

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 5, 2012

AGENDA PUBLIC HEARING ITEM: #9-S121103-Site Plan, 1510 Shady Grove Road (City Council District 1).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Site Plan for an office warehouse and light manufacturing facility on 6.122 acres. The subject property is zoned Light Industrial (LI) District and is within the State Highway-161 Overlay District. The property is generally located east of Roy Orr Boulevard on the north side of W. Shady Grove Road. The owner is Texas Dugan LP, Jeff Thornton, c/o Duke Realty Corp., the applicant is David R. Lithe, and the agent is Christopher Barboza.

Mr. Barkman stated the proposed use will function as an office for their business, service shop for oil industry pumps and pipeline components, and warehouse for oil industry parts and supplies. The applicant is constructing a 69,080 square foot precast concrete building on a 6.122 acre lot. The property is platted as Lot 4, Block 1, of the Crosspoint Business Park Addition.

Mr. Barkman said the facility will house their offices at the front of the building facing Shady Grove Road, warehouse areas will be behind the offices, with the shop areas at the rear of the building. Truck docks will face the east side of the property and the facility will have a laydown yard for temporary storage of pipe and equipment awaiting service or delivery at the rear of the site. The applicant is requesting not to pave the laydown yard with concrete since it is part of a gas pipeline easement. The applicant has agreed that if increased usage creates dust nuisance issues the City may require an asphalt surface overlay at that time. The west side of the property is developed with overhead electric transmission lines.

Mr. Barkman said all parking and loading dock areas are paved with concrete that meets current city standards. Fire lanes are provided on the north, east, and south sides of the property. Truck dock areas are screened from public right-of-way by a masonry screening wall set back approximately sixty feet from the front of the building. East dock areas include bays for 11 - 13 trucks, two ramps into the building, a trash compactor and dumpster locations. There are two additional dock doors at the rear of the building and additional parking.

Mr. Barkman stated the south façade of the building uses an articulated building entry, which incorporates an offset wall, metal wall panels, and masonry, which provides the two articulation requirements of the overlay district. All walls include minor articulation in vertical and horizontal reveals.

Mr. Barkman stated most landscaping is located on the south side of the building adjacent to public right-of-way. The applicant has indicated 23 trees of three varieties to be used for street trees and interior site landscaping. A combination of four varieties of five gallon shrubs has been provided for parking lot screening, foundation planting and parking islands. Other open areas are to be seeded with Bermuda grass. All landscaping will be irrigated to current City standards.

Mr. Barkman stated the Development Review Committee recommends approval of this site plan in conformance with all applicable requirements of the SH-161 Corridor Overlay District and the requirements of the Unified Development Code.

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

Christopher Barboza, 600 Fairfield, Houston, TX was present representing the case and to respond to questions from the Commission.

Commissioner Philipp noted the site plan indicates an abandoned gas pipeline, and asked if the pipeline still exists and would it be removed.

Mr. Barboza said there would have to be an investigation conducted on the property to determine if the gas pipeline is still in place, if so they would remove the pipeline if requested by staff.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S121103 as presented by staff. The action and vote being recorded as follows:

Motion: Arredondo

Second: Moser

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**