



## *Memorandum*

### *November 14, 2019*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **EDWARD JONES**

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**BACKGROUND:** This is a request for approval to amend the Future Land Use Map of the Town of Fairview Comprehensive Plan from Residential Suburban uses to Professional Office uses and a zoning change from the (PC) Planned Center District and the (RE-1) One-acre Ranch Estate District to a new (PC) Planned Center District to accommodate the development of an office building. The approximately 1.0-acre site is located at 430 Highway 5 and 461 Bluebird Lane, at the northeast corner of Highway 5 and Bluebird Lane. Applicant: Aaron Graves, Kimley-Horn and Associates representing owners David Field and Joseph Armstrong. (ZA2019-07)

**STATUS OF ISSUE:** The applicant proposes to combine the existing Edward Jones office building site (430 Highway 5) and the existing adjacent residential homesite (461 Bluebird Lane) into a single developable lot, for the proposed construction of a future office building. As shown, the proposed office building is a residential style, two-story, 35 feet tall, 11,400 square foot structure designed with a brick façade and a compositional shingle roof. The site would be accessed from Highway 5 and Bluebird Lane (similar to existing conditions) and provide enough parking to accommodate professional office uses only (This is language included within the current PC zoning approval). Medical/dental office would not be permitted per staff recommendations.

The plan reflects the 35' landscape area along the eastern property line to buffer the proposed development adjacent to the remaining single-family homes. This buffer area will be planted with a double row of large canopy trees as defined by the CPDD and contain storm water detention area. The width and plantings proposed are consistent with the buffer design standards as established in the (CPDD) Commercial Planned Development District where non-residential uses are adjacent to established residential neighborhoods.

Along Highway 5 and Bluebird Lane, landscape buffers allow for the planting of street trees and parking lot screening shrubs, as well as the installation of a 10 feet wide trail along Highway 5.

**HISTORY:** In 2005, Ordinance #2005-009 established the original (PC) Planned Center District for the existing Edward Jones office building located at 430 Highway 5. In 2013, and again in 2014, the Council approved amendments to this (PC) Planned Center District that clarified approved uses, permitted a small building expansion, accessory structures, and other various site improvements including a revised parking lot design and fence repair/replacement regulations.

The (RE-1) One-Acre Ranch Estate District was established for 461 Bluebird Lane in 2005. Previous to the establishment of this (RE-1) zoning district, the site was annexed, but unzoned.

**CONPREHENSIVE PLAN:** According to the Comprehensive Plan and the Future Land Use Map, the site is designated for Residential Suburban uses. To conform with the proposed zoning change, the applicant is requesting a revision to the Future Land Use map, to designate the site for Professional Offices use. As noted in the table below, the Professional Office designation would match with the designation of the vacant property immediately to the north. Note, that within the approved zoning amendments in 2013 and 2104 for the Edward Jones site, the Comprehensive Plan was “deemed” to be revised, however, a specific land use designation was not specified.

**LAND USE:** The land use and zoning of the surrounding properties are as follows:

|              | <b>Current Zoning</b>                          | <b>Current Land Use</b> | <b>Land Use Plan</b> |
|--------------|--|-------------------------|----------------------|
| <b>North</b> | (CPDD) Commercial Planned Development District | Vacant                  | Professional Office  |
| <b>East</b>  | (RE-1) One-acre Ranch Estate                   | Residential             | Residential Suburban |
| <b>South</b> | (CPDD) Commercial Planned Development District | Residential             | Residential Suburban |
| <b>West</b>  | (CPDD) Commercial Planned Development District | Residential/Park        | Residential Mix/Park |

**PUBLIC INPUT:** The town has notified 92 adjacent property owners, including McKinney ISD, within 500 feet of the subject property and as of Tuesday, November 5, have not received any correspondence. Due to the early submission of this report, Staff will update the Commission on all correspondence at the meeting.

