



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 20, 2016

SUBJECT: 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.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Noorneel, LLC is requesting a Special Use Permit (SUP) for the screening of loading docks facing a public street. The owner proposes to construct flex/office buildings on the site. The design includes loading areas facing Shady Grove Road, which requires approval of an SUP. The proposed development includes a landscape plan for screening the loading areas from the street. The property covers 5.11 acres on the south side of Shady Grove Road across from the intersection of Steeple Ridge Drive.

GENERAL DESCRIPTION:

The property under consideration is a 5.11-acre lot located on the south side of Shady Grove Road across from the intersection of Steeple Ridge Drive. It is situated behind several retail and office buildings that front North Tarrant Parkway, and is immediately west of Chili's Grill & Bar. A medical office building was recently completed on the eastern end of the lot. The applicant proposes to construct three additional flex/office buildings on the site. A site plan for the project is currently under review by the Development Review Committee.

Due to restrictions on driveway access and the buildable area being below street level, the rear of the buildings would face Shady Grove Road when constructed. Generally, the buildable area of the lot is 8-10 feet below the street level, and the lot would include a retaining wall along Shady Grove Road. As planned, the rear of the buildings include loading areas and overhead roll-up doors. Section 118-871(l) of the zoning ordinance requires SUP approval for loading docks or delivery entrances when facing a public street. In addition, the area must be screened with a living screen or wall. The owner has applied for an SUP to permit the loading dock arrangement and approve the landscape screening plan.

The proposed landscape screening plan is attached. It includes a 15-foot wide buffer yard adjacent to Shady Grove Road for the entire width of the property. Within the buffer

SUP CONDITIONS. The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties. The following are the proposed conditions of approval for this SUP application.



1. *Permitted use.* A special use permit is authorized to permit the loading areas for two flex/office buildings to face Shady Grove Road, as shown in Exhibit "A".
2. *Landscaping improvements.* The buffer yard adjacent to Shady Grove Road must conform to the landscape plan as shown in Exhibit "A".

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service, and office uses principally serving community and regional needs. This C-1 district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The applicant is requesting a Special Use Permit to permit loading docks to face a public street and approve the landscape screening plan for the loading docks.

SURROUNDING ZONING | LAND USE:

North: R-2 Single Family Residential | Low Density Residential
West: C-1 Commercial | Retail
South: C-1 Commercial | Retail
East: C-1 Commercial | Retail

PLAT STATUS: The property is currently platted as Lot 2R3, Block 5, Brentwood Estates Addition.

CITY COUNCIL: The City Council will consider this request at the November 14, 2016 meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2016-04.