

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 1, 2016

PUBLIC HEARING AGENDA Item #12 – S160801 - Site Plan - 200 W Jefferson Street (City Council District 5). Planner Savannah Ware presented the case report and gave a Power Point presentation for approval of a Site Plan authorizing the development of a 3,750 sq. ft. retail strip center on 0.45 acres. The subject property, generally located at the southeast corner of SW 2nd Street and W Jefferson Street, is zoned Central Area (CA) District and within Central Business District No. 2 (CBD 2). The agent is Henry Nguyen and the owner is Tung Su.

Savannah Ware stated a nail salon is proposed as one of the tenants. The subject property is zoned Central Area District and within Central Business District No. 2. Because the property is within an overlay district, City Council approval of a Site Plan is required. Access to the subject property will be provided by a single driveway on W Jefferson Street. The two existing drives will be removed. Required parking is calculated based on the proposed uses. The building will be constructed primarily of brick and accented by concrete masonry units with tile cladding. The proposed development meets the masonry requirement. The UDC requires 5% of the undeveloped area to be landscaped. However, for every tree planted in addition to those required, the landscape area may be reduced by 200 square feet, provided that the minimum required landscape area may not be reduced to less than 50% of the original requirement. The proposed development provides 4 trees in addition to what is required. Consequently, the UDC allows the landscape area requirement to be reduced from 975 sq. ft. to 475 sq. ft. Parking screening along SW 2nd Street is not shown on plans but will be provided. The screening will be added to plans before final mylar submittal.

Savannah Ware stated no exceptions or appeals are being requested by the applicant. Staff recommends approval subject to the Development Review Committee comments.

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

Henry Nguyen, Engineering Consultant, 1330 Glen Field Avenue, Dallas, 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 approve case S160801 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

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

Nays: None

Approved: 8-0

Motion: **carried.**