



Legislation Text

File #: 2018-4157, **Version:** 3

Consider approval of an ordinance for PD-214R8-C, Arbor Manors Office - 3 Denton Tap, LLC, a zoning change request from PD-214R2-C (Planned Development-214 Revision 2 - Commercial) to attach a Detail Site Plan for a 3,035-square foot building on 0.701 acres of land (Lot 3), located on Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; and authorizing the Mayor to sign.

Staff Recommendation:

On October 9, 2018, the City Council unanimously approved PD-214R8-C, subject to the conditions as recommended by the Planning and Zoning Commission, and the applicable conditions have been incorporated into the ordinance.

On September 20, 2018, the Planning and Zoning Commission unanimously recommended Approval of PD-214R8-C, with the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Replat of Lot 3 must be approved and filed with Dallas County prior to construction.
3. All signage must meet ordinance requirements.
4. All mechanical equipment to be screened.
5. Removal of the existing access easement that currently runs through a portion of the building.
6. Photometrics shall comply with City requirements for residential adjacency.
7. To allow the landscape calculation to be based on the developable area of the lot.
8. To allow the existing parking tree islands along Denton Tap Road to remain as is.
9. To allow the existing perimeter landscape strip along Denton Tap Road to remain as is.
10. To allow a variable landscape width from 6 to 10 feet along a portion at the rear of the property.
11. To submit to city staff a Letter of Intent between the applicant and the Arbor Manors HOA regarding the maintenance of the screening wall that abuts both common property lines.
12. To verify any shared parking agreements with this property.

The Planning Department recommends approval.

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Business Prosperity