

STAFF REPORT

Case No.: 21-SP-0002

Request: Consider the request for a Detailed Site Plan amendment for an office/warehouse building on an approximately 1.52-acre tract located on the east side of Senlac Drive and approximately 400 feet south of Valley View Lane; and take appropriate action.

Applicant: Ashley Johnston, Method Architecture

Planning & Zoning Commission Meeting: April 26, 2021

Background:

The applicant is requesting approval of a detailed site plan amendment for a 16,062 square foot office/warehouse building on 1.52 acres, which is the southern portion of a platted 3.45-acre lot, Komerica Addition Lot 1, Block A. The site is located within Planned Development No. 77 (PD-77), which allows for the proposed use.

The site is located on the east side of Senlac Drive and south of Valley View Lane. On February 2, 2016, City Council approved a detailed site plan for the first phase of this lot, the northern 1.93 acres, consisting of a single multi-tenant building. Then on October 2, 2017, City Council approved a detailed site plan amendment for the southern portion of the 3.45-acre lot, for a phase 2 retail building. The northernmost multi-tenant building was constructed and occupied by various retail, office, restaurant uses. The approved phase 2 retail building was not constructed hence the request for the proposed office/warehouse building.

Subject Property:

Site acreage: 1.52 acres

Location: East side of Senlac Drive and approximately 400 feet south of Valley View Lane.

Proposed Development:

The proposed detailed site plan is for the vacant southern portion of the 3.45-acre platted lot. The subject site, the 1.52-acre southern portion of the lot, was sold and is owned by Synergy Enterprises Inc. The northern portion of the lot is owned by Komerica Building Maintenance Inc, which developed the existing multi-tenant building on the north side of the lot, at the southeast corner of Valley View Lane and Senlac Drive.

The proposed improvements on the 1.52-acre site include a 16,062 square foot office/warehouse building. The majority of the building is comprised of office use (9,966 square feet), and the remainder is proposed to be warehouse use (6,096 square feet). Surface parking is proposed on

three sides of the building, and a loading area with two rollup doors are proposed on the northeast side of the building. The single-story building is proposed to have an overall height of 23.5 feet. A monument sign is proposed along Senlac Drive to the south of the existing driveway.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77)	Retail and service uses
South	Planned Development District No. 77 (PD-77)	Office/warehouse and warehouse/distribution
East	Planned Development District No. 77 (PD-77)	Retail and service uses
West	Planned Development District No. 77 (PD-77)	Office/warehouse and showroom uses with outdoor storage

Access:

The site will be accessed from the existing driveway on Senlac Drive, located on the lot owned by Komerica Building Maintenance Inc. Therefore, a shared access easement will need to be dedicated on the northern lot in order to ensure access rights for the subject site. Staff is recommending that the access easement be dedicated prior to issuance of the building permit for the proposed office/warehouse building given the different property owners.

The internal drive aisle on the north side of the proposed office/warehouse building is proposed to be connected to the existing driveway from Senlac Drive, where the access easement is needed. Due to this internal drive aisle being off-site and providing access to parking on the north side of the proposed building, the access easement will need to extend from the existing driveway at Senlac Drive to the far eastern end of the internal drive aisle. An additional driveway is not proposed on Senlac Drive due to the proximity of the existing driveways on Senlac Drive.

Parking:

Required Parking Ratio per PD-77	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> Office: 1 space/300 SF Warehouse: 1 space/1,000 SF 	41	43	Surface	Yes

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
5%	29%	<p>Landscaping is provided throughout the site. The majority of the landscape area is being provided along Senlac Drive, and includes Cedar Elm trees lining the street. Landscaping is also being provided on the west and north sides of the building with Red Bud trees, Kaleidoscope Abelia shrubs, and Dwarf Hamlin grass.</p> <p>On the east side of the site, 20 existing trees are proposed to be preserved consisting of Pecan, Elm, Hackberry trees.</p>	Yes

Street Trees Required:

Street Name	Minimum Number Required	Number Provided	Tree Variety/Type	Complies
Senlac Drive	7	7	Cedar Elm trees	Yes

Buildings Elevations:

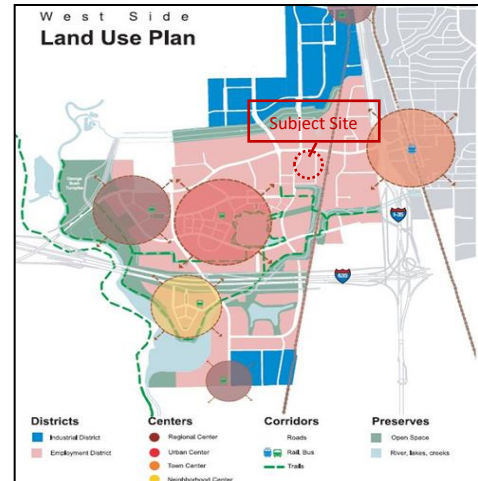
Due to House Bill 2439, the City is not able to enforce exterior building material requirements, including minimum masonry material. The proposed building facades reflect the following masonry types and percentage provided.

Building Façade	Masonry Type Provided	Total % Provided
North	Natural Texas limestone, natural stone veneer, and concrete tilt wall	83%
South	Concrete tilt wall	92%
East	Natural Texas limestone, natural stone veneer, and concrete tilt wall	95%
West	Natural Texas limestone, natural stone veneer, and concrete tilt wall	73%

Comprehensive Plan Recommendation:

The West Side Plan, adopted in 2003, designates the subject property as Employment District as provided for on the Future Land Use Map. This land use designation recommends predominantly employment land uses with high quality office and research and development uses.

The proposed development is consistent with the plan recommendation. Additionally, the site is currently entitled to allow for the proposed use.



Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan with the condition that the off-site shared access easement be dedicated prior to the issuance of a building permit.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
10/02/2017 Resolution No. 2017-108	17-SP-11	Detailed Site Plan amendment for phase 2 of the 3.45-acre site. This amendment allowed a retail building on the southern portion of the site, 1.58 acres. A special exception for off-street parking placement adjacent to Senlac Drive was also granted. The Planning & Zoning Commission considered this request on September 11, 2017 and recommended approval.
02/02/2016 Resolution No. 2016-014	15-SP-09	Detailed Site Plan for the northern portion of the subject 3.45-acre site for a multi-tenant building. A special exception for off-site parking placement adjacent to Senlac Drive was also granted. The Planning & Zoning Commission considered this request on January 11, 2016 and recommended approval.