

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 alternative exterior building materials for structures at established minimum setbacks from streets, revise landscape and screening requirements along Sandy Lake Road and Luna Road, and change the type of perimeter security screening fencing

PROPOSED USE: Industrial uses

ACRES/LOTS: Approximately 71 acres/9 lots

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

HISTORY: On October 4, 2018 Planning and Zoning Commission approved an alternate façade for a 19,500 square foot building.

PD-181 was amended (Ordinance 4116) on October 10, 2017 with the expansion of the company's property to include a 50,000 square foot metal building. The amendment required any new building to be in conformance with the (LI) Light Industrial District design standards and match the conceptual building elevations requiring painted concrete. Additionally, landscape buffering requirements were provided along Sandy Lake Road and Luna Road.

On July 7, 2011 the Planning and Zoning Commission approved an alternate façade for a 39,790 square foot metal building in-lieu of similar materials related to existing buildings which contained brick and pre-cast concrete.

On December 12, 2006 SUP-185 was repealed in its entirety and PD-181 was established adding a requirement for new buildings to match

with similar exterior materials related to color and design of existing buildings.

The original SUP-185 for the (LI) Light Industrial District was established on the property on November 15, 1994.

A series of amendments led to PD-181 replacing the Special Use Permit 185.

**COMPREHENSIVE
PLAN:** Industrial

**TRANSPORTATION
PLAN:** Sandy Lake Road is designated as an (A6D) Six-Lane Divided Arterial and Stemmons Freeway is designated as a Controlled Access Highway.

OWNER: Charles McEvoy/Western Extrusions

REPRESENTED BY: Ed Damp/Western Extrusions

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-181 for the (LI) Light Industrial District to allow alternate building exterior materials on buildings located certain distances from streets; revise landscape buffering along Luna and Sandy Lake Roads; and allow ornamental metal security fencing in lieu of a masonry wall along Sandy Lake Road. This proposal amends the conceptual site plan and establishes a landscape buffering plan along Luna Road in order to screen buildings and storage.

CURRENT ZONING REQUIREMENTS

ZONING ORDINANCE

- The base zoning is (LI) Light Industrial District.
- The (LI) Light Industrial zoning district requires buildings provide a minimum 80 percent brick, stone, concrete masonry units (except smooth face), or pre-cast concrete panels (painted, stained, or textured) unless an alternative material is approved by the Planning and Zoning Commission.
- The Comprehensive Zoning Ordinance requires a minimum 15-foot landscape buffer along arterial roadways (including Luna and Sandy Lake Roads).
- The Planned Development allows aluminum extrusion by right 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. A conceptual building elevation provides building facades for new buildings and expansion.
 2. Any new buildings shall be in conformance with the (LI) Light Industrial District design standards.
 3. Screening walls shall not be required, except along Sandy Lake Road. A conceptual plan exhibit provides the required masonry wall.
 4. Any gates provided on driveways shall provide emergency access.
 5. A minimum 10-foot wide landscape buffer shall be provided along Sandy Lake Road.
 6. A landscape buffer shall screen outdoor storage from Luna Road. A conceptual landscape plan provides the buffering along Luna Road.

ELEMENTS TO CONSIDER

- Western Extrusion occupies approximately 71-acres containing 8 buildings.
- Western Extrusion is located on the south side of Sandy Lake Road, north side of Luna Road, and west of I-35E. Floodplain and retention ponds are located along Luna Road and the City of Dallas Water Utilities has large residual basins adjacent and to the west. Drive-through

restaurants, a hotel, and two auto dealerships are located between I-35E and the subject property. Therefore, Western Extrusions has limited public visibility, except from Sandy Lake Road and Luna Road.

- Alternative facades were approved by the Planning and Zoning Commission allowing metal buildings on July 7, 2011 and October 4, 2018.
- Sandy Lake Road is on the Capital Improvements Plan to be widened to 6-lanes divided and constructed over the next few years.
- The proposed PD-181 amendments would require the following:
 - Buildings located greater than 300 feet from Luna Road or Sandy Lake Road, and not shown on the Conceptual Site Plan would be exempt from applying for an amendment to the planned development or conceptual site plan.

This provides flexibility for company expansion in the interior of the property without the need of amending PD-181. Any changes to the layout within 300 feet from Luna or Sandy Lake Roads may require an amendment to the zoning (PD-181) if the proposal varies from the approved conceptual site plan. Halliburton, along Belt Line Road, have similar zoning restrictions in their PD, allowing for an alternate façades if buildings are located in the interior of the property without the need for approval through the Planning and Zoning Commission or City Council.

- Any new building or expansion shall be in conformance with the minimum façade material content as provided in Article XVIII (LI) Light Industrial District except:
 - Buildings located 300 feet or less distance from Luna Road or Sandy Lake Road shall meet the minimum exterior building content as provided in Article XVIII (LI) Light Industrial District. Building sides facing away and completely hidden from these streets may utilize alternative exterior materials.

