



# Zoning Staff Report

**Date:** January 23, 2024

**Case Number:** ZC-23-181

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Richard Shaheen Dunaway Associates / MD1-041, LLC

**Site Location:** 3600 Walsh Ranch Parkway and 13453 West Freeway      **Acreage:** 4.93

### Request

**Proposed Use:** Office building

**Request:** From: “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial with development standards building height, roof sign and sign standards, bufferyard, bike requirements; site plan waiver requested

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The subject site is located south along the IH-30 Service road, on the corner of Walsh Ranch Pkwy and future Highland Hills Dr. The applicant is requesting a zoning change from “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived to “PD/G” Planned Development for all uses in “G” Intensive Commercial with development standards for building height, roof sign and sign standards, bufferyard, bike requirements; site plan waiver requested. The applicant has submitted a narrative to support the rezoning request which is attached to this report for reference.

The proposed site is located within the larger Walsh Development. The subject property is located in a section of WALSH between I-20/I-30, locally known as "Highland Hills". Highland Hills is currently Zoned PD, with a base of the 2003 MU2 zoning ordinance, revisions including front yard setbacks and block lengths. The allowable uses are commercial and residential.

The planned use for this specific tract is a multi-story office building. This use is allowed in the current zoning, but the height proposed exceeds the current limitation of 60-ft (120-ft if the building contains 20% residential uses). It is desirable to have the office building in excess of these limits, so a waiver requesting a max height of 170-ft is being requested.

To facilitate this request, it has been discussed with staff that a more appropriate zoning would be PD with "G" as a base. With such a tall building proposed, it is additionally requested to make minor revisions the signage standards to increase the overall allowable signage to be more in scale with the proposed building.

Proposed Zoning:

PD/G with the following:

- a max building height to be 170 feet measured from the lowest finish floor elevation to the highest point on the roof surface.
- required parking of 3 spaces per 1,000 square feet of net usable area.
- Roof Signage: Roof signs shall not exceed eight feet above the roof or top of the parapet wall at the roof, whichever is higher
- Monument signage as follows:
  - o Maximum height. Eight feet. (meets current standard)
  - o Maximum width. Twenty feet. (exceeds current standard by four additional feet)
  - o Maximum Advertised message area. Ninety-six feet. (meets current standard)
  - o Minimum ground contact. Seventy-five percent of structure's width. (meets current standard)
- Freeway signage as follows:
  - o Maximum height. Twenty-five feet and one additional foot in height for each one foot of setback, up to 35 feet. Setback sign one foot for each foot in height from all adjacent property lines. (meets current standard)
  - o Maximum width. Twenty-four feet. (meets current standard)
  - o Maximum Advertised message area. Three hundred and twenty square feet. (meets current standard)
  - o Minimum ground contact 25% of width. No minimum for Temp Freeway Sign

- Temporary Freeway Sign that may be placed on property facing the freeway prior to construction of the building, and must be removed within one year from the building receiving its final green tag approval from the City. (amendment to request the additional temporary language)
- minimum 5-foot buffer yard with no occupied structures within the buffer yard, but an allowance for a retaining wall within the buffer yard
- the front yard of the building will include North, East, and South roadways frontages to meet landscape requirements.
- bike rack requirements may be met within any location on the property
- Site plan waiver requested.

## Surrounding Zoning and Land Uses

- North “PD 572” “PD/RB” for retail business uses as described in exhibit B with development standards in accordance with “G” as recorded in Ordinance# 13896, as amended, or the Walsh Ranch Standards per CC# 28585. Site plan waived. / IH 30
- East “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived / undeveloped, Cooks Children’s Facility
- South “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived / undeveloped
- West “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived / undeveloped

## Recent Zoning History

- ZC-18-183 (property to east) – From ““PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived” to “G” Intensive Commercial (approved)

## Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.  
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Walsh Ranch HOA*	Aledo ISD
Trinity Habitat for Humanity	Streams and Valley’s

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing a zoning change to Amend PD 573 Planned Development for “PD/SU for MU-2 uses with 2003 development standards to “PD/G” Planned Development for all uses in “G” Intensive Commercial with development standards (see docket); site plan waiver requested. Surrounding land uses are primarily vacant with access to I-30 to the north.

The proposed zoning is **compatible** with surrounding uses.

