

**C.1 SUP 2016-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NOORNEEL, LLC FOR A SPECIAL USE PERMIT FOR THE SCREENING OF LOADING DOCKS FACING A PUBLIC STREET LOCATED AT 8479 DAVIS BOULEVARD.**

**APPROVED**

Planning Manager Clayton Comstock introduced the Special Use Permit request.

The applicant, Sandeep Sandhu, 704 Gateshead Court, Southlake, came forward to give the details of his request.

Planning Manager Comstock summarized the staff report.

Commissioner Mike Benton asked about the lighting required in the proposed landscaping area.

Mr. Comstock replied that there is no lighting required. Because of the proximity of residential property, lights may not be above 20 feet in height. The photometric plan shows a zero light trespass at the property line.

Commissioner Steven Cooper asked if this is an Special Use Permit (SUP) for the roll up doors.

Mr. Comstock replied affirmatively. He stated there is a specific section in the Code that requires an SUP for the purpose of screening loading docks and delivery areas.

Commissioner Don Bowen asked if the proposed height of these doors was part of the SUP request.

Mr. Comstock stated that the proposed height appears to be ten feet from the exhibit. The height can be part of the SUP request.

Commissioner Don Bowen stated that he feels the height should be part of the SUP.

Chairman Randall Shiflet opened the public hearing.

Garye Vieregger, 8532 High Point Court, NRH, stated that it appears this building will be used for storage. He wanted to know about the traffic flow along Shady Grove Road and the possibility of a traffic signal at Davis Boulevard.

Chairman Shiflet asked Mr. Comstock if a traffic study is required in conjunction with this development.

Mr. Comstock stated that this development has not met the threshold for a traffic study and that the traffic impact will likely be to North Tarrant Parkway and Davis Boulevard. He added that any storage on the proposed property would only be allowed as an accessory use to a

business allowed in the C-1 zone, but that warehousing or self storage would not be permitted.

Commissioner Cooper asked about the types of trucks or equipment that could access the rear of the building.

Mr. Comstock replied that the fire lanes are in place for large vehicles to access the area, but the doors are smaller roll-up doors that are not meant for large deliveries, but the applicant may need to clarify.

Commissioner Bowen asked if all storage would be indoor or if outside storage would be permitted here.

Mr. Comstock replied that outside storage would be limited to ten percent of the site area and a masonry wall would be necessary for screening. Given the proposed site plan however, Mr. Comstock does not see an area where storage would be appropriate.

Commissioner Cooper asked the applicant about the uses he foresees on this property that would need roll-up doors.

Mr. Sandhu replied that his research showed flex office seemed to be the best option for this location which does not have any street frontage. However, the buildings must be constructed to meet C-1 zoning requirements. Office-centric users that do not need street frontage would be the likely tenants. The roll up doors could be swapped back to windows if not needed.

Commissioner Cooper asked for specific clarification of the purpose for the roll-up doors.

Mr. Sandhu replied that they could be used for both deliveries and pickups.

Chairman Shiflet asked Mr. Sandhu to address the proposed height of the roll-up doors.

Mr. Sandhu replied that he remembers the doors would be the standard height of the windows, which is 10 feet.

Clay McGilvray, 8609 Kensington Ln, NRH, came forward and stated that he feels that this would be an improvement over the view of the existing building to the east with the proposed landscaped screening.

Ann Montgomery, 8500 Southmoor Ct, came forward and stated concern about the timing and hours of operation for loading and unloading as well as the lack of occupancy in the existing building.

Tony Cumby, 8501 Southmoor Ct, has a concern about roll-up doors and the large deliveries that are associated with those doors. He stated his concern about the noise that may be associated with loading through this type of door.

Michael Crase, 8504 Southmoor Ct, has concerns about noise that may be generated from the proposed roll-up doors.

Chairman Shiflet closed the public hearing.

Commissioner Bowen motioned to approve SUP 2016-04 with the stipulation that the roll-up doors be no more than ten feet tall. Commissioner Benton seconded the motion.

Commissioner Cooper said that roll-up doors are not appropriate adjacent to the neighborhood because of the noise during loading and unloading, therefore he cannot support the request.

Commissioner Benton asked if the applicant might be open to only installing two of the doors instead of the proposed four doors.

Mr. Sandhu responded by saying that seems reasonable. He stated that he does not know the type of tenant that will eventually occupy the building, but that it will be mostly office users and not warehousing because of the rates.

Chairman Shiflet asked for clarification about the number of doors that are being proposed.

Mr. Sandhu stated that four are proposed right now, but they could reduce the number to two.

Chairman Shiflet asked if this SUP was for both buildings.

Mr. Comstock responded that this SUP is for the entire 5.11 acres, not just these two buildings, but the entire frontage along Shady Grove Road and the allowance of the rear loading area to face a street. If this were a property that backed to Steepleridge, an SUP would not be required. It is the fact that the loading area faces a public street that triggers that requirement.

Commissioner Luppy asked if this SUP is for the roll-up doors, or for the screening of the doors.

Mr. Comstock responded that this is for the screening of the loading areas, and part of your motion can be a limit to the number of doors or their height.

Chairman Shiflet said that the plan the Commission has already looked at provides additional screening over the standard C-1 zoning requirements.

Mr. Comstock replied affirmatively.

Commissioner Benton said his proposal of only two doors instead of four was to offer the applicant a compromise.

Chairman Shiflet asked Commissioner Bowen if he would like to add the two door compromise to his previous motion.

Commissioner Bowen responded that he believes that would be a good compromise.

City Attorney Maleisha Farmer asked for clarification that the motion was amended to allow only two of the proposed doors.

Commissioner Bowen responded that his original motion was amended.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER BENTON, TO APPROVE SUP 2016-04 WITH THE STIPULATION THAT TWO OVERHEAD DOORS BE PERMITTED INSTEAD OF FOUR AT A HEIGHT OF NO MORE THAN 10 FEET EACH.**

**MOTION TO APPROVE CARRIED 5-1 (COOPER).**