



## Legislation Details (With Text)

|                      |  |                      |                              |              |  |
|----------------------|--|----------------------|------------------------------|--------------|--|
| <b>File #:</b>       | 2018-3937  | <b>Version:</b>      | 3                            | <b>Name:</b> | PD-221R3R3-HC, Point West - Sun Holdings |
| <b>Type:</b>         | Agenda Item  | <b>Status:</b>       | Passed                       |              |  |
| <b>File created:</b> | 5/8/2018   | <b>In control:</b>   | Planning & Zoning Commission |              |  |
| <b>On agenda:</b>    | 7/10/2018  | <b>Final action:</b> | 7/10/2018                    |              |  |
| <b>Title:</b>        | Consider approval of an Ordinance for PD-221R3R3-HC, Point West - Sun Holdings, being a zoning request from PD-221R3-HC (Planned Development-221 Revision 3-Highway Commercial) to PD-221R3R3-HC (Planned Development-221 Revision 3 Revised 3-Highway Commercial) to attach a Detail Site Plan for an 8,526 square foot retail/restaurant building on 1.9 acres of land (Lot 1R-1), and to amend the Concept Plan on Lot 1R-8 (3.6 acres) and attach a Detail Plan for a parking lot on one (1) acre and retain the Concept Plan for a Hotel on the remaining 2.6 acres of property located at the northwest corner of IH-635 and S. Belt Line Road, and authorizing the Mayor to sign. |                      |                              |              |  |

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Cover Memo.pdf, 2. Ordinance.pdf, 3. Exhibit A - Legal Description.pdf, 4. Exhibit B - Overall Concept Plan.pdf, 5. Exhibit C -Detail Site Plan.pdf, 6. Exhibit D - Landscape Plan.pdf, 7. Exhibit E- Monument Sign and Site Details.pdf, 8. Exhibit F - Building Elevations.pdf, 9. Exhibit G - Perspective View.pdf

| Date      | Ver. | Action By                    | Action                               | Result |
|-----------|------|------------------------------|--------------------------------------|--------|
| 7/10/2018 | 3    | City Council                 | Approved on the Consent Agenda       | Pass   |
| 6/12/2018 | 2    | City Council                 | Close the Public Hearing and Approve | Pass   |
| 5/17/2018 | 1    | Planning & Zoning Commission | Approved                             | Pass   |

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### Fiscal Impact:

None

### Staff Recommendation:

On June 12, 2018, the City Council unanimously approved PD-221R3R3-HC, Point West, PH 3, subject to the following conditions which have been incorporated into the Ordinance.

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Replat of Lot 1R-8 indicating the following, must be approved and filed with Dallas County prior to construction of this phase:
  - a. Lot 1R-8X as a common area lot for the parking lot and the incorporation of this property of the Property Owners Agreement, and

b. the establishment of the mutual access easement from Private Drive “B” to the office tract to the north within Lot1R-8R.

On May 17, 2018, the Planning and Zoning Commission unanimously recommended approval of PD-221R3R3-HC, Point West, PH 3, subject to conditions as forwarded to City Council.

The Planning Department recommends approval.

**Goal Icon:**

**Business Prosperity**