**RECOMMENDATION:** Although staff is generally in support of the redevelopment of this site, there should be significant design standards established that minimized the impact of this new building on the adjacent neighborhood. The Commission will need to make two recommendations on this request. The first will be the proposed amendment to the Future Land Use Map, and second will be the proposed rezoning. Staff recommends the following conditions:

1. Future Land Use Plan amendment:
  - a. Site shall be designated for Professional Offices Uses.
2. Zoning Change:
  - a. Site shall be developed in general conformance with the attached development plans.
  - b. Permitted uses shall be limited to professional business office uses, including but not limited to real estate and insurance agencies, title companies, financial advising firms and other similar activities. Medical/dental office uses shall be prohibited.
  - c. Parking along Bluebird Lane and Highway 5 shall be prohibited.
  - d. Building Setbacks: 35 feet from all property lines or street easements.
  - e. A 10 feet wide sidewalk/trail shall be installed along Highway 5.
  - f. A 35 feet wide landscape buffer shall be installed along the eastern property line. This buffer shall include a double row of street or large shade trees, being a minimum 3" caliper and 10 feet tall, as defined by the (CPDD) Commercial Planned Development District, installed for each 25 feet of property line. Included in the buffer shall be a 40-inch horse panel fence supplemented with a hedgerow of evergreen shrubs.
  - g. A minimum 10 feet wide landscape buffer along Bluebird Lane, measured from the existing street easement; and along Highway 5, measured from the property line, shall be planted with a minimum 3" caliper and 10 feet tall Street/Large Trees, as defined by the (CPDD) Commercial Planned Development District, installed for each 25 feet of frontage. Understory/Ornamental trees may be substituted at a rate of 2 understory/ornamental trees for each street/large tree where overhead utility conflicts exist.
  - h. Parking lots shall be screened from adjacent streets and residential properties by a hedgerow of evergreen shrubs, a minimum of two (2) feet tall at the time of planting.

ATTACHMENTS:

- Locator
- Proposed Tract Map





**ZA2019-07**  
**Edward Jones**





October 15, 2019

Mr. Israel Roberts, AICP  
Planning Manager  
Town of Fairview

**RE: *Letter of Intent – Rezoning Lot 1 and Lot 2 L.A. Caldwell’s Dreamland Addition, 1<sup>st</sup> Installation.***

Dear Mr. Roberts,

Please accept this correspondence as the formal letter of intent to rezone the above referenced property. The property is located at the northeast corner of Bluebird Lane and State Highway 5. Lot 1 is currently a professional office building and zoned PC. Lot 2 is currently a single-family home and zoned RE-1. Our client, as the owner of Lot 1, wishes to develop one office building on the +/- 1.0 acre combined lot with a zoning of PC

The Town of Fairview commissioned a study in 2013 to identify properties to be developed under the Commercial Planned Development District (CPDD) and amend the Comprehensive Plan. The study recommended properties that front State Highway 5 develop under the Urban Transition Sub-District. Bluebird Lane, an existing residential neighborhood street, was excluded from this study; however, the adjacent properties to the north and south were established as CPDD.

The primary goal of the proposed development is to combine the recommendations of the CPDD study with the development standards of the PC district as follows:

- 35’ building setback along State Highway 5
- 35’ building and landscape buffer along Bluebird Lane and between Lot 2 and the adjacent property to the east.
- 10’ landscape buffer along State Highway 5 and the adjacent property to the north.
- 2-story with 35’ maximum building height as measured from ground elevation to eave.
- Masonry as the primary façade
- Parking required – 3 spaces for first 300 sq. ft. and 1 space per 300 sq. ft. thereafter
- Maximum floor area ratio – 0.35:1
- 10’ sidewalk along State Highway 5

A general concept plan, building elevations, and perspective views are included with this request for informational purposes only.

Thank you for your consideration of this rezoning request. Please contact me at (469) 301-2580 or [aaron.graves@kimley-horn.com](mailto:aaron.graves@kimley-horn.com) should you have any questions

