

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES MAY 2, 2016**

PUBLIC HEARING AGENDA Item #12 – SU160505/S160501 - Specific Use Permit/Site Plan - O'Neal Steel BTS (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a site plan to construct a 214,148-square-foot industrial business and operate a steel service center. The 16.90-acre property, located at 4000 Interstate Highway 30 (IH-30), is zoned Light Industrial (LI) District and is within the IH-30 Corridor Overlay District. The agent is Grayson Hughes, Bury, Inc., the applicant is Kerry Burden, Altera Development, and the owner is James Cornelius, South IH 30 LTD.

Mrs. Thomas stated the Unified Development Code allows contractor with outside storage uses with a Specific Use Permit in the LI District. A site plan approved by the City Council is required for all projects within Overlay Districts. This section analyzes the proposals compliance with the dimension requirements contained in Article 6 of the UDC. The proposal meets all applicable minimum requirements for the LI zoning district. The 16.90-acre property is undeveloped. Two access points have been provided; one on Grand Lakes Blvd., and one on Grand Lakes Way. The site will be developed with 199,224 square feet of warehouse and 14,923 square feet of office. The parking and loading for the use “distribution center, warehouse or storage is one space per 5,000 square feet of plus 20 spaces not to exceed 115% of what is required and one space per 1,000 square feet for the office use. The parking required for the warehouse use is 60 spaces. There are 15 spaces needed to accommodate the office use. A total of 75 parking spaces are required with this proposal. The site plan depicts 75 parking spaces. The parking requirement has been met. Article 10 requires six loading spaces with dimensions of 12 feet wide and 65 feet long be provided with this development. The proposal does not meet the minimum requirements of Article 10.

Mrs. Thomas stated the proposed tilt-wall building is subject to the industrial building standards contained in Appendix F of the UDC. The proposed elevations appear to meet the minimum requirements of the UDC based on the analysis provided by the applicant. Principal Masonry is required by Appendix F for industrial buildings. The building is tilt-wall construction with stone veneer on the articulation zones. The 100% principal masonry requirement has been met.

Mrs. Thomas noted the landscape plan needs to be amended to provide 240 additional five-gallon shrubs to comply with the requirements of Article 8 of the UDC. Staff is recommending a condition that requires compliance; Landscape Buffer – A 30-foot-wide landscape buffer is required along IH-30. The applicant is requesting an exception to this requirement to provide a 25-foot landscape buffer; Sidewalks – Sidewalks are required along IH-30, Grand Lakes Boulevard, and Grand Lakes Way by the UDC. The applicant has requested and received a waiver from the Transportation Division which grants them relief from sidewalk provision along Grand Lakes Boulevard and Grand Lakes Way.

Mrs. Thomas stated due to the requested exception Staff cannot recommend full support, however, if the Planning and Zoning Commission’s recommendation is for approval, Staff recommends the following conditions:

1. Prior to approval of the mylars, the landscape plan shall be revised to depict additional shrubs to meet the minimum requirements of Article 8 of the UDC.
2. Prior to approval of the mylars, the site plan shall be revised to depict four loading spaces that meet the minimum dimension requirements of Article 10 of the UDC.
3. Prior to approval of the mylars, the applicant shall submit a letter sealed by a landscape architect or certified nurseryman which explicitly states the proposed screen adjacent to IH-30 meets the minimum requirements of Article 8 of the UDC or the plan shall be revised to depict a Type 1 fence or a combination as called out in Article 8 of the UDC.

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Davidson Liland, 5910 N. Central Expressway, Dallas, TX was present in support of this request.

Grayson Hughes with Bury, Inc., 5310 Harvest Hill Road, Suite 100, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160505/S160501 as presented and recommended by staff, and the applicant shall submit a letter sealed by a landscape architect or certified nurseryman which explicitly states the proposed screen adjacent to IH-30 meets the minimum requirements of Article 8 of the UDC. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried**