

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 4, 2016

PUBLIC HEARING AGENDA Item #11 – S160401 - Site Plan - Stretch Medical Plaza (Desco and Carrier) (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a site plan to construct and operate a single story 3,700 square feet medical office facility. The 0.620 acre property, generally located at the southwest corner of Desco Lane and South Carrier Parkway, is zoned (PD 12) Planned Development 12 District and is within the SH 161 Corridor Overlay District. The owner is Chase Debaun, AeroFirma Corp.

Mr. Lee stated the applicant seeks to construct and operate a 3,710 single-story medical office facility. 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. Lee stated access to the subject property will be from one proposed driveway from Desco Lane extending through adjacent properties to serve as a mutual access points for future medical-office developments to the west and eventually connecting back to Desco Lane and possible S. Carrier Parkway to the south. The parking requirements are based on the use of the facility. However, as currently proposed the parking standards are met. The medical facility is proposed to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a veneer-wall construction utilizing a mix of integral-colored earth toned concrete simulated stone and thin brick. The exterior shall be primarily a mixture of brick and stone throughout with 88% masonry and 12% Stucco accent. 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.

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

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

Rodney Debaun, 516 Estate Drive, 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 Womack moved to close the public hearing and approved case S160401 as presented by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried**