

## **STAFF REPORT**

**Case No.:** 19-SP-09

**Request:** Conduct a public hearing and consider the request for a Detailed Site Plan for an office/warehouse building on approximate 26.6 acre lot located at 2261 Morgan Parkway, including Special Exceptions; and take appropriate action.

**Applicant:** Billingsley D&D, Inc.

**Planning & Zoning Commission Meeting:** July 8, 2019

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### **Background:**

The applicant, Billingsley D&D, Inc., is requesting approval of a Detailed Site Plan for a one-story office/warehouse building on the property located at 2261 Morgan Parkway, generally on the north side of Morgan Parkway at Mustang Road. The subject site is approximately 26.6 acres, and is located in Planned Development District No. 97 (PD-97), which allows for the proposed use. The request also includes two Special Exceptions to the development standards in PD-97.

### **Subject Property:**

Site acreage: Approximately 26.6 acres

Location: 2261 Morgan Parkway; and located on the north side of Morgan Parkway at Mustang Road.

### **Proposed Development:**

The applicant is proposing an office/warehouse building on the subject property with truck loading bays on the rear/north side of the building. The building is proposed to be one story with a total floor area of 175,000 square feet (approximately 5,500 square feet of office use, and approximately 169,500 square feet of warehouse). The building is proposed to be used primarily for office/warehouse uses, and is designed for flexibility which could accommodate a single tenant or several tenants.

Surface parking will be provided on the site. The majority of the parking will be on the front/south side of the building, along Morgan Parkway, and additional parking is provided on each side of the building. Additionally, sidewalks are proposed to be constructed on the north side of Morgan Parkway with a 12-foot width hike and bike trail from the intersection of Mustang Road to the subject property's eastern boundary, and a 4-foot wide sidewalk from the intersection of Mustang Road to the property's western boundary at the Morgan Parkway cul-de-sac. The hike and bike trail is part of the City's Trail Master Plan that will provide a connection east to west.

**Adjacent Zoning Districts and Land Uses:**

Direction	Zoning District	Land Use
<b>North</b>	Planned Development District No. 97 (PD-97) and Planned Development District No. 24 (PD-24)	Light industrial and office/warehouse
<b>South</b>	Planned Development District No. 97 (PD-97) (portions within City of Farmers Branch)	Office/warehouse; across Morgan Parkway primarily in the City of Dallas
<b>East</b>	Planned Development District No. 97 (PD-97)	Vacant/undeveloped
<b>West</b>	Planned Development District No. 97 (PD-97)	Railroad right-of-way

**Access:**

The proposed development will be accessible from the following streets:

- Morgan Parkway via three driveways; the driveways are proposed to be connect by a drive aisle around the rear and along the front of the building.

Morgan Parkway is a four lane divided roadway with a raised median. In order to allow for the necessary turning maneuver into the eastern most driveway, the median opening is proposed to be adjusted to allow for a wider opening.

**Parking:**

Required Parking Ratio per PD-97	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"><li>• Office: 1 space/300 SF</li><li>• Warehouse: 1 space/1,000 SF</li></ul>	189	189	Surface parking spaces	Yes

**Site Landscaping:**

% Required per Zoning	% Provided	Location Provided	Complies
10%	19.6%	Landscaping is generally provided throughout the subject property, but primarily located along Morgan Parkway and on the east and west sides of the proposed building consisting of Bald Cypress, Crepe Myrtles, Live Oak, and Eastern Red Cedar trees.	Yes

**Street Trees Required:**

Street Name	Minimum Number Required	Number Provided	Tree Variety/Type	Complies
Morgan Parkway	46	53	Live Oak, Red Oak, Bald Cypress, and Crape Myrtle	Yes

**Building Elevations:**

Planned Development District No. 97 (PD-97) requires that a minimum of each exterior facade be a minimum 80% masonry. The proposed building facades reflect the following masonry types and percentage provided.

Building Façade	Masonry Type Provided	Total % Masonry Provided	Complies
<b>South</b>	Painted Concrete Tilt Wall and Stone	91.8%	Yes
<b>North</b>	Painted Concrete Tilt Wall	100%	Yes
<b>East</b>	Painted Concrete Tilt Wall and Stone	95%	Yes
<b>West</b>	Painted Concrete Tilt Wall and Stone	95%	Yes

**Other Items for Consideration:****Traffic Signal**

Planned Development District No. 97 (PD-97) requires a traffic signal be installed at no cost to the City at the intersection of the southbound I-35 frontage road and Morgan Parkway. The traffic signal is required to be installed prior to the issuance of building permits (by City of Farmers

Branch and City of Dallas) which result in more than 100,000 square feet of gross floor area of building.

At the time the prior phases of development within PD-97 were proposed, the traffic signal was not warranted based on the Texas Department of Transportation (TxDOT) standards. Therefore the traffic signal was not installed. The traffic signal is now warranted, which will require the applicant to install the traffic signal. The traffic signal will be required to be installed prior to issuance of a Certificate of Occupancy (CO) for the proposed building.

### **Special Exceptions:**

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

#### ***Special Exception #1 – Section 2.D.1 Location of Off-Street Parking***

PD-97 requires that the majority of off-street parking be located behind or along the sides of the primary building or otherwise out of view from a public street.

The applicant is seeking approval of a special exception to allow for 92 parking spaces (49%) to be located in front of the building for the convenience of the office uses, customers, etc.

Staff believes that the requested special exception is appropriate due to the proposed use of the building as office/warehouse which necessitates locating convenient employee and customer parking near tenants' main entrances. To help mitigate the appearance of parking areas in front of the building, the applicant has provided extra trees and landscaped areas (i.e. shrubs, groundcover) along Morgan Parkway.

#### ***Special Exception #2 – Section 2.C.b Landscape Berm adjacent to Public Street***

PD-97 requires that all landscaped open areas adjacent to public streets shall include the use of a landscaped berm with an average height of three feet above the height of the adjacent curb to screen parking and loading areas.

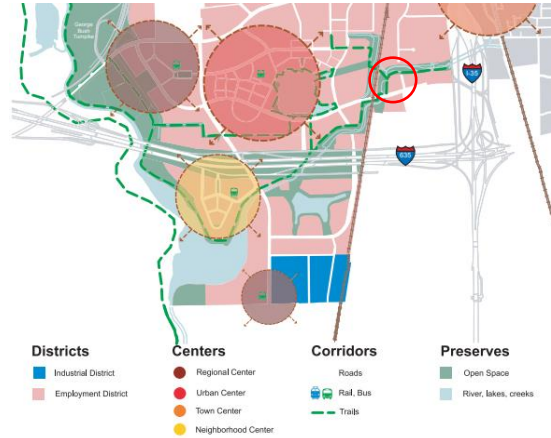
The applicant is seeking approval of a special exception to not provide the berm along Morgan Parkway since the parking areas in front of the building will be elevated above the curblane, and the elevation difference and proposed landscaping will screen the front parking areas from view.

Staff believes that the requested special exception is appropriate due to the elevated parking areas and enhanced landscaping along Morgan Parkway.

### **Comprehensive Plan Recommendation:**

The West Side Plan designates the subject property as employment 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 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 recommended by the Plan.



Furthermore, the office/warehouse use is allowed within the exiting PD-97 zoning district.

### **Public Response:**

On June 28, 2019, 15 zoning notification letters were mailed to the surrounding property owners in addition to the Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day. As of July 3, 2019 four written correspondence has been received by the city.

### **Staff Recommendation:**

Staff recommends approval of the proposed Detailed Site Plan, including the requested Special Exceptions.