

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 5, 2012

AGENDA PUBLIC HEARING ITEM: #8-S121102-Site Plan, 247 Gilbert Circle (City Council District 1).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Site Plan for office and warehouse uses on 2.888 acres. The subject property is zoned Light Industrial (LI) District and is within the State Highway-161 Overlay District. The property is generally located south of W. Rock Island Road on the eastern side of Gilbert Circle. The owner/applicant is Larry Causey and the agent is Walter Nelson.

Mrs. Elliott stated this request is for 2.888 acres for two speculative office and warehouse buildings. The building closest to Gilbert Circle is 11,981 square feet and the building at the rear of the site is 3,980 square feet. The owner does have prospective tenants and understands that outside storage and/or chemical storage are not part of this request. The owner of the subject property also owns property to the north and east of the site.

Mrs. Elliott said the UDC, Appendix F “Corridor Overlay District Standards,” recommends a design sequence for industrial projects [UDC, Appendix F, Section 4.G]. The main purposes are to establish the location of articulation zones and minor articulation zones, and to apply exterior building materials. An articulation zone is required for the east building façade of the front building and minor articulation zones are required for the south and east building facades for the front and rear buildings. The proposed elevations meet this requirement.

- The required height of parapet wall screening and required perimeter roof-line setback for roof-top mechanical units are indicated on the plan. All parapet walls exceed 36 inches and the setbacks ensure that the roof-top units will not be visible at street level.
- Panel surface reveals are a minimum two inches (2”) in width and frame a wall surface area no less than 225 square feet within both the articulation zone and the minor articulation areas.

Mrs. Elliott said the UDC, Appendix F “Corridor Overlay District Standards,” Section 1.B.(6) “Classification of Development Standards” establishes Section 3 and Section 4 as the development standards for industrial uses. Section 3 includes exterior building material requirements for light industrial, manufacturing, warehousing, distribution and structured parking uses.

- The buildings will be tilt-wall panel construction with EFIS accents that do not exceed five percent (5%) of any exterior wall of the building, and are not located on any portion of a wall that is less than eight feet in height from the finished grade of said wall.
- The building also includes architectural glass for less than thirty percent (30%) of any building façade. The selected material will need to have less than twenty percent (20%) reflectance and can be determined at time of building permit.

- A minimum of fifteen percent (15%) of the articulation zone shall be finished in a hard and durable weather stone. The articulation zone provides 38% stone area. The colors for the building materials will be terra cotta, brown and a neutral cream color for the stone. A color rendering has been provided.

Mrs. Elliott said the UDC, Appendix F “Corridor Overlay District Standards,” Section 4 establishes district wide requirements for both industrial and non-industrial uses. Section 4 governs certain sign regulations, some landscaping variables, service area screening and fencing requirements. Multi-tenant signs, monument signs and wall signage are allowed in the overlay districts. The applicant will submit sign permits separately.

- All parking or drive areas shall be located a minimum of thirty (30) feet from right-of-way lines along public streets. The area inside the thirty foot parking setback shall be credited toward the landscaping requirement prescribed by Article 8 of the UDC. The landscape plan meets this requirement.

Mrs. Elliott stated a Landscape Plan was submitted that meets UDC requirements. The minimum required landscaping area is 4% of the site area. The landscape areas shown on the landscape plan provide a total of 5% of the site plan area.

Mrs. Elliott stated access for the subject property is from one driveway location off of Gilbert Circle. The required parking for the site is 49 spaces and 52 spaces are required. A 24-foot fire lane will provide access to all parking and loading areas. A six-foot tall wood fence will surround the parking and loading areas on the north and west sides of the site. The wood fence is allowed since it is setback over forty feet from the front property line [UDC, Article 8]. The gate for the parking area on the west side of the site will be wrought iron with a Knox lock for fire access.

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a Site Plan for an office and warehouse facility in accordance with all Unified Development Code requirements.

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

Walter Nelson, 1812 Carla Drive, Arlington, TX was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S121102 for an office and warehouse facility as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**
Motion: **carried.**