

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 5, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

PUBLIC HEARING AGENDA Item #19– S170604 - Site Plan - Oakdale Spec Warehouse (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction and operation of a 400,000 sq. ft. office/warehouse building. The 24.06-acre property is zoned Planned Development-39 (PD-39) District, with (SUP-638) and lies within the SH 161 Overlay District, and addressed as 507 W. Oakdale Road. The agent is Robert Huthnance Jr., PLR Development and the owner is Cris Burgum, SAIA LTL Freight.

Mr. Lee stated the applicant seeks to construct and operate a 401,577 sq. ft. two-story office/warehouse facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The multiple tenants building is intended to accommodate speculative office/showroom warehouse businesses. The property is within the State Highway 161 Corridor Overlay District, as such, the development shall adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The vacant site has been used in the past for various outside storage and landfill salvage uses. It does slope generally to the southwest and relatively small section of 100 year flood plain does exist in that area of the property. Municipal water services exist in the area and the applicant will connect to those services; however sanitary sewer is not available and the applicant proposes an onsite lift station to accommodate sewer services and connect via off-site sewer main to the northeast of Oakdale Road.

Mr. Lee stated as proposed, the development meets or exceeds all minimum lot & dimensional standards. Access to the subject property will be from two proposed commercial driveways from W. Oakdale Road along the eastern and western portion of the development. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the northern section of the development. Truck storage and screened truck docks are orientated on the eastern and western portions of the building with access being providing via a looped 24' drive way/ fire lane around the development. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse ratio. The ratio is 1 space per 325 sq. ft. for office uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 159 parking spaces are required. The applicant provides 180 spaces including 6 accessible spaces.

Mr. Lee stated the Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials consist of decorative masonry reveals and combination of exterior stone veneer. The building will feature an approximate fifty-eight feet articulation on each corner of the north side facing Oakdale Road and provide alternating textured panels, composite metal canopy and metal

sunshade. The building's materials and articulation complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code. The proposed site exceeds the minimum landscaping requirements for GR zoned property. 30' feet landscape buffers are proposed along W. Oakdale Road. A total of 268,049 sq. ft. of irrigated landscaping is being provided including 83 trees, perimeter shrubbery, and additional plantings throughout the development including 20 parking lot trees and 50 street trees along W. Oakdale Road. The applicant is proposing to build two 12' X 12' masonry dumpster enclosure clad in the same masonry materials as the building. One located at southeast of building with the second one located southwest of the facility. The enclosure conforms to city standards. The applicant will be participating in designated roadway improvements including five feet rights-of-way dedication for W. Oakdale Road. Engineering has been coordinating with the applicant in providing the necessary documents and other processes associated with the roadway infrastructure improvements.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to the following conditions:

- Submission and review of flood plain development permit per Engineering Department.
- Submission and review of Phase II Environmental Study per Environment Services Dept.
- Provide off-site utility easement to accommodate sewer services via separate instrument and on-site (private) sewer lift station per Engineering standards and review by the Engineering Department.

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

Brain Satagats, 3803 Parkwood Boulevard, Ste 800, Frisco, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S170604 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**