site Plan for an approximate 78,400-square-foot office building on 6 acres of land located at the southeast corner of Dividend Drive and S. Belt Line Road and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

On April 14, 2019, City Council approved the recommendation of the Planning and Zoning Commission for a Concept Plan for four office buildings on approximately 16.72 acres and a Detail Site Plan for an approximate 78,400-square-foot office building on 6 acres of land located at the southeast corner of Dividend Drive and S. Belt Line Road subject to various conditions which have been addressed in the Ordinance.

Analysis:

On April 14, 2020 the City Council approved this request subject to:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required.
3. A deceleration lane be constructed on S. Belt Line Road with this first phase of this project.
4. The façade and overall style of the four buildings shall have a consistent theme.
5. Detail Site Plan PD Conditions:
 - a. To allow the north elevation to have 51% glazing, 59% on the east & 53% on the west.
 - b. All signage shall comply with City regulations
 - c. Plans for the Open Space shall require staff approval.
 - d. The focal point statue shall require staff approval and shall be in place prior to the issuance of a CO for the building.
6. A Detailed Site Plan shall be required for the development of future lots.

Legal Review:

The city attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning and Zoning Commission and Planning Department recommended Approval.

Attachments:

1. Ordinance
2. Exhibit A - Legal Description
3. Exhibit B - Concept Site Plan
4. Exhibit C – Detail Site Plan
5. Exhibit D – Overall Landscape Plan & Mitigation Plan
6. Exhibit E – Detail Landscape Plan
7. Exhibit F – Building Elevations and Materials, Perspectives
8. Exhibit G – Dumpster and Signage Elevations