

STAFF REPORT

Case Number: 24-ZA-09

Request: Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 3.5 acres located at 12197 Denton Drive within the Planned Development District No. 32 (PD-32) zoning district; and take appropriate action.

Applicant: Tyler Adams, Greenlight.

Planning & Zoning Commission Meeting: May 13, 2024

Summary:

The applicant, Tyler Adams, Greenlight, requests to amend Planned Development District No. 32 (PD-32) for a new office/warehouse development. The site includes two proposed buildings totaling 44,000 square feet (sf) in area with a mix of office and warehousing space. The applicant has also included parking, streetscape, and landscaping improvements.

The subject property is approximately 3.5 acres of land bounded by Denton Drive to the east, the IH-35E frontage road to the west, and the City of Dallas city limit to the south. The property was previously under review for an athletic field development; however, the prior applicant withdrew this project proposal.

Office uses are permitted within PD-32, but warehouse/distribution uses are prohibited. As a result, the applicant proposes to add warehouse/distribution as a permitted use and light fabrication/assembly subject to the approval of a Specific Use Permit (SUP). Several of the surrounding properties currently contain warehouse/distribution uses.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	PD-32	Office/Warehouse
East	N/A (City of Dallas)	Warehouse/DART Rail Line
South	N/A (City of Dallas)	Warehouse (Vehicle Repair)/Vacant Parcel
West	PD-32	TxDOT Freeway (IH-35E)

Existing Zoning:

The city council rezoned the subject site from Light Industrial (LI) to PD-32 through Ordinance No. 1389 in August 1982. These regulations were designed to accommodate office, commercial, hotel, and retail uses.

Proposed Amendment:

The current proposal will amend PD-32 to adopt a detailed site plan, elevations, and landscape plan. In addition, the applicant requests that warehouse/distribution uses be permitted and light fabrication/assembly uses be permitted by SUP only. Building "A" will be a two-story (10,000 sf) office building located on the western portion of the property to face the IH-35E frontage road. Building "B" is a one-story (34,000 sf) warehouse and faces north towards Valley View Lane. The loading doors face south, towards the Dallas city limit line. The applicant is proposing a variety of screening elements to mitigate the aesthetic effects of the loading/unloading areas.

This property is located along the future Westside Art Trail pathway. The applicant has included a 12-foot-wide, paved shared-use trail along the west side of the property line, facing the IH-35E frontage road. The developer will install this, or the funds will be escrowed to the City for future completion by the City. The applicant's vision includes two art murals, one facing the east and the other on the west side of the property. These murals will enhance the aesthetics of the trail to the west and the proposed six-foot sidewalk along the east property line (Denton Drive).

Access and Parking:

Multiple driveways are proposed along Denton Drive and the IH-35E frontage road to provide vehicular access to the site. The applicant also proposes installing a new six-foot sidewalk along the Denton Drive frontage and a shared-use, 12-foot paved trail along the westside frontage to provide pedestrian connectivity. The minimum parking requirement for warehouse and manufacturing uses within PD-32 is one space per 2,000 sf of gross floor area (GFA). The applicant has provided the required number of parking spaces for the combined building area of 34,000 sf:

Parking Requirement	Total Required	Total Proposed	Complies?
Office: 1 space per 333 sf Warehouse: 1 space per 2000 sf	64	68 spaces (surface parking)	Yes

Landscaping:

The landscape plan provided for this development exceeds the minimum requirements of PD-32, as summarized below. Thirty-six new trees are proposed throughout the site, including Chinese Pistache, Chinkapin Oak, and Desert Willow varieties. Dwarf Buford Holly and Horsetail Reed shrubs, totaling 113 shrubs, are proposed along the perimeter of the surface parking area to provide screening from the right-of-way. Additional landscaping was added to provide screening to the south-facing loading doors in the southeast and southwest corners.

PD-74 Requirement	Total Required	Total Provided	Complies?
5% of total site area landscaped	7,703 sf	31,844 sf	Yes
One canopy tree planted for every 25 linear feet of street frontage	24 trees	36 trees	Yes

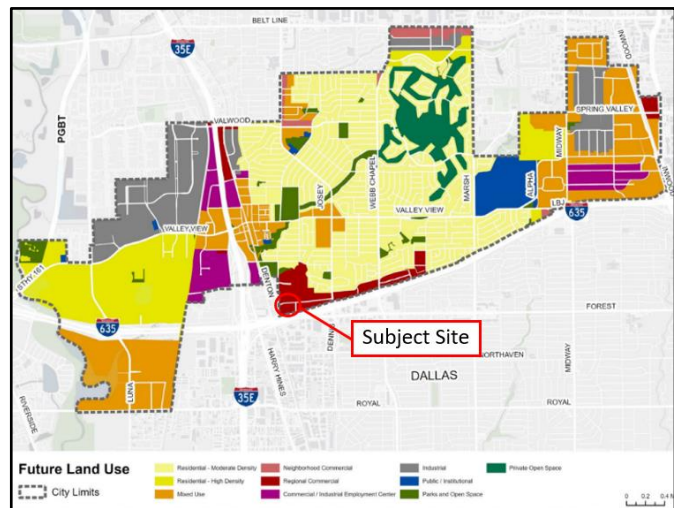
Building Elevations:

The applicant proposes that the warehouse building be single-story while the office building is two-story, and both stand approximately 44 feet high. The building materials include masonry, wood, and stucco, with alternating colors and building depths providing modulation and roofline articulation. Increased glazing, canopies, and a varied roof profile will enhance the aesthetics of both buildings. In addition, two art murals are proposed, one facing the IH-35E frontage road (area of approximately 750 sf) and the other facing Denton Drive (area of approximately 1,600 sf).

Comprehensive Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject site as Commercial/Industrial Employment Center on the Future Land Use Map. This designation includes commercial and light industrial uses that are higher employment zones while allow for transition over time.

The Comprehensive Plan does designate specific areas within the City where existing industrial uses should be preserved and protected, and where new large-scale industrial development is appropriate. The subject property does fall within these areas and therefore, staff contends that large-scale industrial development is appropriate in this location.



Public Response:

On May 2, 2024, eight zoning notification letters were mailed to the surrounding property owners, including Carrollton-Farmers Branch and Dallas Independent School Districts. As of this report's writing, the city has not received any written correspondence.