

PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 7, 2014

PUBLIC HEARING AGENDA Item #13- S140701 - Site Plan - DFW Oral and Facial Surgical Arts (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation to approve a Site Plan for a development within Planned Development 177 (PD-177), approximately 0.98 acres. The subject property is located at 3261 S Carrier Pkwy. The agent is Arlyn Samuelson, Pogue Engineering and the owner is Thad Taylor IV, and James Swafford, Beatty Commons, LP.

Mr. Howard stated this property is located within Tract 3 of PD-177 which has a base zoning of Neighborhood Services District. Article 4 of the Unified Development Code allows Medical and Dental Office uses within NS zoning. This 0.98 acre lot was recently replatted; combining two lots into one.

Mr. Howard stated the development will front onto S Carrier Pkwy; however the only direct street access will be to the south onto Hobbs Dr. There are mutual access easements on the properties to the north, giving the site access to S Carrier Pkwy and Beatty Dr. The entrance from S Carrier Pkwy is only accessible heading northbound on S Carrier Pkwy. There is an existing sidewalk along S Carrier Pkwy; the city is not requiring sidewalks along Hobbs Dr. The proposed development is exceeding the parking requirements in the UDC.

Mr. Howard stated the proposed landscaping plan shows the development will exceed the landscaping standards, as required by the UDC. The development has an existing 6ft brick wall along the east property line, which meets the residential screening requirements of the UDC. The parking areas adjacent to the rights-of-way will be screened from view with a 3ft berm wall, also meeting the minimum standards of the UDC. The table below provides an analysis of the landscape and screening requirements for the NS districts.

Mr. Howard stated staff has found the proposed site plan is in substantial conformance with PD-177 and the UDC standards. No appeals are being requested by the applicant. The Development Review Committee recommends full approval of this site plan.

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

Arlyn Samuelson with Pogue Engineering, 1512 Bray Central Drive, McKinney, TX 75069 was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked if the windows on the building would be blue.

Mr. Samuelson replied yes there would be a blue tint to the windows.

There being no further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approve case S140701 as presented by staff. The action and vote being recorded as follows:

Motion: Arredondo

Second: Moss

Ayes: Adams, Arredondo, Garrett, Moss, Moser, and Spare

Nays: None

Approved: **6-0**

Motion: **carried.**