



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: I-80 West Industrial Park Plat 3 – **PREPARED BY:** Bill Mettee, Planner
Preliminary Plat & Final Plat

REPORT DATE: March 10, 2023

MEETING DATE: March 14, 2023

GENERAL INFORMATION

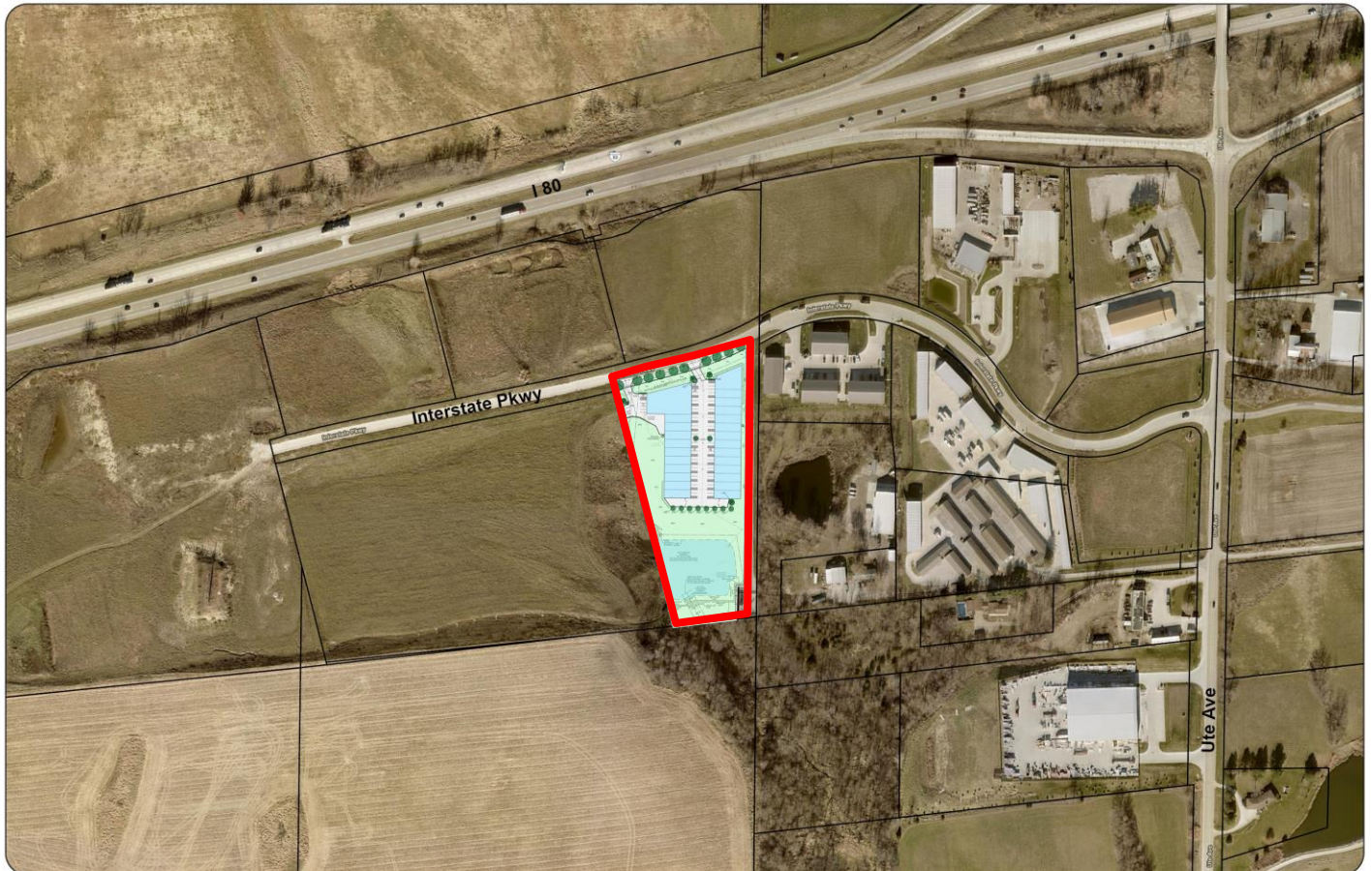
Owner/Applicant: Next Phase Development, LLC – Reid Tamisiea

Owner's Representative: Brad Overturf, Cooper Crawford & Associates

Request: The applicant is requesting approval of a preliminary plat and final plat for an industrial development.

Location and Size: Property is generally located south of Interstate 80 and west of Ute Avenue, containing approximately 4.96-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
North	Vacant - Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
South	Vacant - Undeveloped	N/A	Dallas County
East	Industrial Warehouses	Light Industrial Office	M-1 (Light Industrial District) and A-1 (Agricultural District)
West	Vacant - Undeveloped	Light Industrial Office	M-1 (Light Industrial District)

PROJECT DESCRIPTION

LOTS

The plat identifies a total of 28 lots that will be split in order to sell the individual units. The outdoor units (26, 27 and 28) will all be sold with other lots.

The plat also identifies Outlot Z as the stormwater detention and open space. Outlot Z will be owned and maintained by the association. Lots 2-24 will all be 1,920 square feet in area. Lot 1 is 4,284 square feet in area. The outdoor units range from 697 square feet to 2,318 square feet.

STREETS AND TRAILS

Access to the lots will be provided off of Interstate Parkway. An ingress/egress easement will be provided internally to provide access into the site from Interstate Parkway

A five-foot sidewalk will be installed along Interstate Parkway with the lot development.

UTILITIES

Public and private utilities will serve the proposed plat. Extensions will be made from the existing area mains. The utilities that extend throughout the proposed plat will be private and will be privately owned and maintained.

Storm water management will be provided with a large pond located on the south side of the proposed plat.

EASEMENTS

All proposed easements have been indicated on the plat. A public ingress / egress easement has been provided for access into the site. An additional detention easement has also been proposed along the west boundary near the center of the site.

STAFF RECOMMENDATION

The proposed plat is in general conformance with the Subdivision Ordinance and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat and final plat for I-80 West Industrial Park Plat 3 subject to remaining staff comments and review of the legal documents.