



Legislation Text

File #: 21-4154, **Version:** 1

ZC#21-006: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development for professional office uses on approximately 0.708 acres out of the William Bratton Survey, Abstract No. 161, Tarrant County, TX, located at 1045 Matlock Rd.; Eric Grossman of Grossman Design Build (developer) on behalf of Sai Duvvuri of LMS Development LLC (owner)

Existing Use: Vacant land

Existing Zoning: PR, Pre-Development District

Surrounding Land Use & Zoning:

North - Office, PD

South - Golf course, PR

East - Matlock Rd.; vacant land (PR) across the street

West - Golf course, PR

Thoroughfare Plan Specification:

Matlock Rd. - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of 0.708 acres of vacant land. The applicant is requesting to rezone the property from PR Pre-Development District to PD Planned Development District for professional office uses.

Development Plan

The proposed Development Plan includes three one-story buildings: a 3,036 sq. ft. office building (Building A), a 1,832 sq. ft. recreation building (Building B), and an 802 sq. ft. storage building (Building C). The development will house the offices of Grossman Design Build.

Access into the development will be provided by a single access point directly on Matlock Rd.; the access point will be right-in/right-out. An excessive area of public right-of-way to accommodate utility lines constrains the area of the site and requires deviations from the typical building setback requirements. Also due to this condition, access into the site, a turnaround facility, entry landscaping, and monument signage are all proposed to be placed in the right-of-way. Access into the site will be gated; a turnaround area will be provided ahead of the gate. The development will be served by an 11-space parking lot. 15 spaces would typically be required, but the applicant has demonstrated that the 11 spaces is adequate for their needs, particularly with a significant portion of their total building area devoted to recreational uses for the office employees. When only considering the office building (Building A), the site meets the typical parking requirements applicable to office uses (1 space per 300 sq. ft.). To provide pedestrian access, sidewalks and crosswalks connect the different buildings on the site and a sidewalk connection is provided to the public sidewalk along Matlock Rd.

Due to the low level of trash generation expected for this development, trash service will be handled

via trash carts, with the trash carts to be stored in the storage building. The applicant has specified that they will adhere to the City's typical Zoning Ordinance requirements as it relates to equipment and service area screening and that lighting will be designed to be shielded downward and not trespass onto other properties or cause glare. Attached to the Development Plan, the applicant has also provided floor plans for the buildings.

Elevations and Perspectives

The buildings employ a more contemporary design, but with the use of traditional materials. The buildings are heavily articulated with wall plane recesses and projections and roof height variations, with an overall maximum height ranging from 16'-6" to 17'-6". The roof also includes a mix of flat design and slight slopes (with 1:12 and 2:12 pitches). The buildings are also accentuated by abundant windows and doors, particularly on the facades facing the golf course to the west, as well as a metal flashing system and decorative lights. In addition, an arbor is provided adjacent to the office building and a covered patio is provided adjacent to the recreation building. The buildings include a mix of brick, stone, split-face concrete blocks, wood, and metal siding. Overall, the buildings are at least 65% masonry, which is just slightly off the City's typical 70% requirement for commercial buildings but which allows for the more contemporary design and the use of wood and metal materials. Color perspectives have been provided to illustrate how the development will appear from different angles. To provide more mix of materials to match the other buildings and break up areas of blank wall, staff recommends that the storage building be revised to provide for a stone base.

Landscaping and Screening

Landscaping will be provided as shown on the Landscape Plan. The site was particularly designed to preserve many of the existing trees on the property. 21 trees will be preserved, 2 trees will be transplanted, and 8 trees will be removed. The preserved trees include a mix of cedar, hackberry, locust, elm, and mesquite trees and will be protected during construction. In addition, several more trees in the public right-of-way area will be preserved. The main entrance will be lined with shrubs and grasses and include seasonal color at the intersection. In addition, shrubs, grasses, ornamental trees, and seasonal color will line the foundations of the buildings and accentuate the parking and pedestrian walkway areas. A mix of wrought-iron and wood fencing will provide screening along the east and north property lines, as well as gates to provide vehicular and pedestrian access. The wrought-iron fence will be 3'6" in height, while the wood fence will be 6' in height; design details are provided in the Elevations. In order to provide for more of an open design more appropriate for an office development adjacent to a golf course and other office buildings and to provide for more consistent screening, staff recommends that all screening be changed to the 3'6" wrought-iron fence. With the change in screening, additional shrubs may be required to soften the north sides of the buildings and screen any equipment.

Signage

The applicant has noted on the Development Plan that all signage will follow the typical standards applicable to OP zoning. A location for a monument/directory sign has been identified along Matlock Rd. at the entrance into the site; this sign will be located in the right-of-way and subject to removal if the City or utility providers need access. In addition, the Elevations show an externally-lit wall sign to be placed on the front of the main office building (Building A).

The proposed plan will provide for the development of an office building and accessory recreation and storage buildings. The site has been designed to preserve as many trees as possible, while

providing the parking and pedestrian access necessary to serve the development, as well as additional landscaping to enhance the site. The building architecture provides for a more contemporary style, but with the use of traditional building materials. The proposed low-intensity professional office use is consistent with the existing office uses immediately to the north and additional office and medical uses further to the south. To be sensitive to the adjacent golf course and nearby residential uses, the buildings are single-story with a maximum height not exceeding 17'-6". Staff recognizes the unique configuration of the property (with an extensive area of right-of-way) and therefore supports the deviations from some of the standard requirements (i.e. reduced front setback, sign and turnaround located in the right-of-way, etc.) in order to provide for a quality development on a site that is ordinarily difficult to develop. Staff recommends approval with the following conditions:

1. A stone base shall be provided on the storage building and additional shrubs shall be provided to soften the north sides of the buildings and screen any equipment, as necessary.
2. The perimeter screening shall be revised to a 3'6" wrought-iron fence for the entirety, with the wood fence sections removed.

Attachments:

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Development Plan and Floor Plans

Exhibit C - Elevations and Perspectives

Exhibit D - Landscape Plan