Sincerely,

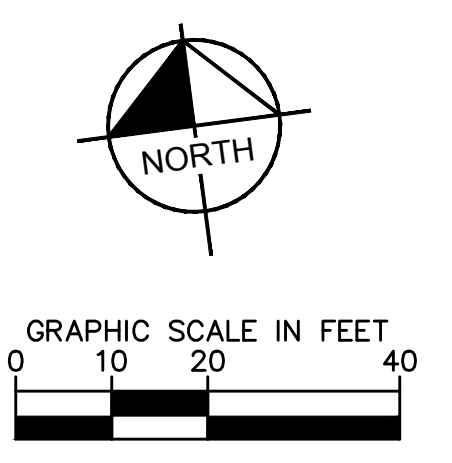
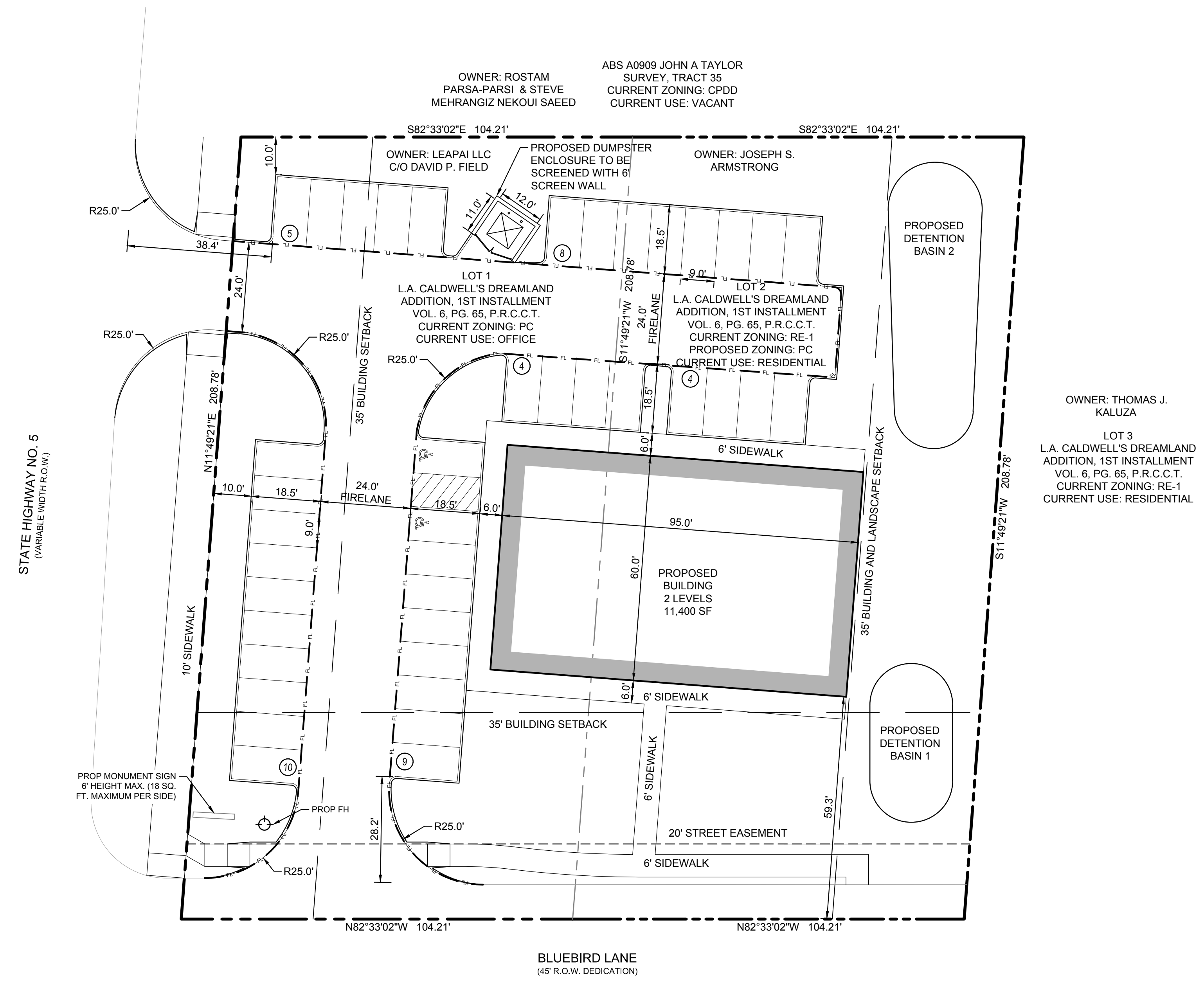
A handwritten signature in blue ink, appearing to read 'A M Graves'.

