



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 14, 2017

Reference: Consider approval of an Ordinance for Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), to allow retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of a two-building, 30,800-square-foot retail expansion on a portion of Lot 3 (3.6 acres), containing a total of 9.4 acres of property located at 110 & 214 W. Sandy Lake Road

2030: Business Prosperity

Introduction:

The subject property includes the western portion of Woodside Village Shopping Center, encompassing a portion of the existing retail building, the vacant land to the west and a portion of the existing parking lot. The proposed development includes a two-building, 30,800-square-foot retail center. The site at the rear of the existing building is proposed to be revised to add parking and to shift the fire lane easement south, closer to the building. Also proposed is a change in the monument sign on Denton Tap Road to a multi-tenant sign.

Analysis:

On January 10, 2017 City Council unanimously approved PD-285-C, Connell Skaggs Addition, with no outstanding conditions.

This request was postponed by City Council, per request of the applicant, on October 11th and 25th, 2016 and December 13, 2016 to resolve issues with neighboring property owners.

On September 15, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD.

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 - Site Plan
4. Exhibit C – Landscape Plan/Tree Survey

5. Exhibit D - Elevations
6. Exhibit E – Perspectives (5 pages)