

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 6, 2012

AGENDA PUBLIC HEARING ITEM: #5-S120801, Site Plan, Castal Retail, 902 E. Pacific Avenue (City Council District 5).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Site Plan for a retail facility on 0.347 acres. The subject property is zoned Commercial (C) District and is located at the northeast corner of E. Pacific Avenue and S. E. 9th Street, being generally situated north of E. Jefferson Street and east of S. Belt Line Road. The subject property is located within Central Business District Three (CBD-3) Overlay District. The owner is Fariborz Hadidi and the applicant is Mo Kaeini.

Mrs. Elliott stated this request is for approval of a Site Plan on 0.347 acres for a 4,600 square-foot commercial and retail facility. There are currently not tenants designated for specific spaces. The proposed building will be finished with brick, stone and stucco for the elevations that front S.E. 9th Street and E. Pacific Avenue. The building will be finished with split-face CMU, brick and stone for the side and rear yard elevations. According to UDC, Article 6, Section 6.14.1:

- When property is zoned Commercial (C) District, and is adjacent to a collector or arterial thoroughfare as designated on the City's Thoroughfare Plan, every wall (excluding doors and windows) shall be a 100% masonry construction and the following standards shall apply:
- Walls adjacent to any street right-of-way, regardless of setback, shall be constructed of 75% hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish or stone. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone. Ashlar, cut stone, and dimensional stone construction techniques are acceptable [UDC, Article 6, Section 6.14.1.A].
- The remaining walls may be constructed of brick or stone as previously described, split-faced, fluted, sandblasted or textured concrete masonry units, textured or sandblasted concrete tilt-wall, cultured stone and/or thin tile brick [UDC, Art. 6, Sec. 6.14.1.B].

Mrs. Elliott stated a masonry appeal will be required. The proposed building elevations include 34% stucco on the South Elevation, and 16% stucco on the West Elevation. There is also 16% split-face CMU on the West Elevation, which faces S.E. 9th Street. The elevations include compensatory measures for the parapet height as well as for a tower element that faces S.E. 9th Street.

- The parapet height varies from three feet to five feet, six inches. The minimum parapet height that is required is three feet to screen any roof mounted mechanical equipment.
- Building articulation is provided at regular intervals commensurate to the standards found in Appendix F, "Corridor Overlay District Standards." The tower element has a standing

seam metal roof that provides the development with variation in roof slopes and a primary entrance feature.

- A windshield survey of the immediate area shows that alternative building materials, other than what is allowed for the Commercial (C) District are commonplace. The restaurant to the north is sheathed in a cementitious fiberboard.
- The colors for the building materials will be a neutral cream color for the stucco and beige colors for the brick and stone, which meets the requirements of UDC, Appendix R “Central Business Districts.” Sections 5.A and 5.B stipulate that building material colors may include, but are not limited to, warm earth tones such as tan, ochre, beige and terra cotta. Vibrant accents of high quality materials may be used in limited quantities at appropriate locations.

Mrs. Elliott said access for the subject property is from S.E. 9th Street with a service-only driveway located on Pacific Avenue. The required number of parking spaces is 17 spaces, and the number provided is 18 spaces. Two handicapped spaces are required, and two spaces are provided. The proposed dumpster screening is a six-foot tall, masonry wall that will match the building material and color for the primary structure. The dumpster enclosure will have a metal gate. The dumpster screening meets UDC requirements. A Landscape Plan was submitted that meets UDC requirements. The minimum required landscaping area is 10% of the site area, and 15% of the site area is provided. Four large street trees are provided, Chinese Pistachio and Live Oak. Dwarf Burford Holly shrubs are provided to screen the parking areas. Irrigation will meet the requirement of UDC, Article 8 “Landscaping and Screening” requirements.

Mrs. Elliott stated when property is zoned Commercial (C) District, and is adjacent to a collector or arterial thoroughfare as designated on the City’s Thoroughfare Plan, every wall (excluding doors and windows) shall be a 100% masonry construction and the following standards shall apply:

- Walls adjacent to any street right-of-way, regardless of setback, shall be constructed of 75% hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish or stone. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone. Ashlar, cut stone, and dimensional stone construction techniques are acceptable [UDC, Article 6, Section 6.14.1.A].

Mrs. Elliott said a masonry appeal will be required. The proposed building elevations include 34% stucco on the South Elevation, and 16% stucco on the West Elevation. There is also 16% split-face CMU on the West Elevation, which faces S.E. 9th Street.

Mrs. Elliott stated since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

- The elevations include compensatory measures for the parapet height as well as for a tower element that faces S.E. 9th Street. The parapet height varies from three feet (3') to five feet, six inches (5'-6"), which exceeds the minimum three-foot that is required.
- Building articulation is provided at regular intervals commensurate to the standards found in Appendix F, "Corridor Overlay District Standards." The tower element has a standing seam metal roof that provides the development with variation in roof slopes and a primary entrance feature.
- A windshield survey of the immediate area shows that alternative building materials, other than what is allowed for the Commercial (C) District are commonplace. The restaurant to the north is sheathed in a cementitious fiberboard.

Mrs. Elliott stated since the applicant is offering compensatory measures for the above noted appeal and there are other buildings in the area that use alternative materials, staff can support this request for site plan approval for a retail facility.

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

The applicant Fariborz Hadidi, P.O. Box 42, Addison, TX and the owner Mo Kaeini with Technology Building Group, 1230 W. Centennial Boulevard, Southlake, TX were present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Moss moved to close the public hearing and recommend approval of case S120801 as presented by staff. The action and vote being recorded as follows:

Motion: Moss

Second: Gray

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**