



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 14, 2026

Reference: Public Hearing: Consider approval of Planned Development- 214 Revision 10- Commercial (PD-214R10-C), a zoning change request from PD-214R2- C (Planned Development-214 Revision 2- Commercial) to PD-214R10-C (Planned Development-214 Revision 10- Commercial) to allow for the Detail Planned Development of a 14,480 square foot commercial center, and patio area on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road.

2040: Create Business and Innovation Nodes

Introduction:

This property was originally part of a larger 29-acre development that included the residential development of Arbor Manors and additional commercial property along both Denton Tap and Sandy Lake Roads. The original zoning for the overall development was approved in 2007, with subsequent rezonings occurring with each new Detail Site Plan for the commercial sites. This represents the final commercial piece to be developed.

Background:

The site is currently vacant, and the site plan shows a 14,480-sf proposed building that will contain a mix of uses including retail, restaurant and medical. An outdoor patio is proposed on the western end of the building. There is a PD condition to allow the 500-sf patio area without additional parking being required. Any square footage over 500-sf will require additional parking at a ratio of 1 parking space per 100-sf. There is an existing six-foot in height stone screening wall between this property and the residential property to the south. There are two trash receptacles proposed on the western portion of the site, situated away from the residences. The building will be a combination of brick, aluminum storefront with dark bronze metal fascia and trim. There is **no** drive-through proposed. The eastern perimeter will see a large number of trees being preserved. Additional trees along the southern perimeter will also be preserved. In total 39 existing trees will be saved on-site and an additional 38 overstory trees will be planted on site. 36 Nellie R. Stevens will be planted to provide additional screening along the southern perimeter. Staff was requested by the Planning and Zoning Commission to review the traffic in the area. Staff looked at the ordinance related to when a traffic impact analysis is required. Based on the trip generation analysis of 914 daily trips, 63 AM peak hour trips and 85 PM peak hour trips; they do not meet the ordinance threshold for a traffic impact analysis.

Benefit to the Community:

This will provide additional retail, restaurant and medical options within the city and will create jobs.

Legal Review:

The City Attorney was present at the March 19, 2026, Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (6-0) recommended APPROVAL of the request subject to the following PD conditions:

1. Detailed Engineering review will occur at the time of full engineering submittal.
2. To allow 500-sf patio area per lot within the existing parking count. Additional patio space will require parking at 1:100-sf.
3. The downstream drainage analysis will need to be updated to address Staff comments.
4. All signage to meet City requirements.
5. To meet the photometric requirements at time of permitting.
6. Staff to take a detail look at the traffic.

ATTACHMENTS:

1. PZ Staff Report
2. Detail Site Plan
3. Landscape Plan
4. Building Elevations & Material Board
5. Monument Sign & Trash Enclosure