



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 7, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #10– S170607 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction of two buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the applicant intends to develop two multi-tenant buildings for retail and restaurants in the State Highway 161 Corridor. Development in the SH 161 Overlay District requires City Council approval of a Site Plan. The Site Plan depicts two buildings, totaling 21,024 square feet, for retail and restaurants. The buildings are oriented so that their primary entrances face Walmart. The site is accessible by two drives on Southgate and from the center's internal drive which connects to Arkansas Ln. The property is subject to the density and dimensional requirements found in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. The proposed elevations consist of brick masonry veneer, stone veneer, split face Concrete Masonry Units, and Exterior Insulating Finishing System. Under the standards applied to this application, Appendix F prohibits CMU on primary facades and limits EIFS to 20% of a façade. With an exception to the required windows on the north facades of both buildings, the proposal meets the requirements for architectural features.

Ms. Ware stated the Building A, North Façade – Windows required along 50% of length. This side of the building functions as the back of house. Dumpster enclosure is immediately north of the building in front of part of the north façade. Trees and shrubs are proposed north of the building

and north of the drive to screen the rear of the building. Staff recommends the use of faux windows or architectural detailing on the portion of the north façade nearest to the main drive through the development. Building B, North Façade – Windows required along 25% of the length. The north side of the building functions as the back of house. Dumpsters and enclosures are located on the north side of the building. The location of the building, landscaping, and existing development minimizes the visibility of the north façade from W. Pioneer Parkway. Staff recommends the use of faux windows and additional contrasting elements on the eastern most portion of the north façade which will be visible from Southgate Drive. EIFS exceeds 20% on the south facades. Building A has 23.47% EIFS and Building B has 21.41%.

Ms. Ware stated staff recommends approval of the proposal with the following modifications: that an alternative to CMU be used on primary facades, that use of EIFS not exceed 20%, and that windows or glazing be provided on the northwest corner of Building A and on the north façade of Building B.

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

Gerald Luecke with Hodges Architecture, 13642 Omega, Dallas, TX stepped forward representing the case and to answer questions from the Commission. He stated the original design was to be consistent with the Wal-Mart materials. What they are proposing is called quick-brick it is a masonry product that looks like brick and is used in all of the Kroger's stores. Staff is comfortable with the quick-brick product which would be an alternative to the CMU. Window glazing has been added to Building 11A and Building 11B and the EIFS on the south facades would be lowered to 15% or 20%.

Chairperson Motley asked Mr. Luecke if he is proud of the building as presented and would he be proud of the building once it is constructed, because we as Commissioners are looking forward to seeing this building constructed.

Commissioner Connor asked him to explain what the material quick-brick is.

Mr. Luecke stated quick-brick is a product that is solid layered with mortar and concrete.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S170607 as presented and recommended by staff, that an alternative to CMU be used on primary facades, the use of EIFS not exceed 20%, and the windows or glazing be provided on the northwest corner of Building A and on the north façade of Building B. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**