

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 5, 2015

PUBLIC HEARING AGENDA Item #12 – S151004 - Site Plan - Trinity Hearth and Home (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a request to approve a Site Plan for a 58,300 sq. ft. warehouse, office, and showroom building to be occupied by Trinity Hearth & Home. The 2.92 acre property, zoned Light Industrial (LI) District, is addressed as 2937 Hard Rock Road and is generally located west of S.H. 161 and north of W. Oakdale Road. The property is also located within the S.H. 161 Corridor Overlay District. The agent is Kristi Daniel and Tony Callaway, Callaway Architecture and the owner is Fredy Mize, Par-Mize LLC.

Mr. Hinderaker stated Trinity Hearth and Homes sells and installs fireplaces and garage doors. According to their operational plan, they started their business operations in a leased building here in Grand Prairie in 2010. They further stated that the company specializes in the installation and distribution of fireplaces and garage doors for volume national, mid-size regional, and small custom builders. The company now seeks to invest in the development of their own property instead of leasing space. The proposed uses include new building with approximately 42,000 sq. ft. of warehouse space, 7,500 sq. ft. of office/showroom space on the main floor, and an additional 8,800 sq.ft. of office space on the second floor. Staff has classified the proposed use as a “Warehouse” use with an accessory office/showroom component, which is considered a permitted use within the Light Industrial zone district. The subject property is 2.92 acres in size. All minimum lot dimensional standards are met. The property consists of two separate unplatted tracts. The applicant is proposing to consolidate the tracts into a single parcel. A separate plat application is being reviewed concurrently with this application. The combined parcels exceed the minimum lot standards of the UDC. Setback standards in the Light Industrial Zone District require a minimum 25 ft. front setback and 0 ft. rear setback. In this case, the property has two front setbacks, one along S.H. 161 and the other along Hardrock Road. The proposal exceeds these setback standards, except for small portion of the accent tower that is set 21 feet from the east property line. Side setbacks are determined based on the height of the building and if there is any residential adjacency, which in this case there is not. The height of the applicant’s building except for accent tower is approximately 38 feet from grade. Buildings greater than 35 ft. in height require a 25 ft. side yard setback. The applicant exceeds this distance along the northern property line, but is proposing an eighteen (18) ft. setback along the southern property line. Staff has no objections to this request as a 35 ft. tall building would only require a 15 ft. side yard setback. Staff believes that these two setback variance requests are reasonable and therefore supports these appeals.

Mr. Hinderaker stated the proposed 58,300 sq. ft. warehouse/office/showroom is a concrete tilt-wall constructed building with brick and cast stone accents. The office/showroom area of the building, which is situated at the northeast corner of the building, makes up the primary articulation zone of the building. This corner of the building’s façade consists of a bank of large curved aluminum framed storefront glass windows transitioning into brick finished tilt wall panels and a 51 ft. 9 inch concrete, with partial brick finished, accent wall oriented toward S.H. 161. The applicant also proposal to include a 9 ft. tall accent light fixture to be set atop the accent wall. The balance of the building includes required surface reveals, horizontal and vertical articulation, and parapets. The loading docks to the warehouse area are located on the west side

of the building and are not visible from S.H. 161. A new single access drive, located at the northeast corner of the property, is proposed along S.H. 161. While TxDOT approval is required for this access drive, staff supports this drive approach from S.H. 161 as it exceeds the minimum spacing requirements from existing driveways and intersections. Two additional access drives are proposed on the opposite side of the property along Hardrock Road. Staff supports the access points on Hardrock. Due to the narrowness of the property, double frontage limitations on S.H. 161 and Hardrock Road, and the desire of the applicant to maximize the building footprint on the site, fire lane access could not be provided around the entirety of the building, which is typically provided to allow for fire access to within 150 feet of all points of an industrial building. A 24 ft. fire lane, which doubles as an access drive through the property, is located along the north and west sides of the building. However, in lieu of providing a similar 24 ft. fire lane along the south and east sides of the building, the applicant is proposing to construct a side walk along S.H. 161 with sidewalks extending perpendicular from the S.H. 161 sidewalk to the emergency access doors located along the west side of the building. As proposed, fire engines and other emergency equipment would set up along S.H. 161, in addition to the internal fire lane access along the west and north side of the building, if an emergency situation warranted. In regards to on-site parking, the UDC requires, for warehouse uses within buildings 25,000 sq. ft. or larger, that 20 parking spaces plus one space for each additional 5,000 sq. ft. be provided on site. Therefore the warehouse portion of the building requires 24 parking spaces. In addition, the UDC requires one space per 1,000 sq. ft. of office/showroom space. As proposed, the office/showroom area, requires an additional 17 parking spaces. A total of 41 parking spaces are required. The applicant is provided 54 parking spaces.

Mr. Hinderaker stated in accordance with Section 4.B.2 of Appendix F of the UDC, all parking or drive areas shall be located a minimum of 30-foot from the right-of-way line of public streets. In this case, the landscape buffer is required along the entirety of Hardrock Road and the northeast corner of S.H. 161. However the applicant is requesting to shift this landscape buffer from the Hardrock Road side to the S.H. 161 side. In lieu of the landscape buffer on the Hardrock Road side, the applicant proposes to construct an eight foot tall masonry screening wall on and along the entire length, except for the access drives, of the eastern property line. Due to the landscape buffer, the standard 4% landscaping for industrial zoned property technically does not apply. However, the proposed landscape plantings (trees, shrubs, and turf, etc.) are in compliance with Article 8 of the UDC. The applicant is requesting, due to the masonry screening wall being proposed to be set on the property line along Hardrock Road, the ability to plant street trees within the Hardrock Road right-of-way. Public Works is comfortable with this proposal, provided that the applicant: 1) understands that they or any future owner of the property is responsible for the trees and indemnifies the city from any liability, and 2) if Hardrock Road is ever widened and necessitates the removal of the trees, that the city may remove the trees.

Mr. Hinderaker stated the applicant is requesting a waiver of the standard dumpster enclosure requirement as their operations require the use of a 30 yard roll-off style dumpster. However, if required the applicant is willing to provide a screening wall along the north side of the dumpster, which is proposed to be placed south of the loading dock doors and thus screened by the building on its south and east sides.

Mr. Hinderaker stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend full approval of this case.

Commissioner Moser asked if the City has any plans on widening Hardrock Road.

Transportation Planner Daon Stephens stated the Thoroughfare Plan indicates Hardrock Road to be a four lane undivided road, the applicant would need to dedicate some right-of-way.

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

Scott Stone, 1207 Hampshire Land, Ste 105, Richardson, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked if this facility would be open to the public.

Mr. Stone replied no, this would not be open to the public.

There being no further discussion on the case, Commissioner Motley moved to close the public hearing and approve case S151004 as presented and recommended by staff, granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Motley

Second: Moser

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

Nays: None

Approved: **9-0**

Motion: **carried.**