



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: March 19, 2019

SUBJECT: Resolution No. 2019-029 – Conduct a public hearing and consider the request for a Detailed Site Plan for an office/warehouse building on a 2.55-acre lot located at 2020 Diplomat Drive, including Special Exceptions; and take appropriate action.

Background:

The applicant, Foresite Group, is requesting approval of a Detailed Site Plan for a two-story office/warehouse building on the property located at 2020 Diplomat Drive at the southeast corner of Diplomat Drive and Hutton Drive. The subject site is approximately 2.55 acres and is located in Planned Development District No. 22 (PD-22), which allows for the proposed use. The request also includes two Special Exceptions to the development standards in PD-22.

Subject Property:

Site acreage: 2.55 acres

Location: 2020 Diplomat Drive; and located at the southeast corner of Diplomat Drive and Hutton Drive.

Proposed Development:

The applicant is proposing an office/warehouse building on the subject property with two truck loading bays. The building is proposed to be two stories with a total floor area of 28,800 square feet. The building is proposed to be used primarily for office space, 17,440 square feet, and is proposing subordinate space for uses including classrooms (1,280 square feet), showroom (2,080 square feet), and warehouse (8,000 square feet).

Surface parking will be provided on the site. Covered surface parking is proposed to be provided at the rear of the building. Additionally, sidewalks are proposed to be continued on Diplomat Drive and Hutton Drive along the subject property.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 22 (PD-22)	Building material sales/wholesale office and sample room across Diplomat Drive
South	Planned Development District No. 22 (PD-22)	Cooks Branch Creek (Valwood Improvement Authority)
East	Planned Development District No. 22 (PD-22)	Office/showroom
West	Planned Development District No. 22 (PD-22)	Office/warehouse across Hutton Drive (currently under construction)

Access:

The proposed development will be accessible from the following streets:

- Diplomat Drive via a shared driveway with the property to the east via a dedicated access easement.
- Hutton Drive. Due to the existing raised median, a right-in right-out driveway is proposed to Hutton Drive.

Parking:

Required Parking Ratio per PD-22	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> • Classroom: 1 space/300 SF • Office: 1 space/300 SF • Showroom: 1 space/300 SF • Warehouse: 1 space/1,000 SF 	79	83	Surface parking spaces	Yes

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
5%	16.3%	Landscaping is generally provided throughout the subject property, but primarily located along Diplomat Drive and Hutton Drive.	Yes

Street Trees Required:

Street Name	Minimum Number Required	Number Provided	Tree Variety/Type	Complies
Diplomat Drive	9	9	8 – Maidenhair Tree 1 – Burr Oak	Yes
Hutton Drive	14	14	13 – Burr Oak 1 – Existing 17” caliper Elm Tree	Yes

Buildings Elevations:

The City’s Code of Ordinances requires that a minimum of each exterior facade be a minimum 75% masonry. The proposed building facades reflect the following masonry types and percentage provided.

Building Façade	Masonry Type Provided	Total % Provided	Complies
North	Thin brick over tilt wall, burnished block CMU, and painted tilt wall.	89%	Yes
South	Thin brick over tilt wall, and painted tilt wall.	77%	Yes
East	Thin brick over tilt wall, burnished block CMU, and painted tilt wall.	76%	Yes
West	Thin brick over tilt wall, and painted tilt wall.	99%	Yes

Special Exceptions:

The applicant is requesting the following special exceptions as described below.

Special Exception #1 – Front Setback along Hutton Drive.

PD-22 requires that the front setback of any structure from the street right-of-way line be a distance equal to the height of the structure, but not less than 25 feet. The proposed building has an overall height of 38 feet; therefore, the front setback along Hutton Drive is 38 feet from the street right-of-way line.

The applicant is seeking approval of a special exception to allow for a setback of 25 feet along Hutton Drive. Due to the curvature of Hutton Drive and the unique shape of the property along the west property line, the reduced setback is needed to allow for the building and related site improvements. It should be noted that the building setback along Hutton Drive increases towards the south. Approximately 42 linear feet of the building from the northwest corner continuing along the west façade, or approximately 320 square feet, is located within the required 38-foot front setback. The remainder of the building is more than 38 feet setback from Hutton Drive.

Staff believes that the requested special exception is appropriate given that the curvature of the property along Hutton Drive and the portion of the building that is located within the 38-foot setback is substantially inconsequential to the overall size of the building. Additionally, the requested front setback will allow for the landscaping required along Hutton Drive.

Special Exception #2 – Distance of loading doors from building setback line.

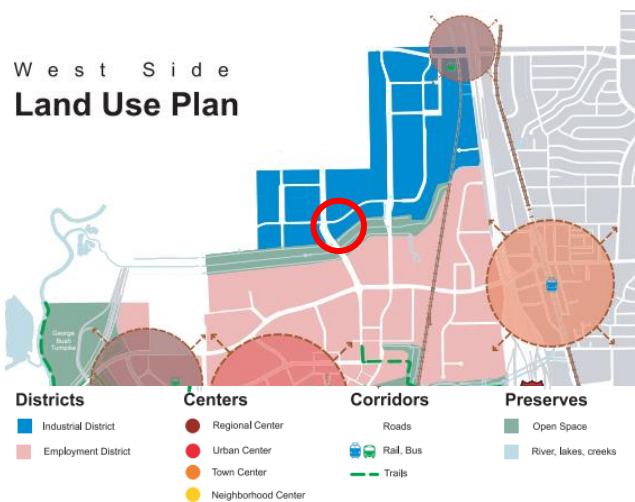
The development standards of PD-22 requires that loading doors placed on the side of a building of a major street be a distance of 65 feet from the building setback line. Hutton Drive is considered a major street per PD-22.

The applicant is seeking approval of a special exception to allow for a reduction to the distance of the loading doors located on the side of the building. The location of the proposed loading doors are within 32 feet of the requested 25-foot front setback and within 19 feet of the required 38-foot front setback. Due to the adequate area needed for the maneuvering of a truck, the loading doors are proposed to be placed on the southwest corner of the building.

Staff believes that the requested special exception is appropriate. A 12-foot masonry wall is proposed to be provided along Hutton Drive to provide screening of the loading doors and area. The masonry wall is of the same material as the structure, which creates an illusion of the building being continuous. Additionally, due to the subject property being a corner lot it has two street frontages. This is resulting in the proposed building not having a true rear side, which would further limit views of the loading area.

Comprehensive Plan Recommendation:

The West Side Plan designates the subject property as industrial district as provided for on the



Future Land Use Map. This land use designation recommends this area include land uses such as light manufacturing, assembly, distribution, office and research and development. The Plan also recognizes that although the goal is to create a successful environment for business activity, this area should be respectful of the park-like setting and integrate with the adjacent employment district in the West Side by providing streetscape, front lawn open space, and providing screening for parking and loading areas.

The proposed development is consistent with the plan recommendation because the use of the proposed development, office/warehouse, will allow for additional employment land uses in the area while still providing landscape enhancement and screening of loading areas.

Public Response:

On February 15, 2019, eight zoning notification letters were mailed to the surrounding property owners and to Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day. A public hearing ad was also posted in the Dallas Morning Newspaper on March 1, 2019. To date, no written correspondence has been received by the city.

Recommendation:

On February 25, 2019 the Planning and Zoning Commission considered this request and voted unanimously to recommend approval of the Detailed Site Plan and associated Special Exceptions, as presented in Resolution No. 2019-029.

Possible City Council Action:

1. Motion to approve Resolution No. 2019-029.
2. Motion to approve Resolution No. 2019-029 with the following modifications...
3. Motion to deny Resolution No. 2019-029.
4. Motion to continue discussion at the next meeting.