



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles S. Cox
City Manager
DATE: March 15, 2018
SUBJECT: Ordinance 3492 – Specific Use Permit for warehouse, distribution, light fabrication and assembly uses in an existing building located at 12400 Ford Road

Existing Conditions:

The subject property is a 7.07-acre site located at the northeast corner of Ford Road and Christian Parkway. The property is also bordered by Fabric Xpress Way to the west.

The property is located within Planned Development Number 74 (PD-74) zoning district, which allows a wide range of commercial, office and retail uses. PD-74 requires that light fabrication and assembly, and warehouse and distribution uses obtain a Specific Use Permit (SUP).

The site is surrounded by commercial and light industrial land uses to the south, west and northeast, including Dallas Christian College to the east. Ford Road Park is located to the north. Further north beyond the park are existing single family homes.

Site Design:

The subject property is fully developed. The existing 1-story tilt wall building contains approximately 75,517 square feet. No expansion of the existing building is proposed with this request. Also, no outdoor storage or display is proposed with this request.

Ingress and egress to the site is from Ford Road and Christian Parkway.

Currently there are 127 parking spaces on site. PD-74 requires one parking space per 1,000 square feet of warehouse space and one parking space per 333 square feet of office space; therefore, 100 parking spaces are required for the requested use. The existing parking spaces on site are adequate according to the requirement of PD-74.

The building also has two loading docks along the east side of the building. The loading area is screened from public view along Fabric Xpress Way with tall and dense shrubs, as requested by PD-74. The applicant will continue the same screening shrubbery along Christian Parkway to screen the view of the loading docks.

The proposed business has minimal truck traffic at all times; semi-truck loading and unloading will be programmed 1 to 2 times per day. It is anticipated that no trucks will utilize Farmers Branch Lane at any time. All trucks are anticipated to enter the property from Ford Road when arriving from the south and from Villa Creek Drive via Denton Road when going to the west.

The applicant is proposing to move his existing business from Irving to this new location in Farmers Branch. The business specializes in stone countertops fabrication and distribution, and warehousing and distribution of related types of products, i.e. bathtubs, shower pans, stone slabs and sinks. The entire operation will take place in the interior of the building. The fabrication process will utilize water-jet cutting system to eliminate dust and promote an eco-friendly process. The operation shall not generate noise, odor, vibration, hazard detectable beyond the property lines. All operations will comply with the Performance Standards established by Farmers Branch Comprehensive Zoning Ordinance.

The business would occupy the entire existing building at Ford Road. The proposed floorplan consists of 12,000 square feet dedicated to office use and the remaining 63,517 square feet dedicated to light fabrication and warehouse use. The business operating hours are Monday through Friday, 6:00 am to 5:00 pm. The total number of employees is approximately 60.

Signage:

The applicant is proposing to install wall signs. No freestanding signs are proposed. All wall signs shall comply with PD-74 standards for signage.

Comprehensive Plan:

The 2012 Central Area Plan identifies this property as being part of the IH-635 District. For this District, the Plan recommends the city to “*encourage all redevelopment to include extensive landscaping, quality building materials, façade articulation, decorative lighting and other esthetic enhancements.*” Therefore this proposed use in the existing building at Ford Road would be consistent with the Central Area Plan, and is an appropriate adaptive reuse of an existing building. Furthermore, the applicant is proposing to enhance the landscape screening.

Thoroughfare Plan:

The 2013 Thoroughfare Master Plan identified Ford Road as a 4-lane undivided thoroughfare, with a street right-of-way of 54 feet wide. No improvements to Ford Road are planned or budgeted at this time.

Public Response:

Ten (10) notification letters were sent out to the surrounding property owners on February 15, 2018. Two (2) zoning notification signs were also placed onsite the next day. A public notice ad was placed in the Dallas Morning News on March 3, 2018. As of March 15, 2018, no letters of opposition have been received by the City.

Recommendation:

On February 26, 2018 the Planning & Zoning Commission voted to recommend approval of this Specific Use Permit as outlined in Ordinance No. 3492. The vote was unanimous.

Possible Council Action:

1. Motion to adopt Ordinance No. 3492.
2. Motion to adopt Ordinance No. 3492 with the following modification(s)...
3. Motion to deny Ordinance No. 3492.
4. Motion to continue discussion at the next meeting.