



City of Keller

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Legislation Text

File #: 16-536, **Version:** 1

To: Mark Hafner, City Manager

From: Michele Berry, Senior Planner

Subject:

PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from PD-O (Planned Development - Office) to PD-O (Planned Development - Office), amending the Adalina at Bloomfield Planned Development (Ordinance No. 1353), to allow a reconfiguration of the building layout and to subdivide one (1) lot into six (6) lots, on an approximately 3.31-acre property, being Lot 1, Block C, Adalina at Bloomfield Addition, located on the south side of Keller Parkway (FM1709), approximately one hundred sixty feet (160') west of the intersection of Keller Parkway (FM1709) and Bloomfield Drive, addressed as 1750 Keller Parkway (FM1709). Abercrombie Holdings, LLC, owner. Castle Development, applicant. Matt Moore, Claymoore Engineering, engineer. (Z-17-0014)

Project Update:

This item was tabled at the November 7, 2017 City Council meeting as a result of the Planning and Zoning Commission tabling the item to the November 13, 2017 Planning and Zoning Commission Meeting.

Action Requested:

Conduct a public hearing and consider an ordinance approving a Planned Development Amendment from PD-O (Planned Development - Office) to PD-O (Planned Development - Office), amending the Adalina at Bloomfield Planned Development (Ordinance No. 1353), to allow a reconfiguration of the building layout and to subdivide one (1) lot into six (6) lots.

Current Zoning:

PD-O (Planned Development - Office) and one (1) lot.

Proposed Zoning:

PD-O (Planned Development - Office) and six (6) lots.

Future Land Use Plan:

Office

Background:

The concept plan for Adalina, consisting on one (1) office lot, one (1) open space lot and thirty (30) residential lots was approved by Ordinance No. 1353 on November 7, 2006 with the following conditions for the office lot:

1. Minimum lot size : 33,000 S.F

2. Minimum lot width: 150'
3. Minimum front yard: 30'
4. Minimum side yard: 10'
5. Minimum rear yard: 60'
6. Maximum height: 2 stories, 35' maximum
7. Landscape buffers shall be 30' along front yard (FM1709), 10' along side yard, and 15' along rear yard.
8. Buffer trees within the 30' landscape buffer along FM1709 shall be 4-inch caliper trees spaced every 25 feet; Two (2) ornamental trees shall be planted in clusters spaced every 50 feet and evergreen shrubs shall be planted between buildings 5 & 6 to screen parking from FM 1709. Buffer trees within the 10' side buffer yards shall be 3-inch caliper trees spaced every 30-feet. Buffer trees within the 15' rear buffer yard shall be 3-inch caliper trees spaced every 30-feet.
9. All buildings shall have the same architectural style and materials.
10. Dumpsters will be screened by a 6' masonry screening wall with solid metal gates as required by the City of Keller. The screening wall shall match the colors and materials of the proposed office building and the solid metal gates shall be painted to match the colors of the proposed buildings.
11. The 6-foot masonry screening wall along the south property line of Lot 1, Block C, shall be built during the development of the residential lots of Adalina at Bloomfield.
12. All uses permitted in the office zoning district will be allowed in this development.
13. All site signage and site lighting shall conform to the City of Keller Unified Development Code.
14. All site landscaping, except as noted on this zoning exhibit, shall conform to the landscaping requirements of the City of Keller Unified Development Code.
15. A Building Owners Association will be established for this office development. The Building Owners Association will be responsible for maintaining all landscaping, irrigation, screening walls, and private detention facilities within Lot 1, Block C, of Adalina at Bloomfield.
16. Cross access connection will be constructed when the property to the east and west develop in the future.
17. A detailed site plan application will be submitted for each phase of the office park development.
18. A TXDOT driveway permit shall be approved prior to building the driveway approach at FM 1709.

A site plan was approved by Resolution No. 2593 on September 18, 2007 with the following condition:

1. A sidewalk shall be installed to provide a pedestrian connection from within the office park to the pedestrian access easement and gate at the southern boundary of the site.

A fire lane was built crossing the subject property to provide gated fire access to the residential properties. No other development activity has occurred and the previously approved site plan expired in 2008.

Proposed Uses:

The uses allowed will be the same allowed under the O (Office) base district with the same conditions. Uses requiring a Specific Use Permit will still be required to apply for a SUP prior to operating.

Analysis:

The purpose of this Planned Development Amendment is to reconfigure the building layout and to subdivide one (1) lot into six (6) lots. The original development was approved for six (6) buildings on a single lot. The applicant is proposing to subdivide the property so that each building will have its own lot (6 lots in total). Building 3 has been increased in size and reoriented to allow for additional parking.

Site Design:

The table below provides an overview of the proposed changes.

