

STAFF REPORT

Case Number: 14-SP-21
Request: Detailed Site Plan approval
Address: 13951 Senlac Drive
Lot Size: 5.54 Acres
Petitioner: Texas Dugan Limited Partnership

Existing Conditions:

The site located on the western side of Diplomat Drive, approximately 700 feet south of the intersection of Valwood Parkway and Senlac Drive. This undeveloped square shaped tract of 5.5 acres is bordered on both sides by existing light industrial land uses. To the south of the site is Balcones Resources, a recycling services company. This site is located within Planned Development District No. 22 (PD-22), which was established as a light industrial zoning district.

Site Design:

The applicant, Texas Dugan Limited Partnership, proposes to develop a new office/warehouse building at this location. The new building contains approximately 93,000 square feet.

This building will contain both warehouse, production and office space. The proposed building will contain approximately 13,500 square feet of office space, 10,000 square feet of production space and 70,000 square feet of warehouse space for a total of 93,000 square feet.

The proposed building will be one story and approximately 28 feet in height. The exterior of the building will be precast concrete panels with patterned accents. The building is designed to face eastward, towards Senlac Drive. All truck loading areas are proposed along the western portion of the site, behind the building, away from public view.

The applicant plans to install a six (6) foot sidewalk along Senlac Drive that connects with the existing sidewalks to the north and south.

Parking:

Based on the proposed design of this large office warehouse building, the need for employee and visitor parking along the front of the site will be moderate. Most of the employee parking will be located along the western side of the site, behind the building. The applicant is proposing to develop 146 parking spaces and 5 accessible parking spaces.

The City requires 136 parking spaces. The loading docks for the building are all proposed along the rear of the building, screened from public view.

Landscaping:

The proposed Detailed Site Plan has proposed approximately 17% of the site to be landscaped open space. The applicant plans to install a three (3) foot berm along the eastern portion of the site, adjacent to Senlac Drive, to act as an undercarriage screening mechanism for the parking area. The landscape plan also includes a total of twenty-seven (27) trees along Senlac Drive, as well as six (6) crepe myrtles. These trees will be a combination of Live Oak, Bald Cypress and Cedar Elm. Along the southern property line, the applicant has proposed a row of red tip photinia shrubs to also act as a screening devices.

PD-22 requires 5% of the overall site to be landscaped open space.

Signage:

The applicant has proposed installing two wall signs not to exceed 200 square feet each on the eastern elevation. No other signage is planned at this time.

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Therefore this proposed office warehouse facility would be consistent with the West Side plan.

Thoroughfare Plan:

Senlac Drive is not identified for further expansion on the 2013 Thoroughfare Plan. No improvements to Senlac Drive are planned or budgeted at this time.

Public Response:

No letters of opposition have been received.