

PLANNING AND ZONING COMMISSION DRAFT MINUETS DECEMBER 7, 2015

PUBLIC HEARING AGENDA Item #14 – S151104 - Site Plan - Lakeridge Village Lot 2.3 (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a site plan of 0.54 acres located in the Lake Ridge Overlay District, to be developed for office/retail purposes. The property is generally located west of Lake Ridge Pkwy and north of Camp Wisdom Rd. The site is zoned PD-283 for general retail uses. The agent is Pann Sribhen, PSA Engineering and the owner is Gregg Guion III.

Mr. Hinderaker stated the applicant is proposing to develop a 5,000 office/retail building, which will match the same design and construction of the existing development to the south, also owned by the same property owner. The property does not front onto a street. The property will have access to Camp Wisdom Rd from an access easement from the property to the south. This site plan meets the minimum parking requirements for a retail development. The required landscaping is governed by Appendix F of the Unified Development Code, in regards to development in a Corridor Overlay District. The following table illustrates the proposed landscaping versus the landscape requirements. The building designed is required to meet the minimum standards of PD-283 and Appendix F of the Unified Development Code for Corridor Overlay District development. Because this area is being developed in conjunction with existing development, Staff will be reviewing the proposal based on PD-283. The existing development was built prior to Appendix F's adoption.

Mr. Hinderaker stated the proposed dumpster enclosure will meet all the design requirements of the UDC concerning outdoor refuse screening; a minimum 12ft x 12ft area enclosed by a solid, non-transparent, masonry wall, 6ft in height, with a screening gate that is concealed from public view from all areas of the public street right-of-way. They have a double dumpster enclosure. The dumpster will straddle the property line.

Mr. Hinderaker stated because of the appeals, staff cannot fully support this site plan; however, staff does not object to the granting of the appeals, should the commission choose to do so. If the commission chooses to vote to approve this request, staff recommends the following conditions:

1. Final Plat must first be approved.
2. Submit site plan mylars to the planning department for review and approval. Mylars must be signed off by the Chief City Planner before a building permit may be issued.

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

Gregg Guion III, 3838 Oak Lawn Ave., Ste 1416, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved case S151104 as presented and recommended by staff, granting the applicant's appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried**