

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Interstate Crossing (Final Plat) and Lot 1, Interstate Crossing (Site Plan)

**PREPARED BY:** Elizabeth Cramblet – Planner

**REPORT DATE:** June 20, 2025

**MEETING DATE:** June 24, 2025

### GENERAL INFORMATION

**Owner/Applicant:**

Robin Sobatka / Paramount Land Company

**Owner's Representative:**

Lance Burke, Pelds Design Services

**Request:**

The applicant is requesting approval of a site plan and final plat for a commercial building with 10 tenant spaces.

**Location and Size:**

Property is generally located north of Interstate Parkway and west of Ute Avenue, containing approximately 1.8 acres (78,375 square feet).

**Property Address:**

555 Interstate Parkway

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

## 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	Developed – Real Estate Building	Dallas County	Dallas County Zoning
South	Vacant – Undeveloped	Light Industrial Office	C-1 (Community and Highway Service Commercial District)
East	Vacant – Undeveloped	Dallas County	Dallas County Zoning
West	Developed – Parking Lot	Light Industrial Office	M-1 (Light Industrial District)

## BACKGROUND AND LOTS

The property is generally located north of Interstate Parkway and west of Ute Avenue. The site currently includes two parcels. Both parcels were recently rezoned to M-1 (Light Industrial Park). The south parcel is a platted lot (Lot 6) within the I-80 West Industrial Park Plat. The north parcel is an unplatted parcel. The applicant wishes to combine these two lots into one lot, to allow for the use of a flex use warehouse building.

## PROJECT DESCRIPTION

The project includes the construction of a single-story building that will include up to ten tenant spaces for flex use warehouse building. The building is 16,200 square feet in area and 25'-8" in height. A trash enclosure is provided at the west side of the site next to the building.

## ACCESS AND PARKING

Access to the proposed site is off Interstate Parkway. Parking for the site is located south of the building facing Interstate Parkway. Based on a warehouse use, A total of 25 parking spaces are required for the proposed site plan. A total of 48 stalls are being provided, including 2 accessible spaces.

A Five-foot wide sidewalk will extend an existing sidewalk located in the southwest corner of the site and extend easterly along the front of the site north of Interstate Parkway. A connecting walkway will extend from this new sidewalk to the parking lot on the east side of the proposed driveway. This walkway will connect to the front of the building where entrances will be located.

## UTILITIES

Public utilities for this site will include water and sanitary sewer. All other utilities will be private. Storm water detention will be provided in an above ground detention pond with two bioswales located in the southwest corner of the site, which will be privately owned and maintained.

## LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is approximately 41%. Trees will be installed in the parking lot to the south. Additional trees and shrubs will be planted to the north side of the property. The proposed landscape plan is in conformance with the Landscape and Open Space Ordinance.

## **ELEVATIONS**

The elevations indicate the building will be constructed of painted Hardie and metal panels with steel doors along the rear. Additional materials include stone and brick accents and storefront glazing. Elevations of the proposed building have been provided for review. The trash enclosure will be constructed of brick walls and steel gates to match the proposed building.

## **PHOTOMETRIC PLAN**

A photometric plan for the site lighting has not yet been submitted. Once submitted it will need to comply with the requirements of the Site Plan Ordinance prior to City Council review.

## **COMPREHENSIVE PLAN**

The land uses shown within the Comprehensive Plan for the subject property are Light Industrial Office. The Comprehensive Plan allows for flexibility of land uses including flex space, storage or distribution of goods or products.

## **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the Final Plat for Interstate Crossing and Site Plan for Lot 1, Interstate Crossing subject to any remaining staff comments and review of legal documents.