

STAFF REPORT

Case No.: 21-SP-10

Request: Consider the request for a Detailed Site Plan amendment for an office/warehouse building on an approximately 1.52-acre tract located at 13100 Senlac Drive; and take appropriate action.

Applicant: Ashley Johnston, Method Architecture

Planning & Zoning Commission Meeting: October 25, 2021

Background:

The applicant is requesting approval of a detailed site plan amendment for a 17,127 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 at 13100 Senlac Drive within Planned Development No. 77 (PD-77), which allows for the proposed use.

Originally the 3.45-acre platted property was envisioned to be developed in two phases. The northern 1.93-acre was developed as the first phase, consisting of a multi-tenant retail strip center. A detailed site plan for the southern 1.52-acre undeveloped portion was approved for a phase two development that never materialized. Synergy Enterprises bought this 1.52-acre land to develop as their headquarters. On May 18, 2021, City Council approved a detailed site plan (Resolution No. 2021-069) for the Synergy office-warehouse project contingent on the applicant acquiring required mutual access easement from the property owner of the retail strip center north of the subject property. The applicant has failed to acquire said access easement. As a result, this detailed site plan amendment has been requested to allow alternate site layout with a different access solution for the development.

Subject Property:

Site acreage: 1.52 acres

Location: 13100 Senlac Drive

Background/History:

On February 2, 2016, City Council approved a detailed site plan for the first phase of development of the 3.45-acre property located at the south east corner of Valley View Lane and Senlac Drive. Komerica Inc owned this property. First phase of the development on the northern 1.93 acres, consists of a 19,725-sf multi-tenant retail strip center. Subsequently on October 2, 2017, City Council approved a detailed site plan amendment for the southern portion of the 3.45-acre lot, for the phase two development, comprising of a retail building. While the phase one multi-tenant building was constructed on schedule, the phase two development never materialized. The owner

Komerica sold the southern undeveloped acreage to Synergy Enterprises. Synergy is proposing to build their headquarters on the southern tract of land, addressed 13100 Senlac Drive.

Proposed Development:

Synergy Enterprises Inc. is proposing to build an 17,127-sf office-warehouse building and associated parking, loading area, and landscaping at the subject property. Synergy Enterprises is a foodservice sales and marketing agency. This location will primarily be utilized by their employees, with minimal outside public access. This location will be the headquarters of Synergy Enterprises who has offices in the states of Texas, Oklahoma, and New Mexico. The company represent food service manufacturers, where they have perishable and dry foods used to showcase foodservice establishments. Thus, the warehouse space is needed to store dry products and perishables in freezers. The building will also have a demonstration room that includes cooking equipment to prepare the products that the staff takes to showcase the foodservice establishments. There are company wide sales meetings in the training rooms that occur various times during the year.

The proposed 17,127-sf building will consist of 6,732-sf office space and 10,395-sf warehouse space. Surface parking is proposed in the front, facing Senlac Drive and at the back of the building. A loading area with two overhead doors are proposed on the south wall of the building, not visible from Senlac Drive. The single-story building is proposed to have an overall height of 23-ft and 7-inches.

Hours of operations for the proposed development are Monday – Friday, 7:00 a.m. – 5:00 p.m. Fifteen employees are estimated to work in this facility at any given time during regular business hours. The proposed building is L shaped with the primary façade along Senlac Drive. This shape allows the loading doors and loading areas not be visible from Senlac Drive.

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 south of the subject property, 12920 Senlac Drive, owned by Hydrotex Partners. Therefore, a shared access easement will need to be dedicated on the southern lot via plat in order to ensure access rights for the subject site. The applicant has provided a signed letter of intent from Hydrotex Partners

expressing their willingness to provide the shared access easement to the Synergy Development. An additional driveway is not permitted for this project 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 	42	42	Surface	Yes

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
5%	33%	<p>Landscaping is provided throughout the site. The majority of the landscape area is being provided along Senlac Drive, and includes seven Cedar Elm street trees. Landscaping is also being provided on the west and north sides of the building. Solid row of shrubs is proposed to screen surface parking visible from Senlac Drive.</p> <p>On the east side of the site, 20 existing trees are proposed to be preserved consisting of Pecan, Elm, and 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.

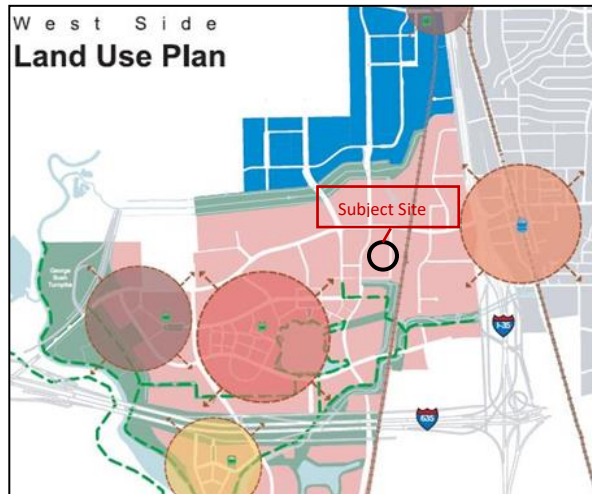
Building Façade	Masonry Type Provided	Total % Provided
North	Natural Texas limestone and concrete tilt wall	93%
South	Cobblestone and Concrete tilt wall	96%
East	Cobblestone and concrete tilt wall	100%
West	Natural Texas limestone, cobblestone, and concrete tilt wall	64%

Signage:

One monument sign is proposed along the entry driveway, approximately 80-ft away from Senlac Drive. The monument is proposed to be 3-ft-2-in tall and 8-ft wide. A separate sign permit will be required before installation of the sign. One monument sign is allowed per PD-77.

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.

(continued on next page)

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

Date Approved	Case Number	Description
05/18/2021 Resolution No. 2021-069	21-SP-02	Detailed Site Plan amendment for phase 2 of the 3.45-acre site. This amendment allowed Synergy office-warehouse building on 13100 Senlac Drive, the southern 1.58-acre land, contingent upon the owner receiving the required mutual access easement from Komerica Inc. owner of 13200 Senlac Drive.
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.
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.