

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017

PUBLIC HEARING AGENDA Item #15 - S170504 - Site Plan - Texas Department of Public Safety Driver License Office (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan for Texas Department of Public Safety's Driver's License Facility (12,864 sf) on one lot. The 5.78-acre property is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District for Commercial uses, and within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II.

Mr. Lee stated the applicant proposes to construct and operate a new 12,900 square foot Texas Department of Public Safety Driver's License Center on one non-residential lot. The 5.78 acre property is generally located at the northwest corner of Bagdad Road and Graham Street. The proposed new 12,900 square foot single-story mega center concept will provide universal testing and licensing to the general public as well as commercial vehicle testing and licensing. The site design for the building, parking and testing areas are laid out in such a fashion as to minimize potential adverse impacts on adjacent properties. The building will face Bagdad Road. The 5.78-acre site proposes two conventional access points intended to serve the general public providing entry/exist points of access. One-way commercial driveways are proposed on the northern and southern vicinity of the site providing ingress and egress for commercial vehicles and designed in such as fashion for vehicles to exit from the southern one-way drive and traverse due north in the direction of Interstate-30. The layout and designated circulation for commercial vehicular traffic is intended to prevent commercial vehicular traffic from traversing onto nearby residential neighborhood, parkland and elementary school site. Therefore the design for the commercial vehicles loops around the rear of the building from the north to the south as referenced earlier. A unique feature of the site is the proposed car and truck canopy. Located along the western portion of the building, this structure is designed to provide vehicle testing while mitigating potential noise, fumes and other potential spillover impacts to neighboring properties. The pre-finished metal canopy's dimensions are approximately: 80' Length, 90' Width, and 21' Height.

Mr. Lee stated PD-41 was established dating back to the 1950s. PD-41 allows for light industrial related uses and office/warehouse uses are allowed by-right. In addition to compliance with LI district standards; PD-41 additional conditions include: Maximum Height regulations of no hazard to air navigation per FAA, Screening requirement along the western edge of the property, Minimum building setback within 100 feet or west property line shall exceed 1-story in height. The proposed plan submitted generally complies with all UDC, I-30 Overlay Corridor District and PD-41 requirements, with the applicant requesting relief from the I-30 Corridor Overlay Standards as follows: 30' Landscape Setback, Exterior Material & Building Articulation Elements, and Type 2 Fence & Screening Requirement.

Mr. Lee stated as provided on the proposed building elevations, the proposed facility shall be constructed as tilt-wall & stone veneer construction complying with 100% masonry requirement. The principle exterior materials consist of concrete tilt-wall panels, E.I.F.S and limestone veneer. The building generally complies with the Corridor Overlay standards in providing vertical & horizontal articulation. The applicant is requesting relief from the standards allowing: The

depth of the cornice element at the parapet wall extends 9” rather than 18” and Reduction in the 25% window requirement for east & southern elevation. A required 12’ X 24’ masonry trash enclosure shall match the building’s exterior materials. As proposed the landscaping plan exceeds the minimum 4% requirement by providing 44% of the site for irrigated landscaping. The plan provides for nearly 23 street trees, 12 parking lots trees and 27 Bald Cypress trees are being proposed to provide additional buffer along the western 30’ landscape edge. In addition to several hundred irrigated shrubs plantings throughout the site, a minimum 3’ high berm shall be established in the rear 30’ landscape buffer in addition to a 6’ tall masonry wall along the property line.

Mr. Lee stated the applicant is requesting the following appeals.

1. Allow for chain-link fence with addition landscaping features in lieu of required Type 2 wrought-iron fence along the perimeter of the detention area.
2. Allow for reduction in the minimum 25% window requirement for the eastern and southern exterior building elevation.
3. Allow for reduction in the minimum 18” extension of the cornice element at the parapet wall to 9”.
4. Reduction of the required 30’ front yard landscape edge to minimum 15’ front yard landscape buffer providing additional landscape features (trees & shrubs).

Mr. Lee stated the Development Review Committee recommends approval subject to:

- Providing a Flood Plain Development Permit as required by the Engineering Department.
- Staff does not oppose the exceptions/appeals as requested.

Chairperson Motley asked if the Department of Public Safety own the property.

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

David Wardlaw, 510 W. 15th Street, Austin, TX stepped forward representing the case. Mr. Wardlaw stated they would be leasing the facility from a private development the property is leased based on the price and location.

Chairperson Motley asked if approved when do they anticipate construction to begin.

Mr. Wardlaw replied if approved they are looking at breaking ground within 3 months and hope to have the facility constructed within 6 months.

Lynette MacKay-Gascia, 2306 Sherry Circle, Grand Prairie, TX and Monique Jabalera, 2310 Sherry Circle, Grand Prairie, TX noted their opposition to this request.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S170504 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Conner

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**