

MEMORANDUM

February 23, 2018

To: 2035 Corridor Planning Committee**From:** Kenneth Baker, Sr. Director of Planning and Development Services**Subject:** Item #4 – Overview – Professional Offices, Northwest Corner of E. SH 114 & N. Kimball Avenue

Purpose:

Review, discuss and make recommendations on two proposed professional office buildings located near the northwest intersection of E. SH 114 and N. Kimball Ave., one located at 2110 (2118) E. SH 114 and one at 420 N. Kimball Avenue, being Lot 7R1 and Lot 4A, respectively, Block 1, MESCO Addition, an addition to the City of Southlake, Tarrant County, Texas.

Property Location:

2110 (2118) E. SH 114 and 420 N. Kimball Avenue. The sites adjoin Kimball Park/Cambria, Chicken Express, Scooters Superstore/Fuel Station and Bargers & Associates Allstate Insurance offices.

Summary of Proposal:

The proposed conceptual plans show an approximately 4,056 square foot office building for Lot 4A at 420 N. Kimball Ave. and an approximately 4,500 square foot office building for Lot 7R at 2110 (2118) E. SH 114.

Aerial Location:

Project Overview:



February 23, 2018

Mr. Dennis Killough, Deputy Director
Planning & Development
City of Southlake
1400 Main Street, Suite 300
Southlake, TX 76092

RE: PROFESSIONAL OFFICE DEVELOPMENTS
Lots 4A & 7R, Block 1, Mesco Addition
2110 SH 114 & 420 N. Kimball Ave., Southlake

Mr. Killough:

Please be informed that Mayse Properties wishes to proceed with development of two platted lots located at the referenced addresses. These are both single-story professional office buildings, located near the northwest corner of SH 114 and N. Kimball Avenue. A formal Site Development Plan Application will be submitted next week; in the meantime, we are available to present this project to the Corridor Planning Committee.

Each of the two sites are less than one-acre and abut constructed facilities; please refer to the enclosed Site Development Plans. The access drive locations are defined by the adjacent facilities; and the parking must therefore be located at the front, and the buildings at the back of each lot.

The proposed buildings are of masonry construction with stucco and metal siding accents. Both incorporate articulation, and provide towers of differing heights; see enclosed building elevations. These are professional office buildings that meet or exceed the zoning, overlay district and development criteria.

Mayse Properties is actively marketing these offices; and although a tenant has not yet been identified, adequate parking is proposed to accommodate a mostly medical use.

Sincerely:

BAIRD, HAMPTON & BROWN

A handwritten signature in blue ink, appearing to read 'Konstantine Bakintas', is written over a light blue circular stamp.

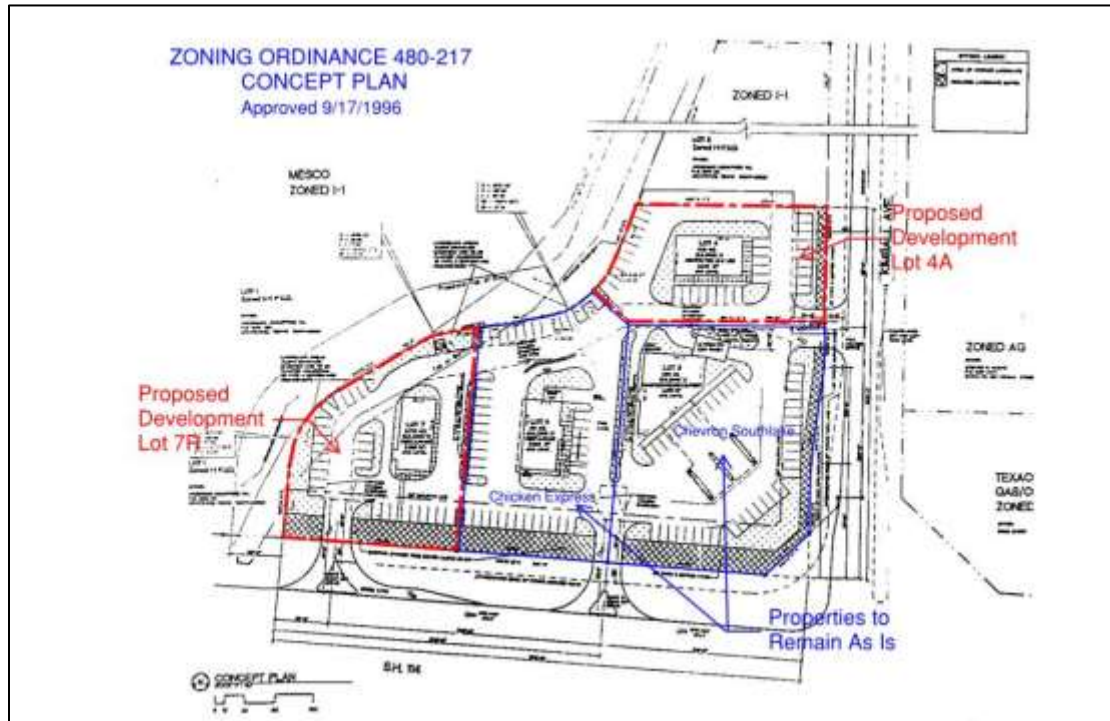
Konstantine Bakintas, PE
Principal, Sr. Civil Engineer