### Comprehensive Plan Consistency – Far West

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The adopted Comprehensive Plan designates the subject property as Mixed-Use. While the requested zoning change does not meet the intended form of a MU district, the location on the highway access road is appropriate for an intensive commercial district and for the medical service, and therefore is consistent with the below policies of the Comprehensive Plan.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

#### Far West Sector

- Promote commercial, mixed-use, and urban residential development within the Walsh Ranch Mixed-Use Growth Center.

The proposed zoning is **consistent** with the Comprehensive Plan future land use map and **consistent** with the policy stated above.

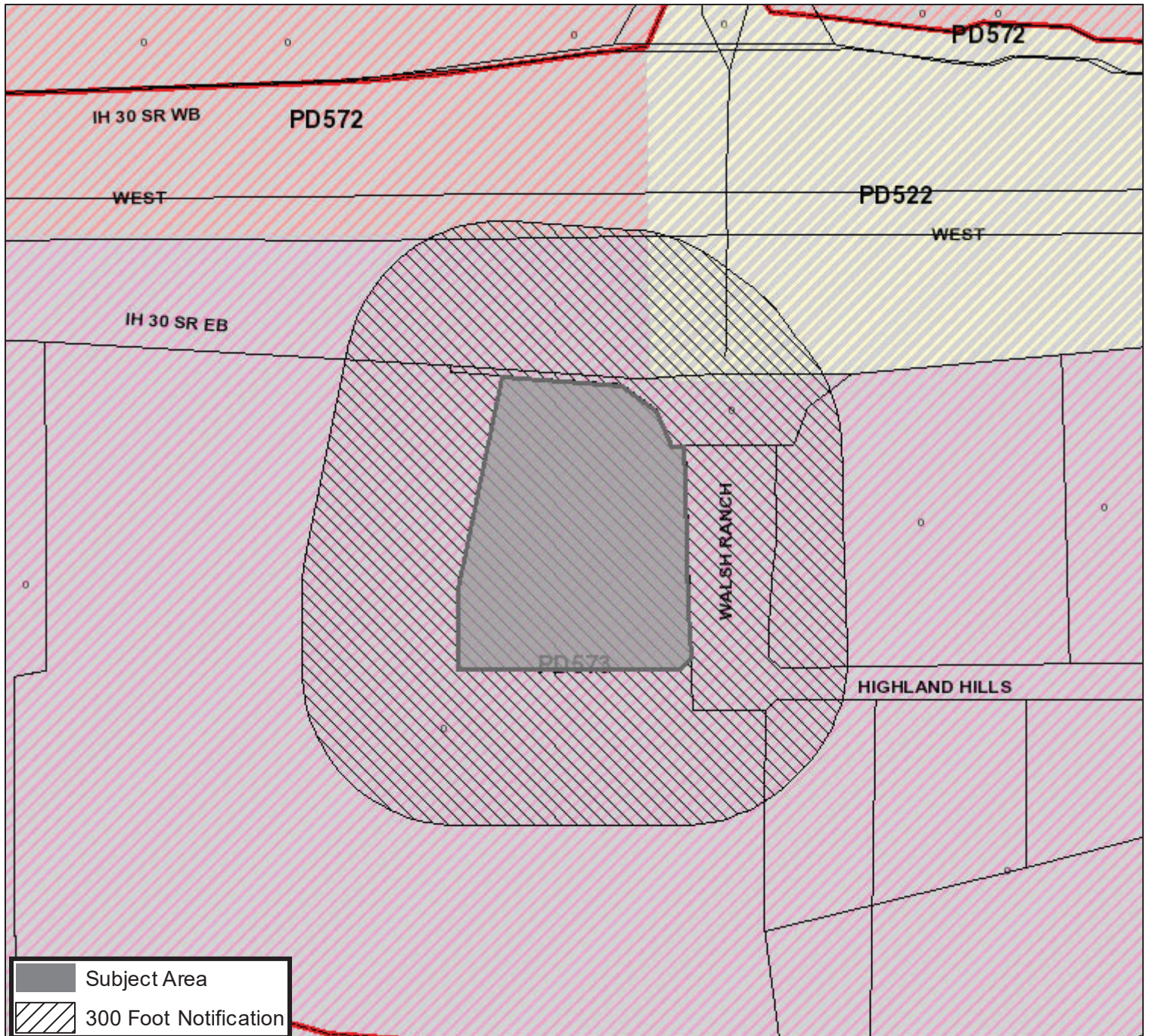




ZC-23-181

## Area Zoning Map

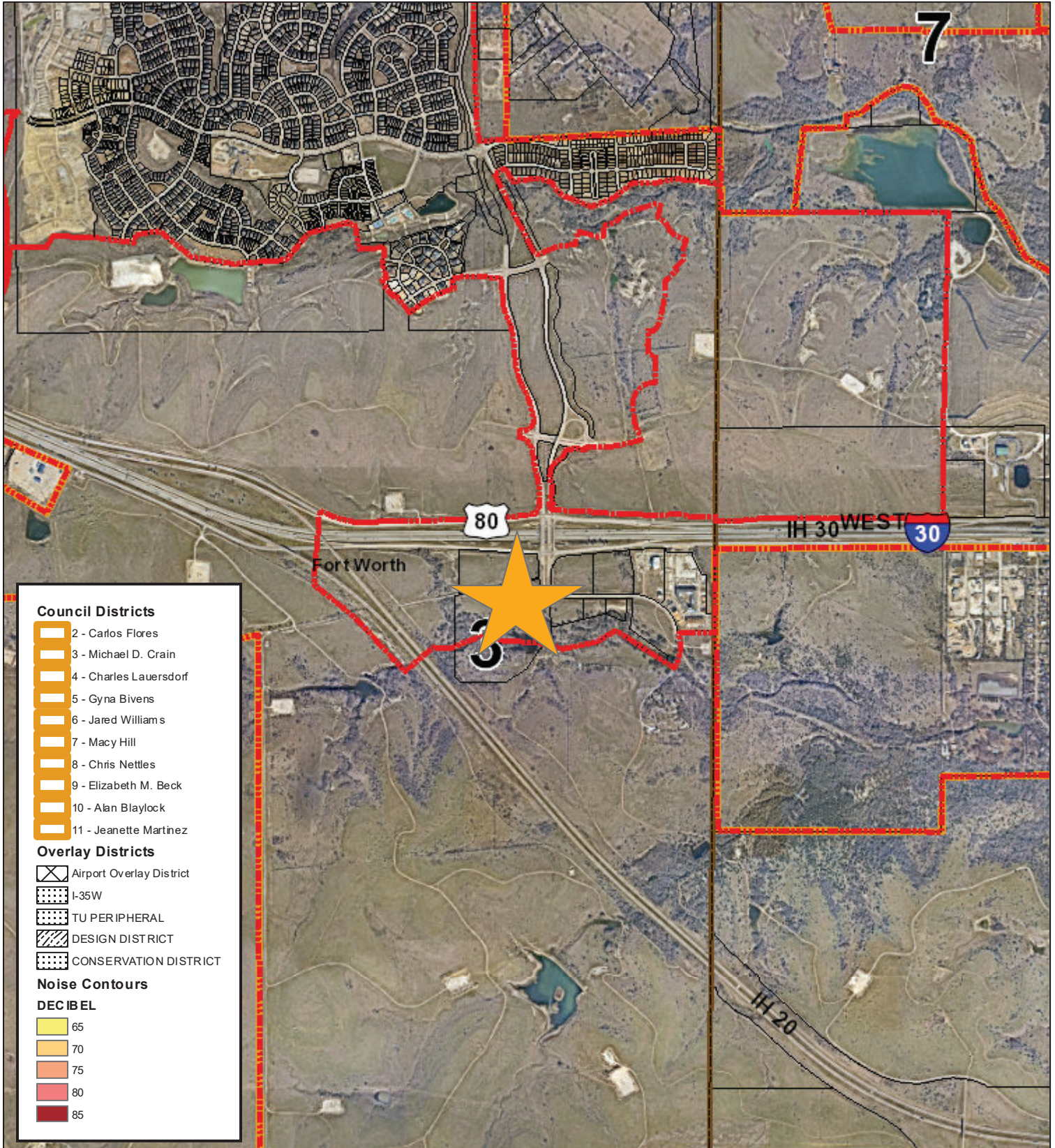
Applicant: MD1-041 LLC/ Ryan Dickerson  
Address: 3600 Walsh Ranch Parkway / 13453 West Freeway  
Zoning From: PD/MU2  
Zoning To: PD/G  
Acres: 4.92561053  
Mapsc0: Text  
Sector/District: Far West  
Commission Date: 12/13/2023  
Contact: null




