

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JANUARY 9, 2017

PUBLIC HEARING AGENDA Item #10-S170101 - Site Plan - MacArthur Crossing (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan for two office /warehouse buildings (Lot 1: 624,284 sf office/warehouse on one lot on 14.33 acres; Lot 2: 861,071 sf office/warehouse on 19.77 acres). The 34.10-acre property, is generally located at the southeast corner of Gifford Street and Bagdad Road (approximately 250' south of I-30 Service Road). The property is zoned Planned Development-41 (PD-41) District intended for Light Industrial uses. The property lies within the Interstate 30 (IH-30) Overlay Corridor District. The owner is William Munding, III, Chi/Acquisitions, LLC.

Mr. Lee stated the 187,520 sf office/warehouse facility on Lot 1 is orientated in an east-west fashion with truck loading area facing north. The primary access will be Gifford Street with no driveway access from Bagdad Road. Orientation and design of the proposed 322,215 sf office/warehouse on Lot 2 is laid out in a north-south manner with truck loading area facing east and west. Lot 2 provides for a solid six-foot masonry wall along the eastern property line, adjacent to the existing Burbank Gardens residential neighborhood. The distance from the property line and building is 230'. Primary access to this site shall be 40' wide commercial drive via Gifford Street with no proposed truck traffic thru residential neighborhood. Both buildings are speculative developments and at this time and future tenants have yet to be determined. However, future tenants must adhere to the City's UDC including provisions of PD-41, I-30 Overlay Corridor District and specifically Environmental Regulations as related to noise and other possible spillover impacts to adjacent residential neighborhoods.

Mr. Lee stated the proposed plan submitted generally complies with all UDC, I-30 Overlay Corridor District and PD-41 requirements. Primary access for both developments shall be provided to the facilities from four commercial driveways off Gifford Street. Designated signage shall be installed restricting commercial truck traffic along Bagdad Road.

Mr. Lee stated as provided on the proposed building elevations, the proposed facility shall be constructed as tilt-wall construction complying with 100% masonry requirement utilizing 25% stone veneer throughout. The articulation shall include thin stone veneer and contrasting painted concrete tilt-wall. Additional features include aluminum storefront and painted steel storefront along the corners of the structure. Required wing walls shall be constructed for loading area screening, ranging from 40' to 50'. Each lot shall have a standard masonry trash enclosure to match the buildings. As proposed the landscaping plan exceeds the minimum 4% requirement by providing 17.8% of the site for irrigated landscaping. The plan provides for nearly 70 street trees, 34 parking lots trees and dozens of Needlepoint Holly, headlight screening shrubs. The loading area for Lot 1 shall be screened by minimum 3' sloping berms and combination living screen of Needlepoint Holly, Eastern Red Cedar and Crepe Myrtle trees. A solid 6' masonry wall shall be constructed along the entire eastern property boundary of Lot 2. In addition to a 50' landscaped buffer consisting of shrubbery and trees.

Mr. Lee stated in addition the applicant must meet all of the Engineering and Floodplain comments/requirements as noted in the case report. The Development Review Committee recommends approval.

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

Will Muninger with Chi/Acquisitions, LLC, 3819 Maple Ave., Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Moser asked if the vacant piece land on the west side of the property would have a detention pond.

Mr. Muninger replied no that area would not be a detention pond it would be an unpaved area with landscaping.

Don Lookadoo, 8350 Meadow, Dallas, TX and Debbie Hobbs, 8350 Meadows, Dallas, TX, were present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU161203 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**