

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JANUARY 9, 2017

PUBLIC HEARING AGENDA Item #20- SU170105/S170102 – Specific Use Permit/Site Plan - Restaurant and Retail - Victory @ Lake Ridge (City Council District 6). Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit/Site Plan authorizing the development and operation of a 16,430 square foot retail strip center with a restaurant and drive through on 2.86 acres. The subject property is zoned Planned Development 283 (PD-283) District, located within the Lake Ridge Overlay District, and generally located at the northeast corner of W Camp Wisdom Rd and Lake Ridge Pkwy. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the proposed development is a 21,600 square foot multi-tenant retail building. At this time one tenant is known; a gym will be occupying approximately 4,500 square feet of the building. Other tenants will likely include retail and restaurant uses. The UDC requires drive-through lanes to provide six stacking spaces for the queuing of automobiles prior to the location of the area, device or structure designated for the ordering of goods and services by the customer. The number of required parking spaces is determined by use. The proposed development requires 142 parking spaces but provides 129. Article 10 of the UDC states that the Development Review Committee may approve an exception to reduce the number of parking spaces required by up to 15%. The DRC approved an exception to reduce the number of spaces by 13 or 9%. The proposed development meets the reduced parking requirement.

Ms. Ware stated the proposed development must meet landscaping requirements found in Article 8 and Appendix F. The proposed development meets or exceeds the landscaping requirements. Appendix F of the UDC requires the exterior of all new buildings to be one hundred percent masonry. Appendix F also states that 25% of primary facades must be finished in stone. All four facades meet the UDC's definition of a primary façade and must provide the stone accent. Appendix F allows the developer/builder to substitute Exterior Insulating Finishing System (EIFS) provided that it does not exceed twenty percent of any exterior wall of the building and is not used on any portion of a wall that is less than eight feet in height. The proposed building elevations show the building clad in brick, stone, and EIFS. The proposed development does not meet the stone accent requirement. All four façades meet the UDC's definition of a primary building façade and must provide building articulation and architectural features. The canopy provided on the north façade is less than 50% of the length of the façade and does not meet the requirement.

Ms. Ware stated the applicant is requesting an exception to the number of required vehicle stacking spaces in the drive-through. Staff does not support the exception; The applicant is requesting an exception to the percentage of stone accent required for primary building facades. Staff does not object to approval of the exception; and the applicant is requesting an exception to the requirement that windows be provided along 50% of the length of the north façade.

Ms. Ware stated due to the exceptions requested by the applicant, staff cannot recommend full support. However, staff does not object to the approval of the proposal subject to the following conditions:

1. The required masonry wall for the entire development shall be constructed with this phase.
2. The order box shall be relocated to provide the required vehicle stacking spaces.
3. The backside of the parapet visible to the residences shall be painted a neutral, earth tone color.
4. Building materials and building design of subsequent phases shall be compatible with this phase.
5. Prior to appearing before City Council, a revised site plan package shall be submitted which
 - Corrects technical inconsistencies in the data tables and Appendix F analysis,
 - Revises the building materials calculation table to reflect the format requested in DRC comments,
 - Uses cardinal directions to identify building facades,
 - Provides a key plan showing the location of each façade on the building footprint,
 - Indicates articulation offset and distance dimensions on the building elevations,
 - Relocates the order box to meet the required stacking spaces, and
 - Revises the notes section of the building elevations to include the product number for each building material.
6. Prior to appearing before City Council, a formal request for appeals shall be submitted in a letter signed by the agent.

Commissioner Lopez asked how far the screening fence would be constructed from the adjacent residential wooden fence.

Commissioner Moser noted if the screening fence is adjacent to the wooden fence, who would maintain the area between the two fences this could also allow the residential property owner to remove his fence and not have to replace the back portion of his fence.

Commissioner Johnson asked why they are asking for an exception to stone accent required for primary building facades. Mr. Johnson stated all of the development in this area should be cohesive.

Chairperson Motley concurs with Commissioner Johnson that all of the development in this area should fit in with each other and the neighborhood.

Commissioner Smith stated the High Hawk neighborhood is a very nice area with nice homes and asked if the neighborhood has had any input on this development.

Commissioner Connor asked for the size of the masonry screening fence and the residential wooden fence, and how that would affect the esthetic look of the fences if the residential fence can go up to eight feet.

Ms. Ware stated the masonry screen fence would be six feet tall with landscaping, including trees.

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

Logan McWhorter, Civil Engineer with Peloton Land Solutions, 5751 Kroger, Suite 185, Keller, TX stepped forward representing the case and to answer questions from the Commission. Mr. McWhorter stated they have worked very hard with City staff.

Commissioner Johnson asked what their plan is for the screening wall.

Mr. McWhorter stated they would put up the screening wall as close as they can to the wooden fence to try and minimize the gap they would also be adding a mow stripe at the bottom of the fence to allow for mowing and drainage.

Chairperson Motley asked about the exception to the covered walk ways.

Mr. McWhorter stated the main entrance would be facing Camp Wisdom, the front of the building would have covered canopies, but the rear of the property facing north would not have them, but if the Commission would like to see more coverage at the rear of the property they would be willing to provide canopies over the doors.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170105/S170102 as presented and recommended by staff, including the required drive-through lane to provide six stacking spaces for the queuing of automobiles, the primary facades must be finished in stone, and 50% of the rear building shall have covered walkways. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**