

STAFF REPORT

Case Number: 17-SU-15
Request: Specific Use Permit
Address: 2001 LBJ
Lot Size: 9.25 Acres
Petitioner: Bedrosians Tile and Stone

Existing Conditions:

The site is located on the northern side of the LBJ frontage, situated between Interstate 35 and Luna Road. The site is an undeveloped, vacant parcel approximately 9.25 acres (403,000 square feet). It is bordered on the east and west by similar undeveloped, vacant properties. To the north of the site is the Valwood Improvement Authority property and levee system. To the south is the LBJ Freeway. This site is located within the Planned Development District No. 88 (PD-88) zoning district. PD-88 is also known as the Mercer Crossing Code, which is a form-based code and allows a variety of light industrial, retail, multi-family residential and office uses. The particular site is located in the Commerce District, which requires a Specific Use Permit for warehousing and distribution facilities. Given the configuration of the lot, the proximity to the levee and the LBJ frontage, the proposed use complies with the intent of PD-88. (See Location and Aerial Maps.)

Site Design:

The applicant, Bedrosians, proposes to develop a new retail showroom and commercial warehouse for their tile and stone business. Bedrosians is an established manufacturer, importer and distributor of ceramic and porcelain tile, decorative and glass mosaics, natural stone and pavers. The proposed building will contain a total of approximately 115,000 square feet. The floorplan shows 100,000 square feet of warehouse, 5,000 square feet of offices and 10,000 square feet dedicated to a retail showroom. The site will be accessible from two drives off the LBJ frontage, one at the eastern property line and one at the western property line. The applicant is in the process of dedicating an easement and coordinating with Oncor to place all overhead utilities underground.
(See Site Plan.)

The applicant plans to install a five (5) foot internal sidewalk along the western building façade that connects to the western customer/employee parking lot. Additionally they have agreed to install a 12-foot wide trail that runs the length of their southern property line, adjacent to the building. This trail will ultimately serve as a crucial segment in the city's west side trail, which is part of the overall City Wide Trail Master Plan adopted in 2015.

The proposed building will be one story and approximately 35 feet in height. The exterior of the building will be tilt-up concrete panels with porcelain tile accents which complies with the city's masonry requirements. The building is designed to face southward, towards the LBJ frontage and

freeway. The northern elevation contains 12 overhead and dock doors for the loading and unloading of the warehouse portion of the building (See Elevations.)

Parking/Loading:

All of the truck/van/tractor trailer loading areas are proposed along the northern portion of the site, behind the building, screened from public view.

Based on the proposed design of this warehouse building, the need for employee and visitor parking on the site will be minimal. The Zoning Ordinance calls for the following minimal parking spaces per use:

PARKING RATIOS FOR BEDROSIANS TILE AND STONE				
Land Use	Ratio	Existing Conditions	Min. # of Spaces	Spaces Provided
Warehouse	1: every 2 employees	30 employees	15	
Furniture retail	1:800 square feet	10,000 sq. ft.	13	
Office	1:300 square feet	5,000 sq. ft.	17	
			45	88

The applicant is proposing to develop 88 parking spaces with four ADA parking spaces. Staff verified with the owner that the proposed parking count was adequate based on the needs of other comparable locations. The owner has stated that the employee count will be a maximum of thirty (30) persons.

Landscaping:

The Landscape Plan has approximately 40% of the site used as natural or open space. The applicant has proposed a significant landscaping and planting plan including 69 new trees, shrubbery, and grasses. The trees will be a combination of Live Oak, Eve's Necklace, and Lacebark Elm. Shrubby includes Agave, Texas Sotol and Needle Grass. The existing property does not contain any tree coverage so no mitigation was necessary. (See Landscape Plan.)

Signage:

The applicant has proposed installing one wall sign approximately 274 square feet on the southern elevation of the building. (See Elevations.)

Operations:

The proposed showroom operating hours are Monday – Friday 8:00 AM - 5:00 PM and Saturday 10:00 AM - 3:00 PM. The owner has stated the site will employ approximately 25-30 employees.

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 retail/warehouse use would be consistent with the West Side plan.

Thoroughfare Plan:

No known improvements to the LBJ frontage are planned for at this time.

Public Response:

Nine (9) notification letters were sent to the surrounding property owners on August 16, 2017. Zoning notification signs were also placed on site the same day. As of August 24th, no letters in favor or opposition of this SUP request have been received by the City.