0 137.5 275 550 Feet



### Area Map

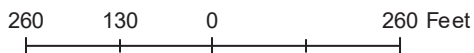
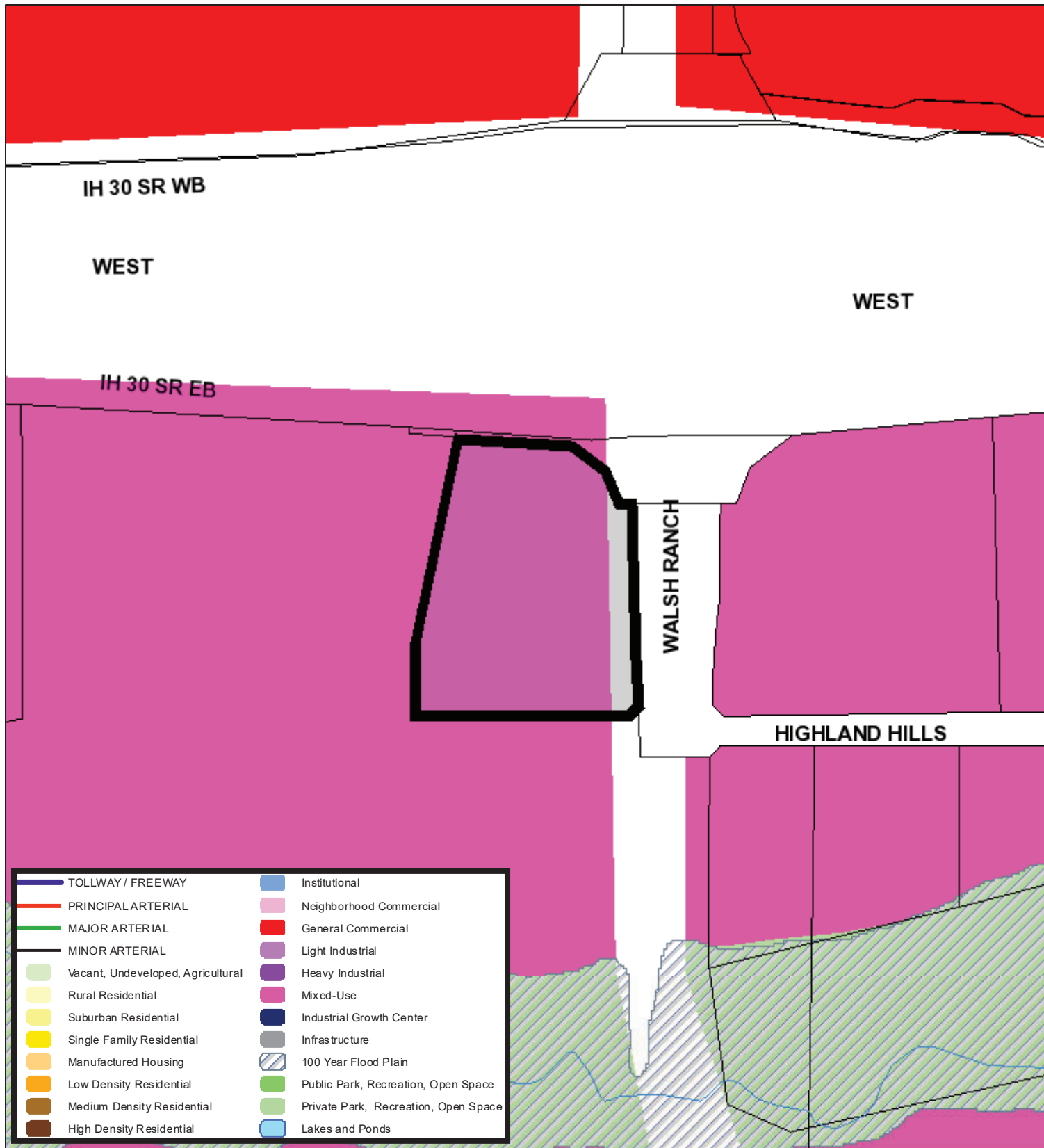


0 1,000 2,000 4,000 Feet





### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 170 340 680 Feet

