

## ZONING

Case Coordinator: Michael McCauley

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### GENERAL PROJECT INFORMATION

**SITE ZONING:** PD-151 for the (CC) Corporate Commercial District

#### SURROUNDING ZONING

#### SURROUNDING LAND USES

NORTH	(CC) Corporate Commercial District	Undeveloped (across Parker Road)
SOUTH	PD-75 for the (MF-15) Multi-Family District	Multi-family residential (across the Kansas City Southern RR)
EAST	PD-151 for the (CC) Corporate Commercial District	Cosmetics manufacturing facility (BeautiControl)
WEST	PD-151 for the (CC) Corporate Commercial District	Undeveloped

**REQUEST:** Amend the zoning to allow a warehouse/distribution facility similar to the one abutting to the east (BeautiControl)

**PROPOSED USE:** Warehouse/distribution/office facility

**ACRES/LOTS:** Approximately 20.3 acres/1 tract (unplatted)

**LOCATION:** South side of Parker Road (FM 544) between Josey Lane and Plano Parkway

**HISTORY:** The subject tract has never been subdivided into a lot of legal record. Except for agricultural uses, the tract has never been developed. PD-151 was originally established in 1998. It was amended in 2005 to allow the BeautiControl facility, and in 2006 to amend their site plan and landscaping plan. Prior to PD-151 being established, the site was zoned for the (CC) Corporate Commercial District.

**COMPREHENSIVE PLAN:** Medium Intensity Office

**TRANSPORTATION PLAN:** Parker Road is designated as an (A6D) Six Lane Divided Arterial.

**OWNER:** Crow Billingsley 544/Carrollton, Ltd.

**REPRESENTED BY:** Billingsley Development Corp.

## **STAFF ANALYSIS**

### **PROPOSAL**

This is a request to amend PD-151 to allow for warehousing and storage uses on an approximately 20.3-acre site located on the south side of Parker Road (FM 544) between Josey Lane and Plano Parkway.

### **ELEMENTS TO CONSIDER**

- The proposed warehouse would also contain offices for the business.
- The proposed development would allow Interceramic to relocate from their existing Garland facility.
- The site is directly west of the BeautiControl manufacturing and headquarters facility.
- The outdoor storage area shown on the Conceptual Site Plan near the southeast corner of the site does not require a screening wall under the requirements of the “base” (CC) Corporate Commercial zoning district because it is not abutting a public street.
- Mutual access through the adjacent BeautiControl site to the east will be provided during the platting process to provide better access to this site.

### **ECONOMIC INCENTIVE BY THE CITY**

On December 28, 2015, the Carrollton City Council entered into an economic incentive agreement with the developer of the property. This is only relevant to the zoning case because said agreement contains a clause which states that the proposed building shall be “...similar to and complimentary to the property immediately east of this site, addressed as 4717 Plano Parkway” (this is the BeautiControl building).

While the proposed Interceramic building does not need to be a copy of the BeautiControl building, there should be a “family resemblance.” To a great extent this will be accomplished simply by both buildings being very large, concrete tilt-wall buildings.

However, the proposed Interceramic building proposes to leave the great majority of the tilt wall in it’s natural, “grey” state while the BeautiControl building has painted their concrete two shades of beige. Using identical glass color would be another way to enhance the “family resemblance” between the two buildings. The BeautiControl building uses a green toned glass, but it is unclear if the Interceramic building will do the same.

The Planning & Zoning Commission considered these items and decided unanimously to support the proposed conceptual building elevations as presented.

### **BUILDING DESIGN**

- The proposed building will have a tilt-wall concrete façade with patterns cast into it and a series of decorative stone panels. Articulation along the north façade (where the office space will be) provide nice building movement.

- The east, west and south (facing the railroad) facades will be a typical “warehouse” style with few to no windows and dock doors.
- The north façade (facing Parker Road) will have significant windows, as this area of the building will have the office space. Windows will “wrap around” the northeast and northwest corner of the building to serve the office space.

## LANDSCAPING

- Landscaping generally meets the requirements of the zoning ordinance. However, the amount of “pervious” surface (i.e. not paved or covered by the building) is only about 16.5%. The (CC) Corporate Commercial District requires 20%.
- To help mitigate the deficiency in the pervious surface area, the applicant is proposing to increase parking lot landscape islands (from one per 12 spaces to one per 10 spaces) and to increase the minimum trunk size for trees to be planted (from 3-inch to 4-inch). Staff initially recommended additional mitigation in the form of a series of shade trees and evergreen shrubs along the west property line, directly west of the dock doors, to help screen them from view until adjacent properties are developed.
- Because the site is being designed and platted as a “flag lot,” staff suggested continuing the proposed landscape buffer strip along Parker Road (FM 544) to the east and west, such that as adjacent lots develop, there will be consistent landscaping.

## CONCLUSION

The applicant’s request for an amendment to the Planned Development to allow their proposal appears appropriate for this site and was supported by the Commission with staff’s initial stipulations. However, since the Commission’s recommendation, the applicant will be asking the City Council for changes to the following stipulations below with staff’s response in italics and underlined:

- a. Any detention/retention pond shall be landscaped in accordance with City requirements.

*(The applicant proposes to increase the planting on site, in lieu of this stipulation. Staff supports this request because the detention pond is located in the rear of the development site next to the train tracts. Staff suggests the following stipulation in its place:*

*The landscaping required for the detention pond shall be relocated elsewhere on the site with final landscape design submitted to the City Arborist for approval prior to permitting.)*

- b. A series of evergreen shrubs and shade trees shall be planted along the west property line, including a minimum three-foot (3’) high landscape berm, directly west of the dock doors to screen them from view within a sixty-foot (60’) wide landscape buffer along the west property line, with groupings of Eastern Red Cedars and Live Oaks. The berm shall have a slope no steeper than one-foot rise for each three-feet of width.

*(The applicant would like to reserve this space for future trailer storage. The west*

*property line is approximately seven-hundred (700) feet from Josey Lane and the building is approximately nine-hundred (900) feet from Josey Lane. Further, the subject property and the property to the west is owned by the same company. Staff believes there should be some natural (landscape) break between the subject property and the adjoining property to the immediate west. Therefore, staff suggests the following stipulation in its place:*

*A series of evergreen shrubs and shade trees shall be planted along the west property line, including a minimum eighteen-inch (18") high landscape berm, directly west of the dock doors to screen them from view within an approximate ten-foot (10') wide landscape buffer along the west property line, with groupings of Eastern Red Cedars and Live Oaks planted approximately twenty-five-feet (25') on-center. The berm shall have a slope no steeper than a one-foot rise for every three-feet of width.*

*And*

*The future storage of trailers along the western perimeter of the property shall be submitted to staff for administrative review and approval.)*

These recommended changes to the stipulations are reflected in the proposed ordinance. Should the Council elect to not support the modified stipulations, staff will replace the appropriate page within the ordinance with stipulations made by Council.