Standard	Proposed	Existing PD-O	UDC O (Office)
Min. Lot Size	10,499 S.F.	33,000 S.F.	33,000 S.F.
Min. Lot Width	87'	150'	150'
Max. Height	1 story, max 35'	2 stories, max 35'	2 stories, max 35'
Min. Front Yard	30'	30'	30'
Min. Side Yard	3'	10'	Int: none Ext: 15'
Min. Rear Yard	4'	60'	20'

The applicant is proposing to amend the maximum building height from two (2) stories to one (1) story. This amendment is in response to the concerns of the neighbors.

The applicant is proposing to subdivide the property so that each building will be contained within a lot for the purpose of individual building and lot ownership. The approved setbacks were thirty feet (30') for the front, ten feet (10') for the sides, and fifteen feet (15') for the rear. The development standards have been amended to reflect the conditions resulting in the subdividing of the lot while keeping the building layout (with the exception of Building 3) as originally approved. The proposed setbacks are three feet (3') for the sides and four feet (4') for the rear) primarily to address the distance between Buildings 4 and 5 and the property line between these two (2) buildings. Building 3 will be setback sixty feet (60') from the adjacent residential lots. All other buildings will be greater than sixty feet (60') from the residential properties.

7. Landscape buffers shall be 30' along the front yard (FM 1709) and a minimum of three feet (3') along side yards, and four feet (4') along rear yards.

Buildings 1, 2, 4, 5, and 6 will remain as originally approved. The applicant is proposing to modify the building size of Building 3 from 5,300 square feet to 4,000 square feet with the option to expand Building 3 to 8,000 square feet. Building 3 is to be re-oriented to be parallel with Keller Parkway (FM 1709) and to allow for a row of parking in front of the building.

Cross access connections will be constructed. Future office developments to the east or west will tie into those connections. The dumpster and two (2) parking spaces located near the Adalina emergency access gate have been swapped, moving the dumpster enclosure further away from the emergency access gate. This is done to address the concerns of the neighbors.

Landscaping:

The applicant is proposing to retain the approved conditions for landscaping within the buffers, with the exception of the space between Buildings 4 and 5, where there is not enough space for trees

between the buildings.

Due to the proposed subdivision of the property the following condition would need to be amended to ensure the maintenance of the landscaping, irrigation, and drainage:

15. A Building Owners Association will be established for this office development. The Buildings Owners Association will be responsible for maintaining all landscaping, irrigation, screening walls, and private detention facilities within Lot 4, Block G Lots 1R and 2-6, Block C, of Adalina at Bloomfield.

Per UDC Section 8.03 (P.9.g.8), a minimum five-foot (5') foundation planting shall be provided along the front and sides of the building.

Variance Request:

The applicant is requesting a variance to the foundation planting for the front and east side of Building 3. The orientation and resizing of the building does not allow room for the foundation planting while keeping the layout of the approved parking and existing drive. The parking in the front extends from the sidewalk adjacent to the building to the beginning of the thirty-foot (30') landscape buffer along Keller Parkway (FM 1709). There are three (3) parking spaces to the east of the building with room for additional landscaping in the parking aisle islands.

Variance Request:

Based on feedback from the neighbors, the applicant is proposing to plant a row of Leyland Cypress trees. These trees were selected to satisfy the residents' desire for a fast growing plant which can also provide screening.

Screening:

The screening wall to the south was constructed when Adalina at Bloomfield was developed. No screening wall will be required along the adjacent properties to the east (zoned O- Office) or west (zoned PD-O).

Tree Preservation:

There are trees located within the building pad, driveways, and easements which may be removed without penalty. The applicant will submit a tree preservation plan with the civil plans (provided the PD amendment application is approved) showing preservation and protection fencing for the remaining trees.

Sidewalks:

The builder will be responsible for construction of a five-foot (5') wide sidewalk along Keller Parkway (FM 1709) per UDC requirements.

Drainage & Utilities:

A civil plan is currently under review. The applicant has allocated space for the required detention. The water and sewer lines have been installed. Fire hydrants have already been installed.

Phasing:

The applicant is proposing to phase the development. Buildings 1-4, including all required parking for those buildings, will be in Phase I. Phase II will include Buildings 5 and 6, and all required parking for

those buildings. All drainage, fire lanes, and driveways will be constructed with Phase I.