3801 William D Tate, Suite 500 | Grapevine, TX 76051 | PH: 817-251-8550 | FX: 817-251-8810

TBPE Firm #44, TBPLS Firm #10011300, #10011302, #10194146

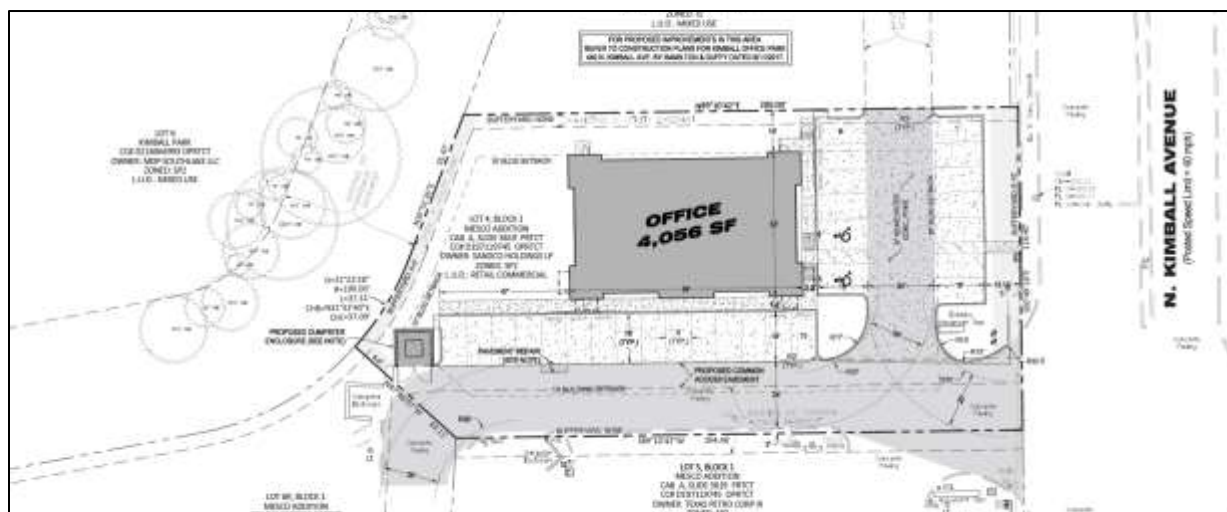
engineering | surveying | landscape

Existing Concept Plan:



The existing "S-P-2" Zoning and Concept Plan allows for limited "C-2" Local Retail Commercial District uses with an approximately 2,800 square foot limited retail/office building on an approximately 0.59 acre pad site that is Lot 4A at 420 N. Kimball Ave. The existing "S-P-2" Zoning and Concept Plan allows for all "C-2" Local Retail Commercial District uses with an approximately 2,625 square foot drive-through restaurant/retail building on an approximately 0.763 acre pad site that is Lot 7R at 2110 (2118) E. SH 114.

