



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: September 20, 2018

SUBJECT: Ordinance 3531 – Specific Use Permit for institutional use at 2711 LBJ Freeway.

Existing Conditions:

The subject property is an existing multi-tenant, high-rise office building (ten stories). The property is located within Planned Development District No. 74 (PD-74). To the north of the subject property, across Villa Creek Drive, and abutting the property to the east are other high-rise office buildings. Across Metro Boulevard, to the west, is a full service hotel and the property has frontage to Lyndon B. Johnson Freeway to the south. The existing structure has approximately 227,000 square feet in floor area, with approximately 54 percent (121,600 square feet) leased by office type uses; the remaining 46 percent of the building is vacant.

The applicant is requesting a Specific Use Permit (SUP) to allow an institutional use for Strayer University, LLC, proposed to occupy 5,202 square feet on the 4th floor. PD-74 requires any institutional use be allowed subject to approval of a SUP.

In 2016, an SUP for Arizona Nursing School was approved for a portion of the 1st and 2nd floors of the subject building. To date, the nursing school is no longer occupying the space within the building and no other SUPs have been granted for the property.

Site/Floor Design:

The proposed institutional use, Strayer University, is planning to occupy 5,202 square feet in area on the 4th floor, located at the southwest side of the building. Strayer University provides online degree programs and intends to use the space for administration, student support services and occasional classroom instruction. There are three (3) classrooms, 1,395 square feet total, proposed within the tenant space that can seat up to 20 students per classroom. Although the degree programs offered by Strayer are primarily online, in-person classes will be offered. Classes are offered in the evenings, Monday through Thursday from 6pm to 10pm, and Saturdays from 9am to 1pm. Due to

the limited classroom space provided, there will be a maximum of three (3) classes conducted each day.

The floor plan provides facilities for students such as a library resource center and workstations for students to work to utilize print services and access the University's online library resources. A designated space will also be provided for veteran and active military students, the veteran's HUB. Other facilities include a student lounge and pantry that will be available to all Strayer University students. These areas make up 1,745 square feet. The remainder of the space will be dedicated to office spaces for administrative staff. It is anticipated there will be nine (9) part-time professors who will teach in-person at this location.

Per PD-74, the required parking ratio for institutional use is 1 parking space per six (6) students or classroom seats. The proposed floor plan provides classroom and other seating for up to 70 students, which requires this use to provide 12 parking spaces. Staff has reviewed a parking analysis that includes the required parking for Strayer University and the office uses, both occupied and vacant spaces. The parking analysis showed that the existing parking on-site exceeds the required based on the parking ratios for each use.

Comprehensive Plan:

The Central Area Plan, adopted in 2012, designates the subject property as IH635 District in the Future Land Use Plan. This land use designation is an area where quality office uses should be the primary land use, due to the prime location at the IH635/IH35-E interchange.

Although this Specific Use Permit for an institutional use is not an office use, the primary operations at this location for Strayer University are complimentary to offices uses, thus being consistent with the Plan recommendation.

Public Response:

Six (6) notification letters were mailed to the surrounding property owners on August 31, 2018. Two zoning notification signs were placed on the site along Lyndon B. Johnson Freeway frontage road and Metro Boulevard on the same day. The required public hearing notice was published in the Dallas Morning News on September 16, 2018. To date, no written letters related to this SUP request have been received by the city.

Recommendation:

On September 10, 2018, the Planning and Zoning Commission considered this request and recommended unanimously to approve the Specific Use Permit as described in Ordinance No. 3531.

Possible Council Action:

1. Motion to adopt Ordinance No. 3531.
2. Motion to adopt Ordinance No. 3531 with the following modifications...
3. Motion to deny Ordinance No. 3531.
4. Motion to continue discussion at the next meeting.