Parking:

UDC Section 8.07 (G) specifies the minimum parking requirements for onsite parking. The amount of parking spaces required is determined by the proposed uses of the property. The applicant is proposing to subdivide the property into six (6) lots. Each lot will have sufficient parking to support the proposed uses of the buildings. The following is a breakdown of the parking requirements for each building/lot:

Bldg. Envelope 1 & 2
General Office (1 Space Per 350 Sf),
6,600 Sf : 19 Spaces (1 ADA)
Parking Provided 20 (2 ADA)

Bldg. Envelope 3
Medical Clinic (1 Space Per 200 Sf),
8,000 Sf : 40 Spaces (2 ADA)
Parking Provided: 40 (2 ADA)

Bldg. Envelope 4 & 5
General Office (1 Space Per 350 Sf),
5,000 Sf: 16 Spaces (1 ADA)
Parking Provided 17 (2 ADA)

Bldg. Envelope 6
Medical Clinic (1 Space Per 200 Sf),
5,400 Sf : 27 Spaces (2 ADA)
Parking Provided 27 (2 ADA)

Existing Roadway Access:

Keller Parkway (FM1709) to the north.
Gated emergency access to Adalina will remain.

Surrounding Zoning & Land Uses:

North: Bowden Event Center, zoned PD-R.
South: Adalina at Bloomfield, a single-family residential neighborhood, zoned PD-SF-8.4
West: Bloomfield Office Park (undeveloped), zoned PD-O
East: Undeveloped Land, zoned O (Office)

Citizen Input:

On November 1, 2017, the City mailed out thirty-eight (38) letters of Notifications for a Public Hearing to all property owners within three hundred feet (300') of the subject site, including the Hidden Lakes HOA and KISD. One (1) public hearing notice sign was posted on the site. Notice of the public hearing was posted in the local newspaper fifteen (15) day prior to this meeting.

On October 30, 2017 a meeting between the developer and the residents was held at Town Hall. Michele Berry, Senior Planner and Daniel Turner, Planner I were present at this meeting. The applicant revised the plans to address concerns related to screening trees, dumpster locations, and

building heights.

Summary:

Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.

The proposed use complies with the comprehensive plan and is appropriate in this area of the City. The proposed amendments address the subdivision of the lots, reorientation and expansion of Building 3. The remaining buildings will stay as originally approved.

- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.

City water and wastewater services are available on Keller Parkway (FM 1709). Street access will be from Keller Parkway (FM 1709) and from future cross connections from adjacent properties to the east and west. A majority of the water and sewer lines onsite have been installed.

- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There are approximately 65.09 acres of Keller zoned Office. Approximately 78.6% of land in the O (Office) zoning district is developed while 19.4% remain undeveloped.

- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

There have been recent office developments completed along Stone Glen Drive, including Phase II of the Stone Glen Offices and the Offices at Stone Glen. Hidden Lakes Offices (on Davis Boulevard) has their final phase under construction. Bloomfield Offices (adjacent to the west) has an active site plan under staff review.

- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.

Staff does not see this rezoning having a significant impact on other areas designated for similar development. The planned development for the Adalina Offices has been in place since 2006. The applicant has relayed to staff that the amendments to Building 3 are at the request of a potential user.

- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

Staff does not anticipate any other issues affecting the health, safety, morals, or general

welfare.

Professional Opinion:

Staff's professional opinion is to **support** this zoning change request as it complies with the Future Land Use Plan. The base zoning district is not changing and all uses allowed by the O (Office) zoning district (with the same conditions) will be allowed. The purpose of this amendment is to allow the applicant to subdivide one (1) lot into six (6) lots and amend the configuration of Building 3.

Staff forwards this Planned Development Amendment application for City Council consideration with the following planned development amendments and variances:

1. Amendment for the minimum lot size from 33,000 square feet, to 10,499 square feet to be considered.
2. Amendment for the minimum lot width from one hundred fifty feet (150') to eighty-seven feet (87') to be considered
4. Amendment for the minimum side yard from ten feet (10') to three feet (3') to be considered.
5. Amendment for the minimum rear yard from sixty feet (60') to four feet (4') to be considered
6. To amend the maximum building height from two (2) stories to one (1) story.
7. Landscape buffers shall be 30' along the front yard (FM 1709) and a minimum of three feet (3') along side yards, and four feet (4') along rear yards to be considered.

15. A Building Owners Association will be established for this office development. The Buildings Owners Association will be responsible to maintain all landscaping, irrigation, screening walls, driveways, and private detention facilities within Lots 1R and 2-6, Block C, of Adalina at Bloomfield.

19. A variance for the foundation planting requirement to be waived for Building 3 as shown in "Exhibit A" to be considered.

20. A variance to plant Leyland Cypress trees along the rear buffer in lieu of the required three (3) caliper inch large canopy trees, as shown on the landscaping plan in "Exhibit A" to be considered.

Board Review:

The Planning and Zoning Commission considered this item on November 13, 2017 and provided a recommendation to approve as submitted with a unanimous vote (7-0).

City Council Action:

The City Council has the following options when considering a Planned Development Amendment application:

- Approve as submitted (with variances and amendments)
- Approve with modifications or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny