



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: July 6, 2017

SUBJECT: Ordinance 3451 – Specific Use Permit for a research laboratory at 1501 LBJ Freeway, Suite 100

Existing Conditions:

The subject site is located in the Park West Office Complex on LBJ Freeway, at the northwest corner of Luna Road and LBJ. It is located within Planned Development 78 (PD-78) zoning district, which allows a combination of commercial and office uses. The site is surrounded by office uses to the east. There is a proposed single-family residential development directly to the north of the site as well. (See Location Map)

The subject site contains one existing concrete frame building and one associated parking garage. This 7-story office building was constructed in 1985 and has a total area of approximately 347,514 square feet. The parking garage is 5-stories and has a total area of approximately 420,000 square feet. (See Site Plan)

Proposal/Site Design:

The applicant, Sekisui Specialty Chemicals, is proposing to redesign Suite 100 within the existing office building to accommodate the relocation of their research laboratory from their

Houston location to Farmers Branch. The new suite will include seven offices, a conference room, a break room, and two research laboratories for a total of approximately 5,800 square feet. (See Floor Plan)

Currently, Sekisui is located in Suite 530, occupying approximately 10,000 square feet of office use. They will continue to occupy and lease this space.

No outside activity or outdoor storage is proposed for this use at this location.

Operation:

Sekisu Specialty Chemicals is proposing to expand its Farmers Branch operations to include additional office space and a research laboratory. Currently their laboratory is located in Houston and they desire to relocate it to the Farmers Branch area. (See Representative Photos)

Sekisu develops a number of different chemical solutions and products including adhesives, oil field cementing, and ceramics. Its primary product is Selvol, a line of high performance polyvinyl alcohol polymers and copolymers used in paper, adhesive, packaging, construction, personal care, and many other specialty formulations.

The office and lab will operate Monday through Friday from 8:00 AM to 6:00 PM.

The applicant has provided a comprehensive chemical database to the city's environmental and fire departments to ensure the safety of staff and surrounding properties.

Parking:

The office complex has approximately 1,221 existing parking spaces contained within a five story parking garage. The proposed office and laboratory will utilize the existing parking facility. Staff determined that no additional parking is needed for this new use. There is adequate parking to serve the facility and the other existing uses within the office building. (See Site Plan)

Landscaping:

The applicant has no plans to install any additional landscaping. City staff agreed that there was not an opportunity for additional landscaping at this location. The entire site meets all requirement for landscaping and the existing vegetation is mature and well maintained.

Signs:

There is no signage proposed for this new use within the existing the Park West office complex.

Public Response:

Three (3) public notification letters were mailed on May 31st, 2017. Two zoning notification signs were also posted on the site that same day. A public notice was placed in Dallas Morning News on June 19th. As of July 6th, 2017 no letters of opposition to this Specific Use Permit request have been received by the City.

On June 12th, the Planning & Zoning Commission voted to recommend approval of this Detailed Site Plan as outlined in Ordinance No. 3451. The vote was unanimous.

Possible Council Action:

1. I move to adopt Ordinance No. 3451
2. I move to adopt Ordinance No. 3451 with the following modification(s)...
3. I move to table the item or take no action.