



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 16, 2020
SUBJECT: SUP 2019-13 Public hearing and consideration of a request from Woodcrest Capital for a special use permit for outside storage and display at 7520 NE Loop 820, being 16.366 acres described as Lot 5, Block 6, North Hills Village.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Candleridge Limited Partnership, Woodcrest Capital is requesting a special use permit for modified outside storage and display regulations on 16.366 acres located at 7520 NE Loop 820.

GENERAL DESCRIPTION:

The site is part of the North Hills Village shopping center, located on the south side of NE Loop 820 between City Point Drive and Boulevard 26. The lease area under consideration is the end cap of the retail building located at the southeast corner of NE Loop 820 and City Point Drive. The applicant proposes to renovate and remodel a 24,000-square foot space for a new tenant [Northern Tool+Equipment](#).

A written description of the proposal and a site plan for the proposed development are attached. Planned improvements to the site include the remodel and finish out of the interior space, construction outdoor storage areas on the property, the installation of screening fences and landscaping, and modifications to site lighting.

The proposed conditions of approval for this special use permit are attached. 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. These conditions are based on the applicant's proposed development of the property, and include the items described in detail below.

These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

Outdoor storage and display

The proposed use for the property is a retail store, which is a permitted use in the C-2 Commercial zoning district. The tenant intends to use a portion of the parking area for the outdoor storage and display of 12 flatbed and/or cargo trailers.

The applicant proposes to use a 1,836-square foot area for the outdoor storage and display of trailers for sale from the business. This area consists of 12 parking spaces between the building and NE Loop 820 frontage road. The trailers would be secured to bollards installed in the parking area, in a similar manner as shown in the photo to the right. Additional photos are included in the applicant letter.



All “outdoor storage” areas must be screened in accordance with Section 118-871 of the zoning ordinance. This section requires the fence to be a masonry wall at least six feet in height. The applicant is requesting that the screening fence requirement be waived for this area.

All “incidental outdoor display” of merchandise must be confined to a pedestrian walkway immediately adjacent to the front of the building housing the primary use and may not extend a distance of more than 12 feet. There must also be at least 5 feet of clear space for a pedestrian walkway. The applicant is requesting to place outdoor display of merchandise further than 12 feet from the building.

Loading dock screening

There is an existing loading dock at the rear of the building and adjacent to City Point Drive. The loading dock is directly across City Point Drive from the rear of single-family residences. Section 118-871(I) of the zoning ordinance requires that the loading dock be screened from view of the street. The applicant proposes to construct a six-foot tall precast panel screening wall adjacent to the loading dock. The wall location is shown on the site plan exhibit.



Landscaping

As part of the special use permit consideration, the installation of landscaping is recommended in order to help bring the property closer to compliance with current development standards. The proposed improvements are shown on the site plan exhibit and include the following elements:

1. Red oak trees and screening shrubs would be installed in the landscape setback adjacent to the NE Loop 820 frontage road.
2. Screening shrubs would be installed in the landscape setback adjacent to City Point Drive.
3. Two new landscape islands and trees would be installed adjacent to the outside storage and display area.

The DRC recommends the installation of hardscape element on the NE Loop 820 frontage, as required by the Freeway Corridor Overlay district. These elements may consist of a low wall or urban design monuments. Recent constructed examples can be



found at Taco Cabana (5036 Rufe Snow Drive), AutoNation Chevrolet (7769 Boulevard 26), Painted Tree Marketplace (7800 Boulevard 26), and AutoNation Hyundai and CDJR (7724-7740 NE Loop 820).

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

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	C-1 Commercial PD Planned Development	Retail Commercial	Retail store Automobile dealership
WEST	C-1 Commercial R-2 Single-Family Residential	Retail Commercial Low Density Residential	Motel Single-family residences
SOUTH	C-2 Commercial U School Church Institutional	Retail Commercial Community Services	Retail and commercial uses House of worship
EAST	C-2 Commercial	Retail Commercial	Retail and office uses

PLAT STATUS: The property is platted as Lot 5, Block 6, North Hills Village.

CITY COUNCIL: The City Council will consider this request at the February 10, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2019-13, subject to compliance with Section 114-71(k)(2), required Freeway Corridor Overlay hardscaping, in the 300 feet of NE Loop 820 frontage.