

SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(FWY) Freeway District	Car Dealership, Auto-Related Businesses Across IH-35E
SOUTH	(FWY) Freeway District	Elm Fork Trinity River
EAST	(FWY) Freeway District	RV Repair Business and Undeveloped Tract
WEST	(FWY) Freeway District	Texas Utilities Electric Company

REQUEST: Approval of a Special Use Permit to allow 178,500 square foot warehouse and distribution use in the (FWY) Freeway District

PROPOSED USE: Warehouse/Distribution

ACRES/LOTS: 22.16 acres / 1 lot

LOCATION: 2643 IH-35E

HISTORY: Undeveloped and not platted

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: IH-35E is designated as a Controlled Access Highway

OWNER: LFI Dallas Logistics 1, LLC

REPRESENTED BY: Derek Downs/Half Associates, Inc.

STAFF ANALYSIS

PROPOSAL

This is a request to grant a Special Use Permit to allow a 178,500 square foot warehouse/distribution facility in the (FWY) Freeway District.

The applicant has submitted a conceptual site plan, landscape plan, and building elevations for the proposed use.

CURRENT ZONING

The subject property is on a single tract zoned (FWY) Freeway District.

- The current zoning allows warehouse/distribution with an approved Special Use Permit.
- On December 11, 2018 City Council approved Comprehensive Zoning Ordinance text amendments regulating certain uses in the Freeway District including the reduction of intensive industrial and warehouse uses along I-35E in order to improve the “front door” of the community. Warehouse/distribution was one of the land uses impacted by the amendments requiring a Special Use Permit instead of by right.
- Parking Requirements
 - Warehouse/Distribution: 1 space per 5,000 square feet of total warehouse area.
 - Office: 1 space per 450 square feet of floor area.

ELEMENTS TO CONSIDER

- The proposed warehouse and distribution facility will consist of neutral color patterned precast concrete panels. Three entry areas for suites will provide storefront windows fronting I-35E.
- The proposed site plan provides all bay doors, loading space, and trailer storage on the west side or rear of the building screened from I-35E. Sufficient parking and loading maneuverability is provided.
- The conceptual landscape plan provides canopy, ornamentals, and shrubs along I-35E screening parking and the building as vegetation matures. Trees are also provided along the entry drive into the property on the north side of site limiting views for southbound traffic on the service road. Foundation plantings will be provided at the entry points of the building.
- The property is an isolated parcel adjacent to an Oncor substation and high-tension power lines to the west and north; and Trinity River floodplain and I-35E and George Bush Turnpike south and east respectively.
- Access is limited to the southbound frontage road of IH35E with no impacts to local streets.
- There is no direct vehicular or pedestrian connectivity to the Trinity Mills Transit Center zoning district or east side of IH35E.

CONCLUSION

The proposed warehouse and distribution facility is an appropriate use and is compatible with the surrounding land uses in the area. The trailer traffic will be limited to the southbound IH 35E service road without impacting local city streets. No direct street or pedestrian connectivity will be provided between the subject property and east side of IH35E, including the Trinity Mills Transit Center area. The front of the building provides entry articulation and design features with landscaping screening along I-35E. Truck loading space and storage of vehicles shall be located at the back of the building out of view from the highway