

PLANNING AND ZONING COMMISSION DRAFT MINUETS DECEMBER 7, 2015

PUBLIC HEARING AGENDA Item #15 – S151202 - Site Plan - 5030 S Highway 360 (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for the approval of a site plan for a 0.65 acre retail development. The site is zoned Planned Development 114A (PD-114A) and is located within the S.H. 360 Corridor Overlay District. The property is addressed 5030 S. Highway 360, south of Equestrian Ln. The agent is David, Bannister Engineering and the owner is Heath Debaun, BLVD 26 LLC.

Mr. Hinderaker stated the applicant is proposing to develop a 7,200sqft retail center. The land is zoned PD-114A, specifically for commercial uses. The site plan meets the dimensional requirements of PD-114A and the UDC. This site plan meets the minimum parking requirements for a retail development. The building designed and required landscaping is governed by Appendix F of the Unified Development Code, in regards to development in a Corridor Overlay District. The proposed development's compliance with current standards for overlay district development. The proposed dumpster enclosure will meet all the design requirements of the UDC concerning outdoor refuse screening; a minimum 12ft x 12ft area enclosed by a solid, non-transparent, masonry wall, 6ft in height, with a screening gate that is concealed from public view from all areas of the public street right-of-way. The applicant is requesting to match the development to the north in regards to the screening shrubs and the parking buffer. The north development was approved with a 16ft parking buffer and a 0ft offset for the screening shrubs. Staff does not object to matching the north development's landscaping.

Mr. Hinderaker stated because of the appeals listed above, staff cannot fully support this site plan; however, staff does not object to the granting of the appeals, should the commission choose to do so. If the commission chooses to vote to approve this request, staff recommends the following conditions:

1. Address any outstanding comments from the Development Review Committee, found in city case file S151202.
2. Submit site plan mylars to the planning department for review and approval. Mylars must be signed off by the Chief City Planner before a building permit may be issued.

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 Spare moved to close the public hearing and approved case S151202 as presented and recommended by staff, granting the applicant's requested appeals. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

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

Nays: None

Approved: **8-0**

Motion: **carried**