



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** September 11, 2023  
**SUBJECT:** ZC23-0052, Ordinance No. 3811, Public hearing and consideration of a request from BER Partners LLC for a special use permit for a “Hardware and Building Materials Retail/Wholesale” use at 8100 Bedford Eules Road, being 1.42 acres described as Lot 1, Block 1, Gavron Addition.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

BER Partners LLC is requesting a special use permit for a hardware and building materials retail/wholesale business on 1.42 acres located at 8100 Bedford Eules Road.

### **GENERAL DESCRIPTION:**

The property is located on the south side of Bedford Eules Road between Colorado Boulevard and Nevada Trail. The site is presently developed with a building occupied by Charter Furniture. The applicant proposes to renovate the building to relocate a company called [Galactic Glass](#), a hardware and building materials retail and wholesale business.

#### ***Site Plan & Land Use***

A site plan package for the property is attached. Renovation of the 30,521-square-foot building is proposed to provide 18,170 square feet for the proposed business and 12,351 square feet of leasable area for other businesses. Other improvements include renovation of the building façade, updated landscaping, and the addition of a refuse container enclosure. A monument sign would be constructed in the parking area in front of the building, and the existing pole sign adjacent to NE Loop 820 would remain on the property.

The zoning ordinance requires special use permit approval for a hardware and building materials retail and wholesale business. The proposed business would occupy the rear portion of the building. The existing loading dock area would be removed from the front of the building, and new overhead doors would be installed on the east side of the building to provide access for the business.

#### ***Landscaping***

The proposed landscape plan includes an increase in landscaped area on the site, but the site does not fully comply with current standards due to the existing conditions of the developed property. Proposed landscaped areas cover 7,489 square feet (12.1% of the lot). This is an increase from the existing 4,000 square feet (6.4%) landscape area but is less than the minimum 15% landscape area required for all new development. The



landscape setback adjacent to the existing parking spaces is approximately three (3) feet deep, which is less than the 15-foot requirement for new development.

Proposed landscaping includes new tree and shrub plantings adjacent to Bedford Eules Road and internal parking lot areas. Five new street trees and 46 shrubs would be installed adjacent to Bedford Eules Road. Three trees and one crepe myrtle would be installed in the parking lot on the front and east side of the building.

### ***Access and Parking***

The property has access from a driveway on Bedford Eules Road. As part of the road improvement project, this driveway will be reconstructed. While cross-access connections to adjacent properties would not be constructed, the applicant has agreed to dedicate a common access easement on the property. The easement would include the driving aisle in front of the building to allow for connections to be made in the future when adjacent properties are redeveloped.

Based on the building size and mix of users, the property would require 57 parking spaces. While the parking lot currently contains 59 parking spaces, the number of spaces will be reduced to 48 parking spaces due to the construction of the driveway and refuse container enclosure and the added landscaped areas.

### ***Special use permit conditions***

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

**CURRENT ZONING:** The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.



**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Parks/Open Space Low Density Residential	Bedford Euless Road Greenway Single-family residences
WEST	C-1 (Commercial)	Retail Commercial	Restaurant
SOUTH	NE Loop 820 / Airport Freeway	NA	NE Loop 820 / Airport Freeway
EAST	C-1 (Commercial)	Retail Commercial	Restaurant and retail uses

**PLAT STATUS:** The property is platted as Lot 1, Block 1, Gavron Addition. The plat of the property was approved by City Council on June 8, 1998.

**PLANNING & ZONING COMMISSION:** The Planning & Zoning Commission held a public hearing and considered this item at their August 17, 2023, meeting. The Commission voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve ZC23-0052, Ordinance 3811.