

PLANNING AND ZONING COMMISSION DRAFT MINUETS DECEMBER 7, 2015

PUBLIC HEARING AGENDA Item #16 – S151204 - Site Plan - (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a Site Plan authorizing the development of an approximately 17,000 sq. ft. retail strip center on 2.081 acres. The property, zoned Planned Development 12 (PD-12) for General Retail (GR) District uses, is located at the northwest corner of S. Carrier Parkway and Desco Lane. The property is located within the S. H. 161 Corridor Overlay District. The property is owned by Carrier Retail, LLC.

Mr. Hinderaker stated the applicant seeks to construct and operate a 16,250 sq.ft. retail center. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. Staff understands that a medical office is proposing to lease the majority of the building upon completion of the project. The subject property's underlying zoning, PD-12, allows for all uses permitted in the General Retail District of the UDC. In accordance with Article 4 of the Unified Development Code, office, retail sales and services uses are uses that are permitted by right in the General Retail District. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan approval is required whenever a project is located within a Planned Development Zone District and/or a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC.

Mr. Hinderaker stated the subject property is zoned PD-12 with General Retail District standards. The following table provides detailed dimensional requirement information. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Access to the subject property will be from two existing driveway locations – one on S. Carrier Parkway and another on Desco Lane. Parking requirements are based on the use of the facility. For example, medical office uses require more parking than general office uses and restaurant uses typically require more parking than straight sales/services uses. Below is a list of uses and the amount of parking needed if the entire building were to be a single use. However, the building is likely to have a combination of uses and therefore will likely meet the minimum parking requirements of the UDC. In any case, the number of parking spaces may preclude some uses from occupying the building. For example, restaurants require one parking space per 100 square feet of seating and waiting area, which could be approximately 70% of the building. In this case, the proposed 16,250 sq. ft. building would require 114 parking spaces. However, as currently proposed the parking standards are met.

Mr. Hinderaker stated three of the four facades of the retail strip center are proposed to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The fourth, and primary façade w/the main entrance, is clad in 75% masonry and 25% E.I.F.S. The applicant proposes using a veneer-wall construction utilizing a mix of integral-colored earth toned concrete simulated stone and thin brick. The building includes a covered arcade along the entire front façade as well as towered front entrance with a 6:12 pitched roof. The building also features undulating parapet walls on all four facades that provide vertical articulation and interest to the building. The east façade has a significant amount of horizontal articulation. The

remaining three facades do not. However, the applicant did provide a mixture of stone and brick along the back façade to give the illusion of horizontal relief. The landscape and screening requirements of the subject site are governed by the PD-12, Article 8 of the UDC, and Section 4 of Appendix F of the UDC as shown below.

Mr. Hinderaker stated the applicant is proposed to build a 14ft. x 22ft. masonry dumpster enclosure that will be clad in the same masonry materials as the convenience store and car wash. The enclosure conforms to city standards. The applicant is not proposing to have any outdoor storage of product or materials. The requested appeals are; Horizontal Articulation – the south façade of the retail strip center does not meet the minimum articulation standards of Appendix F of the UDC. The Glazing- the south façade of the retail strip center does not meet the minimum glazing standards of Appendix F of the UDC, and the Accent Stone - the east and south façades of the retail strip center does not meet the minimum glazing standards of Appendix F of the UDC.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request.

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

Chase Debaun, BLVD 26 LLC, Grand Prairie, 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 S151204 as presented and recommended by staff granting the applicant's requested appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **8-0**

Motion: **carried**