

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-181 for the (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(FWY) Freeway District	Amusement Park
SOUTH	PD-181 for the (LI) Light Industrial District.	Retention / Detention Feature
EAST	(FWY) Freeway District	Commercial Uses
WEST	(SF-12/20) Single Family District	Undeveloped – 100 year floodplain

REQUEST: Approval of an amendment to PD-181 to allow an approximately 50,000 square foot scrap storage building. The PD provides landscaping and a screening wall along Sandy Lake Road. The proposed amended PD adds approximately 3.1 acres of land acquired by Western Extrusions (currently zoned FWY – Freeway District) and the south half of Sandy Lake Road right of way.

PROPOSED USE: Industrial uses

ACRES/LOTS: 71 acres/9 lots

LOCATION: South side of Sandy Lake Road and approximately 185 feet west of IH-35E.

HISTORY: The most recent PD-181 amendment was approved on December 12, 2006. The original PD was established on the property on November 16, 1999 which amended an earlier SUP-185 continuing the use and including a conceptual site plan.

A Special Use Permit (SUP-185) allowing an aluminum extrusion facility was approved November 15, 1994. A series of amendments led to PD-181 replacing the Special Use Permit.

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: Sandy Lake Road is designated as an (A6D) Six-Lane Divided Arterial and Stemmons Freeway is designated as a (A4D) Four-Lane Divided Arterial.

OWNER: Patrick McEvoy, Jr.; Western Excursions

REPRESENTED BY: Mark Aldredge; Western Excursions

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-181 for the (LI) Light Industrial District to add an approximately 50,000-square foot truck-scrap building and landscaping and screening along the south side of Sandy Lake Road. This proposal amends the conceptual site plan currently in place.

CURRENT ZONING REQUIREMENTS

ZONING ORDINANCE

The base zoning is (LI) Light Industrial District.

The Planned Development allows aluminum extrusion with the following development standards:

1. The facade of any building expansion shall use similar materials with matching color and design of the existing structure.
2. Any new buildings shall be in conformance with the (LI) Light Industrial District design standards.
3. Screening walls shall not be required.

The Comprehensive Zoning Ordinance requires a minimum 15-foot landscape buffer along arterials.

ELEMENTS TO CONSIDER

Western Extrusion proposes an approximately 50,000-square foot scrap-storage building including a metal covering. The new building will match the existing tilt-wall structures onsite.

The PD zoning adds approximately 3.1 acres of land on the east side of Simmons Parkway, currently zoned (FWY) Freeway District. Western Extrusion acquired the property since the last PD amendment in 2006.

In addition to the three development standards already adopted, the proposed PD amendments adds a 10-foot landscape buffer and 9.5 foot tall screening wall along Sandy Lake Road. All gates onto the property shall provide emergency access, as required by the Fire Department.

There is limited space for landscaping along Sandy Lake. Therefore, staff will allow a minimum 10-foot landscape buffer along Sandy Lake Road instead of the minimum 15-foot landscape buffer.

Minor revisions to the conceptual landscape plans were completed meeting the stipulations approved at the September 7, 2017 Planning and Zoning Commission hearing.

CONCLUSION

Staff believes the proposed amendments adding the new 50,000-square foot building to the conceptual site plan and landscape buffering and screening wall along Sandy Lake Road are appropriate. The new building is in the interior of the property and does not appear to negatively impact compatibility of surrounding uses. The added Western Extrusion property along the east side of Simmons Parkway is appropriate insuring the Western Extrusion operation is included the PD zoning in its entirety.