

STAFF REPORT

Case Number: 18-SP-23
Request: Detailed Site Plan for Warehouse / Office Buildings
Address: 1903 Diplomat Drive
Lot Size: 3.91 Acres
Petitioner: G&A Consultants, LLC

Existing Conditions:

The subject property, 3.91 acres in area, is located at the southwest corner of Diplomat Drive and Hutton Drive and located within Planned Development District No. 22 (PD-22). The property is surrounded by light industrial and commercial uses on all sides, with exception of an existing drainage channel (approximately 100 feet wide) that borders the property to the east towards Hutton Drive. At the southwest corner of the property is the city's sanitary sewer lift station and an existing access easement along the western side of the subject property to the lift station from Diplomat Drive. Additionally, there is an existing 40-foot Trinity River Authority easement and sanitary sewer line along the western boundary of the property.

Site Design:

The applicant is proposing to amend a previously approved Detailed Site Plan (approved May 2018 by Resolution No. 2018-049). The requested Detailed Site Plan amendment is necessary due to the existing Trinity River Authority (TRA) sanitary sewer line along the west side of the property being aged and could be compromised by any surface improvements. The approved Detailed Site Plan showed parking within the 40-foot TRA easement.

The subject Detailed Site Plan proposes to eliminate the surface parking along the western boundary and preserve 48 feet of unimproved, greenspace along the entire west property line. The site will still be develop with two new office / warehouse buildings and subdivided into two lots. The future lots will be accessible by two driveway access points from Diplomat Drive. The proposed Detailed Site Plan will retain the existing access easement that provides access to the city's sanitary sewer lift station from Diplomat Drive.

The applicant is proposing to subdivide the property into two lots, corresponding to the proposed buildings.

- The northern lot, Lot 1, will be comprised of 1.38 acres and will front Diplomat Drive. Building A will contain 23,683 square feet to accommodate office uses (2,994 square feet) and warehouse uses (20,689 square feet). The office area is proposed to be located at the northeast corner of the building and will serve as the main access to the building. Building A will be setback at least 81 feet from Diplomat Drive. A portion of the front yard will contain a 15 foot wide landscape area along Diplomat Drive, while the remainder will be surface parking. Building A will have a loading area on the western side. This loading area will not be visible from public streets. An additional loading door is proposed on the east side of the building, which will allow loading trucks to fully drive into the building. Per

PD-22, loading doors are not allowed to face major streets, such as Hutton Drive. Therefore, the applicant is seeking a special exception to allow the loading door to face Hutton Drive. The applicant is to provide landscape screening, consisting of 30 Blue Arrow Juniper shrubs to provide screening from Hutton Drive in order to minimize the visibility of the loading door. PD-22 allows special exceptions to be considered with the Detailed Site Plan.

- The southern lot, Lot 2, will be comprised of 2.43 acres and will be a “flag lot” configuration with approximately 61 feet of lot frontage to Diplomat Drive. Driveway access will be shared with Lot 1 from Diplomat Drive along the western side of Lot 1. Building B will contain 32,911 square feet to accommodate office uses (2,930 square feet) and warehouse uses (29,981 square feet). The office area is proposed to be located at the southeast corner of the building and will serve as the main access to the building. The loading area is proposed on the west side of the building and it is not visible from public view, due to being screened by Building A on Lot 1.

Summary of the proposed changes to the Detailed Site Plan

- Removing all surface improvements, including parking and drive access, from the existing TRA easement.
- Driveway access, to the west along Diplomat Drive, will be relocated toward the east approximately 25 feet.
- Modifying the design and placement of the buildings by relocating loading areas. Building A is reducing in size from 26,040 square feet to 23,683 square feet and will be setback further from approximately 60 feet to 76 feet from Diplomat Drive.
- Additional parking is added along Diplomat Drive increasing the overall parking for the property from 82 parking space to 85.

Elevations:

The proposed buildings will be one story in height, to a maximum height of 36 feet. Both buildings are proposed to have a flat roof with parapet walls. Both buildings will be painted and textured tilt-wall panel and with aluminum storefront systems for the office corners. Aluminum awnings will also be installed along the storefronts of each building. Accent paint colors will be applied to the façades for building articulation. The proposed façades meet and exceed the City’s masonry requirements.

Summary of the proposed changes to the Elevations

- Loading doors added to Building A on the east façade and Building B on the west façade.
- Roof line articulation is modified due to the changes to the floor plan.

Parking:

According to the parking ratio established by PD-22, 1 parking space per 1,000 square feet of warehouse and 1 parking space per 300 square feet of office, or 1 parking space per employee, whichever is greater, is required. Based on these ratios, Lot 1 would need 31 parking spaces and Lot 2 would need 44 parking spaces. The proposed parking for Lot 1 is 39 parking spaces and Lot 2 is 46 parking spaces. Parking required for each building will be provided within the

corresponding lot. The proposed parking meets the requirements established by PD-22 for office / warehouse uses.

Landscaping:

According to the landscape ratio established by PD-22, a minimum of 5 percent of the total property area shall be landscaped between the building and all street right-of-way lines. The proposed landscape plan includes approximately 15% of Lot 1 to be used as landscaped open space and approximately 8% of Lot 2 to be used as landscaped open space.

The landscape plan also includes 27 new trees in addition to 2 existing trees that will be preserved on site. PD-22 requires one street tree to be planted for each 30 feet of property frontage along a street. The new trees will be a combination of Live Oak, Red Oak and Crape Myrtle trees. In addition to the street trees, the landscape plan includes a dense line of evergreen shrubs, consisting of Dwarf Indian Hawthorne and Blue Arrow Juniper, along the eastern property line to screen the surface parking lot and loading door on the east side of Building A from public view from Hutton Drive.

The applicant is seeking a special exception to the earthen berm required along Diplomat Drive. PD-22 requires a 3-foot tall earthen berm be provided along the street when parking is located forward of the front setback. Due to the amendment to the detailed site plan, to eliminate improvements along a portion of the western boundary, parking was added within the front setback. In lieu of the berm, the applicant is proposing evergreen screening shrub, Dwarf Indian Hawthorn, to reduce visibility of vehicles from Diplomat Drive.

Signage:

No signage is proposed at this time with this Detailed Site Plan application. Any signage will be subject to approval by the City and shall be consistent with PD-22.

Staff Recommendation:

Staff recommends approval of the Detailed Site Plan and associated special exceptions.