



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: July 11, 2017

Reference: Consider approval of an Ordinance for PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), Lot 2, Block A, to allow the development of office, restaurant and retail uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., and to amend the Future Land Use Plan of the *Comprehensive Plan* from “Urban Residential Neighborhood” to “Neighborhood Center Retail” on property located along the east side of S. Denton Tap Road, between E. Bethel Road and the DART R.O.W., west of the centerline of the creek, containing approximately 8 acres of land.

2030: **Business Prosperity**

Executive Summary:

Site Plan indicates two retail/restaurant/office buildings. PD zoning is required to allow for variances to the screening requirement and the number of exterior wall surface colors permitted in the *Zoning Ordinance*.

Introduction:

This request is to develop this property in accordance with the provisions of the existing Retail zoning district regulations, except for two deviations; one relates to screening and the other the colors on the exterior façade. The southern 40% of the property abuts a residential zoning district, therefore a 6-foot masonry screening wall would normally be required. However, the portion of the property with residential adjacency is physically and visually separated from the residences by a heavily treed, creek area. Moreover, the closest existing home is over 200 feet from the retail property line and the Site Plan indicates the buildings to be setback 160 +/- feet from the mutual property line. Therefore, given the over 360-foot separation between these uses, the waiving of the screening wall along this portion of the property is appropriate.

The building elevations comply with the provision of the Retail district in terms of masonry requirement and the maximum percentage of windows on any façade. However, the inclusion of three colors exceeds the threshold of 5% permitted to be accent colors, as included in the *Zoning Ordinance*. This variance is appropriate given the overall aesthetics of the building and the compliance with all other provisions of the masonry requirement.

Analysis:

On June 13, 2017, the City Council unanimously approved the Amendment to the Future Land Use Plan of the *Comprehensive Plan* from “Urban Residential Neighborhood” to “Neighborhood Center Retail” on approximately 8 acres and approval of PD-286-R on 2.5 acres. The applicable outstanding conditions have been incorporated into the Planned Development Ordinance.

On May 18, 2017, the Planning and Zoning Commission recommended approval of the Amendment to the Future Land Use Plan of the *Comprehensive Plan* from “**Urban Residential Neighborhood**” to “**Neighborhood Center Retail**” on approximately 8 acres and approval of PD-286-R on 2.5 acres. The following conditions remain outstanding

1. Additional comments may be generated upon detail engineering review and building permit.
2. This property shall be re-platted to provide fire lanes and easements for this development.
3. A Tree Removal Permit will be required prior to the removal of any trees.
4. Correction of the landscape calculations.

Legal Review:

The City Attorney approved this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit “A” - Land Use Map Amendment
3. Exhibit “B” - Legal Description
4. Exhibit “C” - Site Plan
5. Exhibit “D” - Landscape Plan
6. Exhibit “E” - Tree Survey
7. Exhibit “F” – Building Elevations