

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 29, 2016

PUBLIC HEARING AGENDA Item #11 – S160701 - Site Plan - 203 N Belt Line Rd. (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval a site plan for a non-residential lot for retail and service uses. The 0.694-acre property, located at 203 N. Belt Line Road, is zoned Commercial (C) District and is within the Central Business Overlay District, Section Number 2. The owner/applicant is Khiem Phan.

Mr. Lee stated the applicant is proposing a site plan allow for a 9,100 square foot building for retail and service uses. The vacant lot zoned Commercial and lies with the Central Business District. Section 2, Retail and personal service uses are allowed by right within the C zoning district; however new development with Section 2 of CBD requires City Council oversight of the site plan. More specifically, plans proposed for the 9,100 square foot single story building include: 4,875 sq. ft. full service laundromat w/full laundry services provided, 3,120 sq. ft. retail lease space, for neighborhood general retail services, and 1,105 sq. ft. commercial lease space for either professional office and/or personal service uses. The property abuts a regional bus terminal to the west, personal service uses to the south; self-service car wash to the north and bounded by N. Belt Line Road to the east. Limited access to the site will be a proposed drive via N. Belt Line Road and it is anticipated that mutual access shall be provided at some point in the future. The building complies with the setback requirements for C district. The proposed single-story multi-tenant building shall be comprised of primarily brick, stone and masonry exterior materials and typical glass store front. Adequate landscaping is provided 8.0%, exceeding the minimum 5% requirement. The site provides for 4-street trees and 3 –interior canopy trees.

Mr. Lee. Stated the Development Review Committee reviewed this request and cleared it to proceed to the Planning and Zoning Commission.

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

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case S160701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Womack

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

Nays: None

Approved: 9-0

Motion: **carried.**