



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 06/21/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, Chief City Planner, AICP

TITLE: STP-22-03-0018 Site Plan – Agrimat (City Council District 1). Site Plan authorizing the expansion of an existing warehouse/distribution facility including two new warehouse buildings and one new office building on 5.423 acres, Lot 1R, Block 1, Fuentes Addition, City of Grand Prairie, Dallas County, Texas, zoned LI District, within the SH 161 Corridor Overlay District, and addressed as 3025 Roy Orr Blvd (On May 23, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Benjamin K. Samm, Design3 & Associates

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan authorizing the expansion of an existing warehouse/distribution facility including two new warehouse buildings and one new office building on 5.423 acres, Lot 1R, Block 1, Fuentes Addition, City of Grand Prairie, Dallas County, Texas, zoned LI District, within the SH 161 Corridor Overlay District, and addressed as 3025 Roy Orr Blvd.

PURPOSE OF REQUEST:

The applicant intends to construct two warehouse buildings totaling 17,000 sq. ft. and an office building totaling 4,200 sq. ft. on an existing warehouse/distribution campus on 5.423 acres.

The existing buildings on-site are as follows.

- Building A: 3,685 sq. ft.
- Building B: 8,083 sq. ft.
- Building C: 10,077 sq. ft.

The proposed buildings on-site are as follows.

- New Office: 4,200 sq. ft.
- Building D1: 7,000 sq. ft.

- Building D2: 10,000 sq. ft.

City Council must approve a site plan for any project involving industrial uses or new construction exceeding five acres. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

In addition, the UDC’s Appendix X, Industrial Development Standards, addresses potential adverse environmental, visual, and truck traffic issues associated with large warehouses, outside storage, and distribution-logistical developments.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Undeveloped
South	LI	Industrial
West	LI	Industrial
East	PD-105	Mobile/Manufactured Home Park

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant, Agrimat intends to construct two warehouses and an office building on the existing industrial campus. Agrimat is primarily an agricultural distribution company that provides a wide variety of farm products and equipment. The existing 5.423-acre campus has an office building and two warehouses on the site. The site has existing landscaping, parking and drive isles supporting the campus. The orientation of the existing facilities is laid out in an in-line, east-west fashion with the office building up front facing Roy Orr Blvd and both warehouses approximately 95 feet behind the office building. The proposed 4,200 sq. ft., single story office building is located immediately northeast of the existing office. The two proposed warehouses are placed at the northeast section of the site, just west of the 50 ft. T.P.& L easement. Other features include a new masonry dumpster enclosure on the north side of the property and a 525 sq. ft. addition to existing warehouse Building B, serving as an employee breakroom.

Access to the site is being provided by two non-conforming commercial driveways off Roy Orr Boulevard. The applicant intends to reconstruct one concrete commercial drive from Roy Orr Boulevard to city standards and close the other driveways on the property. A 30 ft. access easement previously used to access the 50 ft. T.P. & L. easements is planned to be abandoned.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to Article 6 and Appendix X of the UDC. Table 2 summarizes the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	236,230	Yes
Min. Lot Width (Ft.)	100	383	Yes
Min. Lot Depth (Ft.)	150	695	Yes
Front Setback (Ft.)	25	54	Yes
Side Setback (Ft.)	15	15	Yes
Max. Height (Ft.)	50	35	Yes
Max. Floor Area Ratio	1:1	0.18:1	Yes

Landscaping Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Table 3 summarizes the landscaping requirements. The site meets the landscaping and screening requirements.

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	23,630	24,169	Yes
Trees	47	47+	Yes
Street Trees	5	15	Yes
Shrubs	157	157	Yes
Entrance Plantings	At Campus Entrance	At Campus Entrance	Yes
Overhead Doors	Be Screened from	Bldg. & Living Wall	Yes
Screening	public view by wall, berm, landscaping, or combination of the above.		

Tree Survey

The applicant provided a tree survey and preservation plan as required by the UDC, Article 8. The tree survey identified and cataloged large caliper hardwoods (mostly Elm trees) on the site. The applicant intends to preserve 100 % (1,032 ca. inch) of those trees outside the planned building footprint. Approximately 75 trees exceeding 8 caliper inches are being preserved.

Parking Requirements

The proposal meets the required total parking spaces. Table 4 summarizes the parking requirements.

Table 4. Required Parking

Use	Standard	Required	Provided
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/325 sq. ft. Office Use	60	65

Exterior Building Material & Design

Industrial buildings that are under 50,000 sq. ft. are subject to the requirements in Appendix X, Section 7 of the UDC. The proposed building elevations do not meet the requirements in Appendix X, Section 7 of UDC for the exterior building material and design. The tables below evaluate the design elements for the buildings.

Table 5a. Office Building Design Element

Standard for industrial building less than 50,000 sq ft.	Appendix X (UDC)	Proposed	Compliance
Secondary masonry or glass construction	Cover at least 30%	Glass (23%)	No
Orientation of truck and trailer docks	NA	NA	NA
Percent of front facade to be constructed of an alternative material	15%	21%	Yes

Table 5b. Industrial Building D Design Element

Standard for industrial building less than 50,000 sq ft.	Appendix X (UDC)	Proposed	Compliance
Secondary masonry or glass construction	30%	0%	No
Orientation of truck and trailer docks	Orientation away from public street/view	Orientation of dock doors not visible from public view	Yes
Percent of front facade to be constructed of an alternative material	15%	6.2%	No

Table 5c. Industrial E Building Design Element

Standard for industrial building less than 50,000 sq ft.	Appendix X (UDC)	Proposed	Compliance
Secondary masonry or glass construction	30%	0%	No
Orientation of truck and trailer docks	Orientation away from public street/view	Orientation of dock doors not visible from public	Yes
Percent of front facade to be constructed of an alternative material	15%	5.4%	No

VARIANCES:

The applicant is requesting a variance to the UDC, Appendix X, 1. Industrial Building Design Elements

- (A) Secondary construction of masonry or glass covers at least 30% of exterior building construction.
- (C) At least 15% of total exterior building construction from an alternative material, or a contrasting color.

RECOMMENDATION:

- On May 23, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- Development Review Committee (DRC) recommends approval.