



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 13, 2018

Reference: Consider approval of an ordinance for PD-214R8-C to attach a Detail Site Plan for a 3,035-square foot building on 0.701 acres of land, located on Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road and authorizing the Mayor to Sign.

2030: **Business Prosperity**

Executive Summary:

The request is to allow a 3,035-square foot building on this site. Variances were requested to support development on this irregularly shaped parcel of land.

Introduction:

This property sits between the McDonalds and the Schlotzsky's/Cinnabon parcels on Denton Tap Road. A portion of the lot is developed, with existing parking along the Denton Tap Road Frontage. This infill lot has some challenges, as it is rather narrow, irregularly shaped, partially developed and approximately 45% of it is covered with existing access easements. There are 18 parking spaces proposed for the site, which would allow the building to be used for medical, retail or office. The site would need to be replatted to extend the fire lane easement to Denton Tap Road. The developable portion of this site is limited, contributing to the variances requested.

Analysis:

On October 9, 2018, the City Council unanimously approved PD-214R8-C, subject to the conditions as recommended by the Planning and Zoning Commission, and the applicable conditions have been incorporated into the ordinance.

On September 20, 2018, the Planning and Zoning Commission unanimously recommended Approval of PD-214R8-C, with the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Replat of Lot 3 must be approved and filed with Dallas County prior to construction.
3. All signage must meet ordinance requirements.
4. All mechanical equipment to be screened.
5. Removal of the existing access easement that currently runs through a portion of the building.
6. Photometrics shall comply with City requirements for residential adjacency.
7. To allow the landscape calculation to be based on the developable area of the lot.
8. To allow the existing parking tree islands along Denton Tap Road to remain as is.

9. To allow the existing perimeter landscape strip along Denton Tap Road to remain as is.
10. To allow a variable landscape width from 6 to 10 feet along a portion at the rear of the property.
11. To submit to city staff a Letter of Intent between the applicant and the Arbor Manors HOA regarding the maintenance of the screening wall that abuts both common property lines.
12. To verify any shared parking agreements with this property.

Legal Review:

The City Attorney reviewed this ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Detail Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D – Elevations