Proposed Plan for Lot 4A:

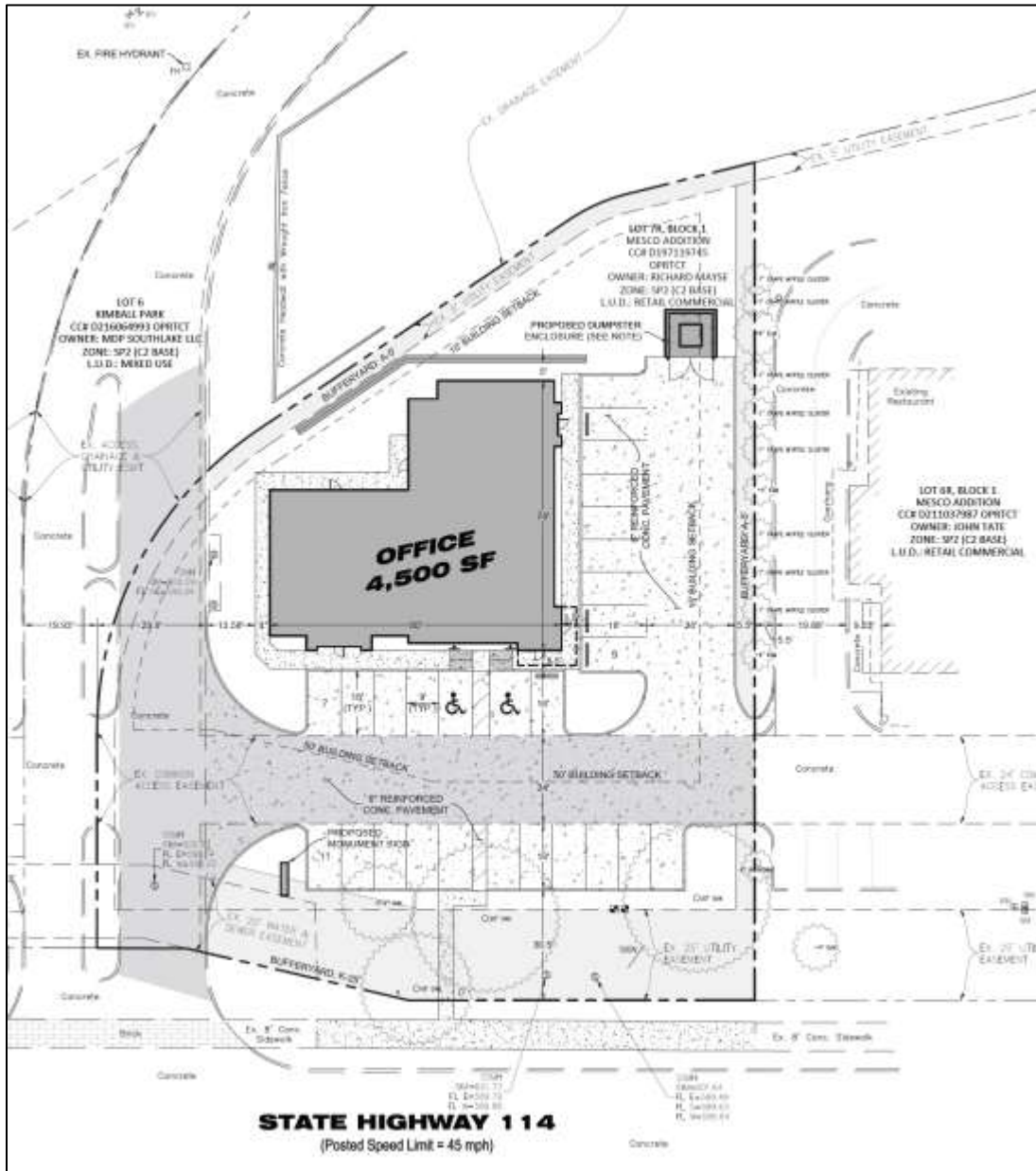


The proposed conceptual plan for Lot 4A at 420 N. Kimball Ave. shows an approximately 4,056 square foot office building.

Conceptual Elevations for Lot 4A:



Proposed Plan for Lot 7R:



The proposed conceptual plan for Lot 7R at 2110 (2118) E. SH 114 shows an approximately 4,500 square foot office building.

Conceptual Elevations for Lot 7R:



01 SOUTH ELEVATION

1/8"



02 NORTH ELEVATION

1/8"



03 EAST ELEVATION

1/8"



04 WEST ELEVATION

1/8"



Transportation

The projects abut common access driveways/easements extending access to the E. SH 114 frontage road and N. Kimball Avenue. E. SH 114 is designated as a 300' – 500' right of way freeway and is currently built to eight lanes with three-lane frontage roads. N. Kimball Avenue is designated as a four-lane divided arterial with a minimum 94' right of way. N. Kimball Avenue has been improved to this capacity.

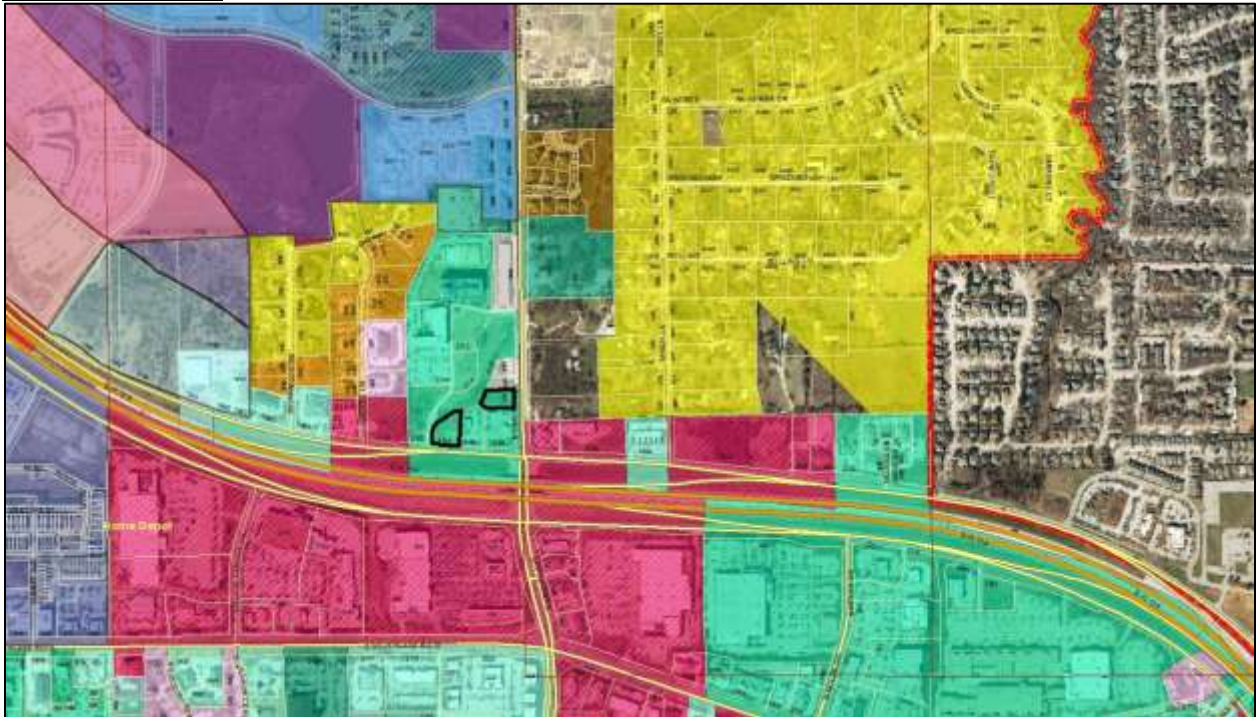
Existing Land Use Plan Designation:



Retail Commercial

Purpose and Definition: The Retail Commercial category is a lower- to medium-intensity commercial category providing for neighborhood-type retail shopping facilities and general commercial support activities. It is intended to provide limited local retail and/or office uses which serve neighborhoods in close proximity. It is intended that all uses in this category will be compatible with adjacent single family uses, thereby maintaining the character and integrity of existing neighborhoods. This category is intended to encourage comprehensively planned developments. In areas where the Retail Commercial designation is adjacent to residentially zoned properties or areas with a residential designation on the Land Use Plan, lower intensity activities such as office or office-related uses should be planned adjacent to the residential uses. Other suitable activities are those permitted in the Public Parks/Open Space, Public/Semi-Public, and Office Commercial categories previously discussed.

Existing Zoning



The current zoning on the property is “S-P-2” Generalized Site Plan District.

- 2110 (2118) E. SH 114 allows for all “C-2” Local Retail Commercial District uses with an approximately 2,625 square foot drive-through restaurant/retail building on an approximately 0.763 acre pad site according to the approved concept plan.
- 420 N. Kimball Avenue allows for limited “C-2” Local Retail Commercial District uses with an approximately 2,800 square foot limited retail/office building on an approximately 0.59 acre pad site according to the approved concept plan.