

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 5, 2015

PUBLIC HEARING AGENDA Item #13 – S151005 - Site Plan - Trinity 161 Center (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a request for approval of a Site Plan for a 266,450 sq. ft. industrial warehouse distribution center. The 15.06 acre property, split-zoned Planned Development (PD-221 & PD-221A), is generally located east of S.H. 161 and north W. Trinity Boulevard. The property is also located within the S.H. 161 Corridor Overlay District. The applicant is Dan Warfield, Halff Associates, Inc. and the owner is Audre Rapoport, Rapoport Foundation.

Mr. Hinderaker stated the applicant intends to develop the 15.06 acre tract of land as speculative industrial facility that will house multiple tenants seeking smaller industrial lease space. No outside storage and/or truck/trailer parking beyond those parked at the dock doors is proposed. The property is currently split zoned Planned Development (PD-221) and (PD-221A) for industrial uses. 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.

Mr. Hinderaker stated the unplatted subject property is 15.06 acres in size. A separate plat application has been submitted and is currently under review. As submitted, all minimum lot dimensional standards are met. Setback standards within the Planned Development (PD-221) and (PD-221A) Zone Districts require a minimum 40 ft. front setback and 0 ft. rear setback. In this case, the property has three front setbacks, one along S.H. 161, one along Trinity, and one along Shady Grove Road. As proposed, the warehouse building exceeds these setback standards. The maximum height permitted by the aforementioned PD’s is 50 feet, which exceeds the 40 ft. maximum proposed. The proposed 266,450 sq. ft. industrial building is a concrete tilt-wall constructed structure with stone accents. The building features two articulations zones located on the southwest and northwest corners of the building, as well as four additional articulation zones spaced along the length of the building. The corner articulations zones are required to extend 3x the height of the building, which is approximately 40 feet. As proposed, these two articulation zoned only extend 65 feet. The applicant is seeking an appeal of this standard. The balance of the building, which includes four additional wall plane changes, includes all required surface reveals, minor articulation changes, and minimum height parapets. The building is setup with all office/retail/showroom space oriented toward S.H. 161. The loading docks to the industrial space are located on the east side of the building and are not visible from S.H. 161.

Mr. Hinderaker stated two new passenger access drives are 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. One additional passenger access drive is proposed along Trinity Boulevard. A single truck access drive is proposed along Trinity Boulevard. Staff supports the two access points on Trinity. 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. The applicant anticipates that approximately 110,000 sq. ft of the 266,450 sq. ft. industrial building will be used for office space, which requires one space per 325 sq. ft.

Based on these calculations 390 spaces are required, which is the number of parking spaces being provided by the applicant.

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, a 30-foot landscape buffer is required along S.H. 161, Shady Grove and Trinity Blvd. However applicant proposes to install a 30-foot buffer along Trinity Blvd., a 25-foot landscape buffer along S.H. 161, and a 20-foot buffer along Shady Grove Road. While an appeal of this standard is necessary, the applicant proposes to increase the minimum 4% landscape area required by the UDC in the Light Industrial District to 11% of the property to off-set the reduction in the width of the berms. The proposed landscape plantings are in compliance with Article 8 of the UDC. Three dumpster enclosures are proposed to be located along the east property line.

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.

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

Dan Warfield with Halff Associates, Inc., 1208 Cypress Springs, Trail, McKinney, TX was present representing the case and to respond to questions from the Commission.

Chairperson Garrett noted one speaker cards submitted in support of this request. Kyle McCullah, 12221 Merit Drive, Dallas, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S151005 as presented and recommended by staff, granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **9-0**

Motion: **carried.**