

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #16- S150405 - Site Plan - Bardin Road Warehouse (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Site Plan to permit the construction and operation of a 430,180 sq. ft. speculative industrial warehouse intended to accommodate up to four (4) tenants. The 20.73-acre property, split zoned Planned Development 30 (PD-30) and Planned Development 55 (PD-55), is located at the northwest corner of Bardin Road and Matthew Road. The property is also located within the S.H. I-20 Corridor Overlay District. The agent is Lisa Swift, GSO Architects, the agent is Vanessa McElroy, RLG Engineering Inc. and the applicant is Gary Horn, Mohr Acquisitions LLC.

Mr. Hinderaker stated the applicant, Gary Horn of Mohr Capital, intends to develop the 20.73 acre tract of land located at the northwest corner of Bardin Road and Matthew Road as speculative industrial warehouse facility capable of housing four tenants. Outdoor storage is limited to truck and trailer parking. The warehouse is proposed to be constructed primarily of concrete tilt wall with panel surface reveals. To accommodate the potential for multi-tenant use, the proposal includes articulation zones at each corner of the building thus allowing for up to four tenants to occupy the building. The articulations zoned include horizontal and vertical relief as well as simulated stone, glass, a small percentage of E.F.I.S and metal panel awnings, which are all in keeping with PD-30, PD-55, and the design standards of the S.H. 20 Corridor Overlay District. The proposal also includes two minor articulation zones located at the center of the east and west facades. These articulation zones help break up the visual length of these façades and enhance the appearance of the warehouse. Also, the warehouse is oriented so that the east façade, which faces existing residential development, does not have any dock doors and thus no truck activity. All of the dock doors are located on the south and north sides of the building, 41 and 45 dock doors respectively. The proposed warehouse design also includes parapet walls ranging in height from a minimum requirement of 36-inches to 9-feet.

Mr. Hinderaker stated the development includes two separate access points from Bardin Road and two separate access points from Matthew Road to ensure that each tenant has unfettered access should all of them decide to fence and gate their property. Firelanes and ‘Knox box’ gated access will be provided to ensure cross access for emergency vehicles. A total of 220 passenger vehicle parking spaces are provided with 8 handicapped spaces, which meets the minimum requirement of the UDC. Also, 38 trailer spaces are provided along the south side of the building, which will be buffered by landscaping as well as the detention pond and two commercial outlots located along the frontage of Bardin Road. Access to these outlots are accommodated via cross-access easements and a requirement that any fencing and gates for the warehouse must be set back from the road far enough so as not to interfere with the access to these commercial lots. A double sized dumpster screening enclosure is proposed at the center of the building on both the south and north side of the building. The enclosures will be constructed of painted concrete w/reveals and painted metal gates.

Mr. Hinderaker stated the Development Review Committee recommends full approval of this case.

Commissioner Moser stated he would like to make a requirement that there be more trees/landscaping in the berm along Bardin Road.

Commissioner Spare said he is concern that there is not enough screening/landscaping along Matthew Road which is adjacent to residential, and asked that a berm be put in place along Matthew Road.

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

Gary Horn with Mohr Acquisitions LLC, 14643 Dallas Parkway, #1000, Dallas, TX was present representing the case and to respond to questions from the Commission. Mr. Horn stated they have upgraded the landscaping along Matthew Road, but would be agreeable in putting in a berm.

Vanessa McElroy, 5445 La Sierra Drive, Suite 300, Dallas, TX noted there is a pipeline that runs through the property, but would look into providing additional landscaping.

Lisa Swift with 650 Architects, 5310 Harrest Hill, Dallas, TX was present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150405 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**