



## Legislation Details (With Text)

<b>File #:</b>	2017-3363	<b>Version:</b>	1	<b>Name:</b>	Pecan Creek Shopping Center
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	5/1/2017	<b>In control:</b>		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	7/11/2017	<b>Final action:</b>		<b>Final action:</b>	7/11/2017

**Title:** PUBLIC HEARING:  
Consider approval of Case No. PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), a zoning change request from R (Retail) to PD-286R (Planned Development-286-Retail), to allow the development of office, retail and restaurant uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., at the request of Biladi Investments, LLC, being represented by Mori Akhavan, Mori's Engineering, Inc., 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.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Cover Memo.pdf, 2. Ordinance.pdf, 3. Exhibit A - Land Use Amendment.pdf, 4. Exhibit B - Legal Description.pdf, 5. Exhibit C - Site Plan.pdf, 6. Exhibit D - Landscape Plan.pdf, 7. Exhibit E - Tree Survey.pdf, 8. Exhibit F - Building Elevations ( 2 pages).pdf

Date	Ver.	Action By	Action	Result
7/11/2017	3	City Council	Approved on the Consent Agenda	Pass
6/13/2017	1	City Council	Close the Public Hearing and Approve	Pass
5/18/2017	1	Planning & Zoning Commission	Approved	Pass

**PUBLIC HEARING:**

Consider approval of Case No. PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), a zoning change request from R (Retail) to PD-286R (Planned Development-286-Retail), to allow the development of office, retail and restaurant uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., at the request of Biladi Investments, LLC, being represented by Mori Akhavan, Mori's Engineering, Inc., 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.

**Fiscal Impact:**

None

**Staff Recommendation:**

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.

The Planning Department recommends approval.

**Goal Icon:**

**Business Prosperity**