



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>September 07, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>F De La Pina Survey</u>
Date Prepared:	<u>August 17, 2021</u>	Zoning District:	<u>Light Industrial (LI</u> <u>Site Plan, Landscape Plan,</u> <u>Elevations</u>
		Exhibits:	

Subject

Consider, and act upon, a Site Plan for the North Texas Municipal Water District Regional Maintenance Facility Phase II, a maintenance/office use, on 8.2 acres. Property located at 201 East Brown Street.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: North Texas Municipal Water District

APPLICANT: Stantec

The applicant is proposing to develop a maintenance facility for the North Texas Municipal Water District with 26,760 sq.ft. on the first floor and 17,044 sq.ft. on the second floor. The site plan also proposes for the construction of two sheds and a guard house.

The proposed site plan provides 132 parking spaces with five of them being ADA accessible; representing a parking ratio of approximately 1 parking space for every 330 sq.ft. of building area.

The site provides one point of access from Brown Street. All fire lanes surrounding the property are required to be 26' in width due to the 44' height of the main structure.

The landscaped area totals 31% and preserves the existing tree line bordering the St. Louis and Southwestern Railroad Right of Way.

The structure's exterior material consists of painted concrete and metal panels.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 2, 2021</u>