

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 6, 2012**

### AGENDA PUBLIC HEARING ITEM: #6-S120803/SU120806, Site Plan/Specific Use Permit, 4320 S. State Highway 360 (City Council District 4).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Site Plan and Specific Use Permit for a retail with mini-storage facility on 6.06 acres. The subject property is zoned Planned Development 140 District (PD-140) and is within the State Highway 360 (SH-360) Overlay District. The property is generally located east of S. State Highway 360 and south of Claremont Drive. The owner is Lodge Realty Partners LLP and the applicant is Shawn Valk.

Mrs. Elliott stated the subject property will include a 9,680 square-foot retail building along S. State Highway 360. A 1.18 acre pad site is reserved along Claremont Drive for future retail uses. The mini-storage portion of the facility includes nine buildings, totalling 80,088 square feet. A 2,100 square-foot space for a mini-storage office and manager's apartment is located in Building A.

Mrs. Elliott stated the operational plan states that there will be two fulltime employees and two part-time employees, including an onsite manager who will live onsite. The office hours for the mini-storage office will be from 9:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday, and 12:00 p.m. to 5:00 p.m. on Sunday. The gate to the individual units will be open from 6:00 a.m. to 9:00 p.m. Security will include coded entry and a live video surveillance system. All items will be stored inside of the building with no outside storage.

Mrs. Elliott stated the UDC, Appendix F "Corridor Overlay District Standards," recommends a design sequence for non-industrial projects [UDC, Appendix F, Section 4.F]. The purpose is to articulate the building envelope, and to establish a site plan layout with building footprint, parking areas, landscaped areas, required setbacks and other basic site plan elements as required by code. The UDC, Appendix F, Section 1.B(6) establishes Section 2 as the development standards for commercial and general office uses. Section 2.B(1) establishes that one hundred percent (100%) of the exterior of all new buildings (excluding doors and windows) shall be finished with one or more of the principal masonry materials established in Section 2.B(1), (2) and (3).

- The primary facades are the north, south and west elevations for the retail building; and, the north and west elevations for the office and manager's apartment [O.L.2.A(1) and (2)]. The building materials include brick veneer, cultured stone and an aluminum storefront door/window assembly for the primary facades, which meets the minimum masonry requirement for primary facades.
- There is also a minimum stone accent of 25% for primary facades [O.L.2.B(3)]. All of the facades exceed the minimum stone requirement, and the brick and stone veneer is extended to the secondary facades for the two buildings along State Highway 360.

- A 20% EFIS or stucco allowance is provided in UDC, Appendix F [O.L.1.B(1.b)]. Both primary and secondary facades include less than 20% EFIS bands and moulding.
- The use of either split-face or smooth-face Concrete Masonry Units (CMU's) shall be prohibited on a primary façade, but shall be allowed on a secondary façade only [O.L.1.B(1.a)]. Split-face CMU is the main building material for the mini-storage buildings, which is an acceptable alternative.

Mrs. Elliott stated access for the retail with mini-storage facility will be from a driveway approach off of State Highway 360 and a mutual access easement from Claremont Drive. There will not be an entrance from Magna Carta Boulevard. The 60-foot right-of-way for Magna Carta Boulevard will be maintained, but there are no plans to build the road in the immediate future. Parking required is 41 spaces and parking provided is 67 spaces with three handicap spaces.

Mrs. Elliott stated a Landscape Plan was submitted that meets and in some cases exceeds UDC requirements. The minimum landscape area required is 10%, and the landscape area provided is about 22% of the site area. The trees provided include Live Oak and Crape Myrtle. The shrubs along the parking areas will be Yaupon Holly, located along the 30-foot landscape buffer for State Highway 360 [O.L.4.B.2].

Mrs. Elliott stated additional provisions are included in the SUP Ordinance, Section 3 "Certificate of Occupancy" that addresses the timing of construction, and additional provisions are included in the SUP Ordinance, Section 4 "Specific Use Permit Conditions".

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a site plan and specific use permit for retail with mini-storage facility in accordance with all Unified Development Code requirements.

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

The applicant Shawn Valk, 5613 Blue Bird, Dallas, TX and the owner Chance Olin with Lodge Realty Partners, 309 W. 7<sup>th</sup> Street, Fort Worth, 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 Moser moved to close the public hearing and recommend approval of case S120803/SU120806 for retail with mini-storage facility as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

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

Nays: None

Approved: **9-0**

Motion: **carried.**