Aaron M. Graves, P.E. (TX)  
Kimley-Horn and Associates, Inc.  
TBPE Firm No. F-928



DATE: 11/05/2019 11:00:00 AM  
 DRAWN BY: KAH  
 DESIGNED BY: KAH  
 SCALE: AS SHOWN  
 DATE: NOVEMBER 2019  
 PROJECT: KHA PROJECT 064528500

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA SUMMARY TABLE

| CURRENT ZONING  | LOT 1 | PC                  |
|---|-------|---------------------|
| PROPOSED ZONING   | LOT 2 | RE-1                |
| LOT AREA (SF AND AC)  | LOT 1 | 21,693 SF; 0.498 AC |
|   | LOT 2 | 21,693 SF; 0.498 AC |
| TOTAL BUILDING AREA (GROSS SQUARE FOOTAGE)                              |       | 11,400 SF           |
| MAX BUILDING HEIGHT   |       | 35'                 |
| FLOOR AREA RATIO PROVIDED (TOTAL AREA BOTH LOTS)                        |       | 0.26:1              |
| REQUIRED BUILDING SETBACK   |       | 35'                 |
| REQUIRED LANDSCAPE BUFFER (ADJACENT TO RE-1 ZONING)                     |       | 35'                 |
| TOTAL PARKING REQUIRED (3 SP FOR 1ST 300 SF, 1:300 SF FOR REMAINING SF) |       | 40 SPACES           |
| PARKING PROVIDED ONSITE   |       | 40 SPACES           |
| TOTAL ADA REQUIRED ONSITE   |       | 2 SPACES            |
| TOTAL ADA PROVIDED ONSITE   |       | 2 SPACES            |

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |

**Kimley-Horn**  
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2580 FAX: 972-293-9820  
 WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley-Horn**  
 Engineer: AARON M. GRAVES  
 P.E. No. 122032 Date: NOVEMBER 2019

|             |               |
|-------------|---------------|
| KHA PROJECT | 064528500     |
| DATE        | NOVEMBER 2019 |
| SCALE       | AS SHOWN      |
| DESIGNED BY | KAH           |
| DRAWN BY    | KAH           |
| CHECKED BY  | AMG           |

**BLUEBIRD OFFICE BUILDING**  
 FAIRVIEW, TEXAS

**CONCEPT PLAN**

SHEET NUMBER  
**EX-1.1**

CONCEPT PLAN EXHIBIT  
 BLUEBIRD LANE OFFICE BUILDING  
 BEING 1.00 ACRES OUT OF THE  
 L.A. CALDWELLS DREAMLAND  
 ADDITION 1ST INSTALLMENT  
 LOTS 1 AND 2  
 TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS  
 SUBMITTED NOVEMBER 04, 2019

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100  
 MCKINNEY, TEXAS 75069  
 TEL. NO. (469) 301-2580  
 EMAIL: AARON.GRAVES@KIMLEY-HORN.COM  
 CONTACT: AARON.GRAVES, P.E.

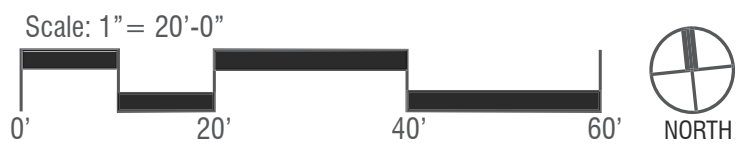
**LOT 1 OWNER & APPLICANT:**  
 LEAPAI LLC  
 551 SAINT GABRIEL WAY  
 MCKINNEY, TEXAS 75071  
 TEL. NO. (972) 548-5027  
 EMAIL: DAVID.FIELD@EDWARDJONES.COM  
 CONTACT: DAVID FIELD

**LOT 2 OWNER:**  
 JOSEPH S. ARMSTRONG  
 461 BLUEBIRD LANE  
 FAIRVIEW, TEXAS 75069  
 TEL. NO. (314) 303-1797  
 EMAIL: JOSEPHHOME@GMAIL.COM  
 CONTACT: DAVID FIELD



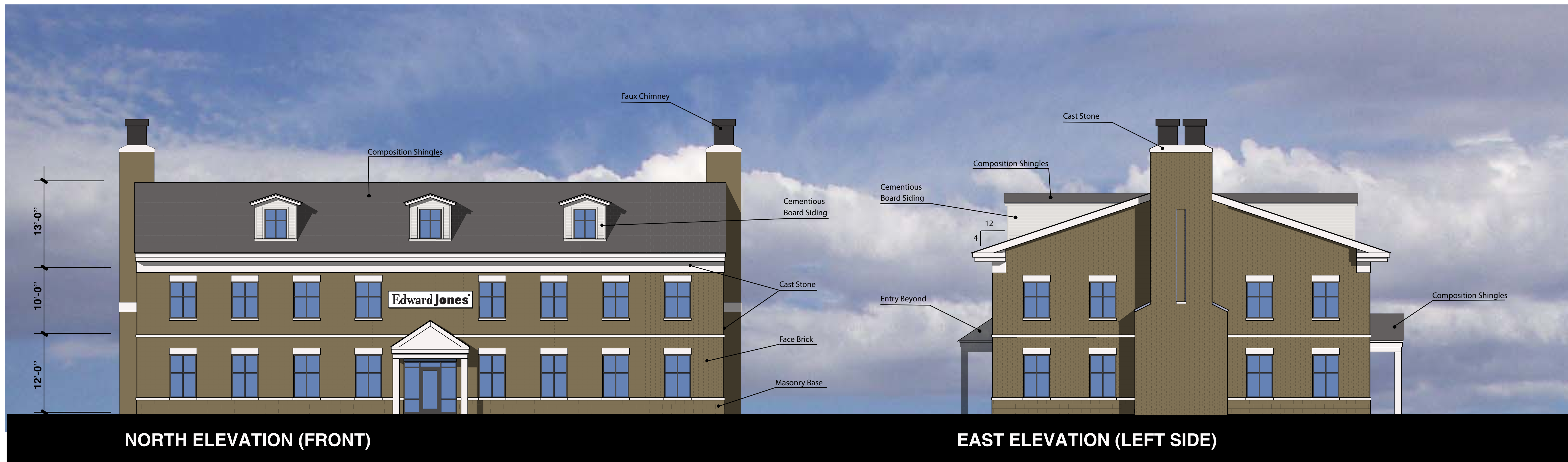
# BLUEBIRD OFFICE

HIGHWAY 5 AND BLUEBIRD LANE, FAIRVIEW, TX  
SITE PLAN & RENDERINGS



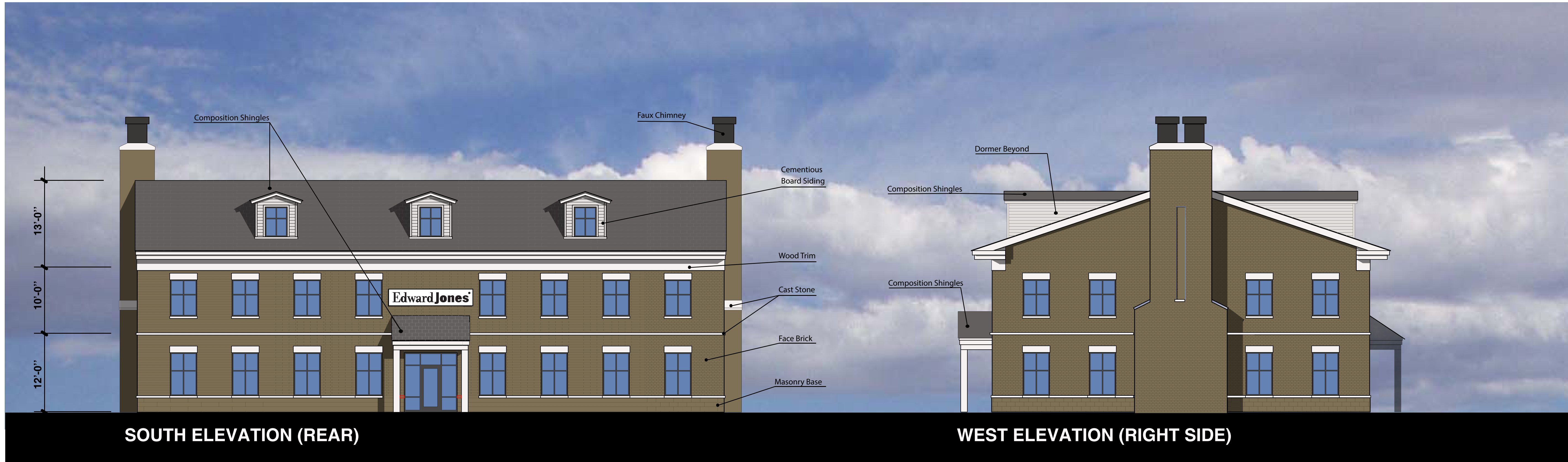
## SITE PLAN





**NORTH ELEVATION (FRONT)**

**EAST ELEVATION (LEFT SIDE)**



**SOUTH