All building expansions or new construction located 300 feet or less from Luna Road or Sandy Lake Road would need to provide a minimum 80 percent brick, stone, concrete masonry unit (except smooth face), or pre-cast concrete panels (painted, stained, or textured), as required in the (LI) Light Industrial zoning district. Facades facing away or completely hidden from view from Luna Road or Sandy Lake Road may utilize alternative exterior materials without approval by the Planning and Zoning Commission. However, any façade facing these streets would need an alternative facade approved by the Planning and Zoning Commission. A map exhibit depicts the 300 feet buffer from both Luna Road and Sandy Lake Road (See 300 feet distance from Luna Road and Sandy Lake Road).

- Buildings located in excess of 300 feet from Luna Road or Sandy Lake Road shall meet the minimum exterior building content as provided in Article XVIII (LI) Light Industrial District. Building sides that are completely hidden or facing away from these streets may utilize alternative exterior materials only when the following conditions are met:
 - Additions to buildings are consistent with exterior materials and colors used on the

existing building; and

- All alternative exterior materials shall meet building code and match colors utilized on the nearest existing building constructed of pre-cast concrete or brick or stone.

Buildings located in excess of 300 feet from Luna or Sandy Lake Roads may provide an alternative exterior material without review by the Planning and Zoning Commission but meeting minimum conditions. In this instance alternative building materials could not be seen from Luna or Sandy Lake Roads and would need to meet building code and coloring of the nearest existing building(s) constructed of pre-cast concrete, CMU, or brick or stone.

- A screening fence shall be provided along Sandy Lake Road and will consist of a minimum 6-foot tall ornamental metal fence.

The current zoning requires a 9.5-foot tall masonry wall along Sandy Lake Road. The applicant proposes a minimum 6-foot tall ornamental metal fence along Sandy Lake Road in lieu of the masonry wall. Landscaping shall be provided between the fence and Sandy Lake Road.

- Any gates provided on driveways shall be sufficiently designed for stacking and access for emergency vehicles.

In addition to security gates along Sandy Lake Road, the guard house, at the interior of the property, will be moved to Booth Street, to limit access onto the property. All security gates shall sufficiently support traffic stacking and emergency vehicle access consistent with the city's General Design Standards (GDS).

- Driveway locations along Sandy Lake Road may vary from the Conceptual Site Plan, Exhibit C, but shall be in conformance with the Driveway Ordinance.

The applicant has not determined if the existing driveway locations along Sandy Lake Road will remain the same. In order to provide flexibility to relocating driveways staff recommends adding a condition allowing the driveway locations to change from the PD's conceptual site plan, but shall meet minimum driveway separations along arterials, per the Driveway Ordinance.

- An average 10-foot wide landscape buffer shall be provided along Sandy Lake Road and may be located in the right-of-way with a license agreement. In no instance shall the landscape buffer be less than 5-feet wide. The landscaping shall be installed within 180 days from the completed widening of Sandy Lake Road.
- Landscaping shall be provided, as required in Article XXV of the Comprehensive Zoning Ordinance and may include Luna Road right-of-way, as shown on the Conceptual Luna Road Landscape Area Plan, Exhibit F, in a minimum 10-foot wide landscape buffer. No shrubs will be required. A license agreement will be necessary for landscaping in the right-of-way.

The landscape requirements proposed ensures sustainable landscape buffering is provided along both Luna Road and Sandy Lake Road screening buildings and operations from both streets. There is a significant drop in grade from Luna Road onto the subject property impacting growth of trees. Sandy Lake Road is proposed to be expanded from a 4-lane undivided roadway to a 6-lane divided arterial over the next few years reducing any

landscape buffering between existing parking and the future street expansion. Therefore, stipulations are recommended in the PD to allow a minimum 10-foot landscape buffer along Sandy Lake Road and Luna Road instead of the minimum 15-foot width. The landscape buffer may need to locate in the right-of-way of these streets. Therefore, any landscaping located in city right-of-way shall require a license agreement with the property owner.

- The Planning and Zoning Commission unanimously recommended approval of the proposed planned development amendments.

CONCLUSION

The property has limited visibility from streets due to the close proximity to floodplain and adjacent large industrial tracts. Staff believes the proposed amendments to PD-181 are appropriate, allowing for the expansion of the Western Extrusions facility while providing sustainable landscape screening along Sandy Lake Road and Luna Road. The proposed PD standards would allow buildings constructed with a majority of alternative exterior materials other than brick, stone, concrete masonry units, or pre-cast concrete panels. However, such structures would be limited to areas at the interior of the property and could not be viewed from Luna Road or Sandy Lake Road. The proposed zoning provides flexibility and limit the need to amend the PD for Western Extrusion expansions while ensuring sufficient landscaping screens the property from Luna Road and Sandy Lake Road.