



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 11, 2017

Reference: Consider approval of an Ordinance for PD-221R3R2-HC, Point West, PH 2, to attach a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 2.9 acres of property located along the north side of IH-635, approximately 350 feet west of S. Belt Line Road.

2030: Business Prosperity and Community Wellness and Enrichment

Executive Summary:

This is the second phase of the 17-acre, Point West development which includes two retail/restaurant buildings. This proposal complies with the uses, general layout and building elevations as established in the Concept Plan approved last year.

Introduction:

The first phase of this development included two retail/restaurant buildings similar to the current request, as well as the construction of the various driveways/mutual access easements and the landscaped plaza area (X-lot) to serve this property. This second two-lot, two-building development will front on, and is proposed to have access to the westbound LBJ Service Road. Access will also be available via Private Drive "A" which will provide a direct connection from Belt Line Road to the recently opened Four Points Hotel by Sheraton. Each lot within this 17-acre tract contains a series of mutual access drives to provide connectivity among the uses.

Analysis:

On February 28, 2017, City Council unanimously approved this PD request, the applicable conditions have been incorporated into the Ordinance.

On February 16, 2017, the Planning and Zoning Commission unanimously recommended approval of this request. The following conditions remain outstanding:

1. TxDOT approval will be required for driveways onto the LBJ Service Road.
2. Replat must be approved and filed with Dallas County prior to construction.
3. Submission of a revised Landscape Plan to address minor calculation errors and to provide required overstory trees in the parking lot islands.
4. Ensure that all discrepancies between the Replat, Utility Plans and Site Plans have been resolved.

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 (4 pages)
5. Exhibit "D" – Elevations (5 pages)