ELEVATION (REAR)**

**WEST ELEVATION (RIGHT SIDE)**





BLUEBIRD SITE AERIAL





DRIVING WEST ON BLUEBIRD





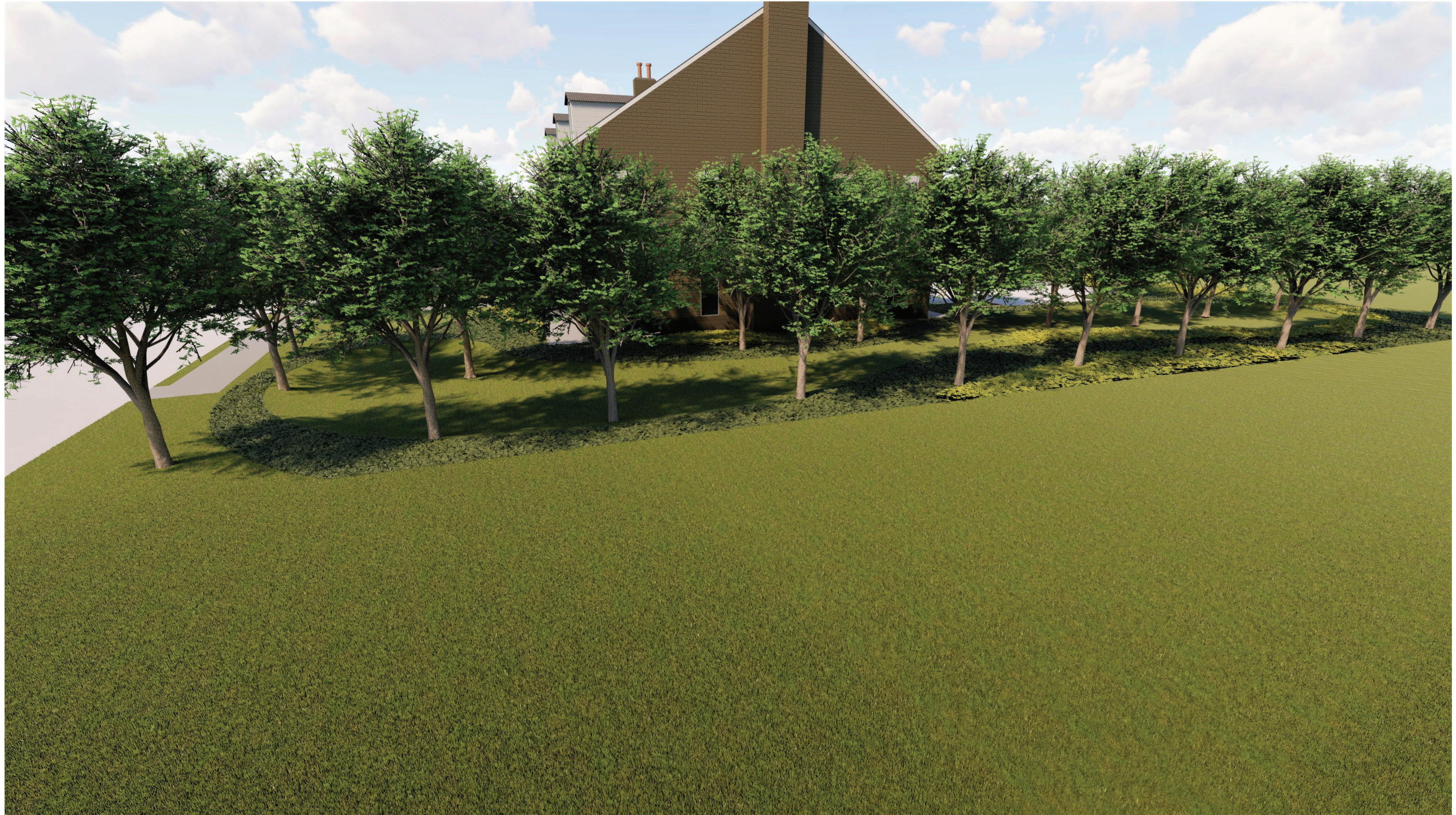
VIEW FROM PROPERTY SOUTH OF SITE





DRIVING NORTH ON HIGHWAY 5





VIEW FROM PROPERTY EAST OF SITE