

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 4, 2015

PUBLIC HEARING AGENDA Item #8- S150503 - Site Plan - State Farm Office Building - Lake Ridge Pkwy (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a site plan to construct a 5,870-square-foot office building. The 0.92-acre property, located at 6900 Lake Ridge Pkwy., is zoned Planned Development 249 (PD-249) for Single Family Residential, General Retail, and Commercial uses and is within the Lake Ridge Corridor Overlay District. The agent is Lew Crawford, SOS Retail Services, the applicant is Seth Kelly, RLK Engineering, and the owner is David Peterson.

Mrs. Thomas stated the applicant proposes to construct a single story- 5,870-square-foot office building on approximately 0.92 acres. The site has access to Lake Ridge Parkway and will have share mutual access with the property to the north. The applicant is proposing to construct the building with 15.5 square feet less masonry than is required by the PD ordinance. The applicant is requesting an exception to this requirement. The proposal meets all of the requirements of Appendix F except the requirement to provide covered walkways or arcades along 50% of the linear frontage on Primary Façades. A three-foot berm is required along Lake Ridge Parkway. The plans do not provide a cross-section of the landscaped area adjacent to Lake Ridge Parkway or a note calling out the required berm; it is unclear whether the berm is proposed with this development. Staff is recommending a condition of approval to ensure that this provision is met.

Mrs. Thomas stated the applicant is requesting the following appeals to requirements:

- Lot Size – The PD ordinance requires lots at this location to be a minimum of 50,000 square feet. The applicant proposes to create a lot that is 9,924 square feet smaller than permitted by the PD ordinance.
- Lot Width – The PD ordinance requires lots at this location to be a minimum of 150 feet wide. The applicant proposes to create a lot that is two feet narrower than is permitted by the PD ordinance.
- Masonry Composition – The PD ordinance requires a minimum of 610.5 square feet of masonry on the northern façade. The applicant is proposing to construct the building with 15.5 square feet less masonry than is required by the PD ordinance.
- Covered Walkways/Arcades – Appendix F of the Unified Development Code requires covered walkways/arcades to equal 50% of the length of the primary façade. The building has three primary façades, based on the definition contained in Appendix F. The applicant is requesting the following appeals to this requirement:
 - North – a covered walkway that is 19 feet shorter than required by Appendix F;
 - East – a covered walkway that is 6 feet shorter than required by Appendix F;
 - South – not provide the 42-foot covered walkway/arcade that is required by Appendix F;

Mrs. Thomas stated staff cannot offer full support due to the requested appeals. The Development Review Committee reviewed the project and cleared it to proceed the Planning and Zoning Commission for consideration subject to the following recommendations:

1. The final plat for the subject site shall be filed prior to issuance of building permits.
2. A Type 1 Fence shall be constructed along the western property line between the subject site and the detention pond.
3. The landscape plan shall be revised to include a not that indicates the three-foot berm required by the PD ordinance.
4. The landscape plan shall be revised to reflect 12,665 square feet of landscape will be provided instead of 12.665 square feet.
5. The project development shall comply with the following Development Review Committee comments and requirements:

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Seth Kelly with RLK Engineering, 111 W. Main Street, Allen, TX was present representing the case and to respond to questions from the Commission.

Lew Crawford with SOS Retail Services, 1901 Central Drive, Bedford, TX was present in support of the request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150503 as presented and recommended by staff with the additional condition that a three-foot berm be required along Lake Ridge Parkway. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Gray, Johnson, Dr. Perez, Philipp, Moser, Motley, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**