

September 5, 2017 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, and Building Elevations for an 8.472± acre tract of land situated in the William Perrin Survey, Abstract No. 708 and the Rufus Sewell Survey, Abstract No. 875; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. (ZN-080717-0008) [Bethany Greenville Retail Center]

Mr. Lee Battle, Acting Director of Community Development, presented the item to the Commission. Mr. Battle stated the item is a Planned Development PD Zoning request for Bethany Greenville Retail Center. He stated that the property is generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 3 Shopping Center SC. The properties to the west and south are zoned Light Industrial LI. The properties to the east (across Greenville Avenue) are zoned Planned Development PD No. 4 Shopping Center SC.

Mr. Battle stated that the property is currently zoned Light Industrial LI. He stated that the applicant is requesting to change the zoning by creating a Planned Development with a base zoning of Shopping Center SC for a mix of uses including retail, restaurant, fueling station, and mini-storage uses, and adopting Development Regulations, a Concept Plan, and Building Elevations for the property.

Mr. Battle showed the approximately 8.472± acre Concept Plan and highlighted its five proposed lots: Lot 1 for a 2,500 square foot restaurant building; Lot 2 for a 7,000 square foot retail building; Lot 3 for a 180,000 square foot mini-storage building; Lot 4 for a fueling station and an associated 5,773 square foot convenience store; and Lot 5 for a 6,750 square foot retail building.

Mr. Battle stated that there are a total of six access points for the site; one on Bethany Drive, one on Greenville Avenue, and four on the south and west sides of the property through a Fire Lane/Mutual Access easement. Additionally, he stated that several traffic improvements will also take place including deceleration lanes and turn lanes on both Bethany Drive and Greenville Avenue.

Mr. Battle stated that Lot 4 depicts a fueling station and convenience store located at the hard corner and oriented at an oblique angle to face the intersection of Bethany Drive and Greenville Avenue. He noted that the fueling station is further subject to the recently adopted ALDC requirements, including that the vent stacks are enclosed in masonry canopy columns and that the fueling station canopy be designed with a mansard roof.

Mr. Battle stated that the mini-storage building on Lot 3 will be climate-controlled with a maximum height of 5 stories and 55'. He noted that it is strategically located in the interior of the property and behind the retail, restaurant, and fueling station buildings. He stated that loading space is shown on the southeastern portion of the building with enhanced landscaping provided for screening. Additionally, he noted that the property will adhere to the "Mini-Warehouses/Public Storage" regulations as listed in the Development Regulations and the *ALDC*.

Bill Dahlstrom, 2323 Ross Avenue, the Applicant, addressed the Commission. He stated that he believes that the best use of this tract is for retail uses as opposed to light industrial uses, and that they worked closely with the staff to develop the application. He noted that there was one portion of the application that he wanted to address, specifically the mansard roof requirement.

John Pimentel, 1120 N. Industrial Boulevard, the Applicant, stated that he works in the real estate department of QuikTrip. He stated that he is before the Commission to ask for deviation from the mansard roof requirement. He noted that he is aware that the newly adopted amendment requires a mansard roof on fueling stations to ensure quality and that he feels the alternative that he is presenting will be of a similar high quality.

Mr. Pimentel displayed several photos of an existing mansard roof in Frisco and stated that the mansard roof was plain and outdated. He then displayed a canopy with a cornice as an alternative to the mansard roof. He stated that it is more modern and flows with the architecture of the retail building.

1st Vice-Chair Trahan opened the public hearing.

1st Vice-Chair Trahan closed the public hearing.

1st Vice-Chair Trahan stated that the Commission and City Council recently adopted an amendment to the Allen Land Development Code to require mansard roofs on new-build fueling station canopy. He stated that the Commission has seen previous applicants offer alternatives to the mansard roof, including a cornice.

Mr. Battle stated that the Allen Land Development Code is very clear on the requirement for a mansard or sloped roof and that staff could not support an alternative to this requirement. He also stated that the submitted elevation is different than the mansard roof in Frisco and that staff feels the submitted elevation is more visually appealing. He noted that staff are open to working with the developer to enhance the mansard roof in other ways.

Commissioner Ogrizovich asked Mr. Battle to clarify staff's stance on the cornice option.

Mr. Battle stated that staff would not support the cornice option. He stated that staff would be willing to work on the trim around the edge but that the mansard roof is a requirement.

1st Vice-Chair Trahan asked if there were any variations to a mansard roof or if this was a typical example of a mansard roof.

Mr. Battle stated that while this was a typical example, there can be variations to the roofline.

1st Vice-Chair Trahan noted that the staff are able to distinguish between mansard roofs and other types of roofs.

Mr. Battle agreed and stated that the elevations included in the packet were compliant with the Allen Land Development Code standards.

1st Vice-Chair Trahan clarified that the Commission would be voting on the mansard roof as included in the packet that staff had distributed.

Commissioner Ogrizovich asked the applicant to explain their preference for the cornice.

Mr. Pimentel stated that it was not a concern of cost, especially as the cornice option can sometimes be more expensive, but that the applicant preferred the cornice for aesthetic reasons.

Commissioner Ogrizovich asked the applicant if they were opposed to the mansard roof option.

Mr. Pimentel stated that they would move forward with the mansard roof should the Commission not support the cornice option.

1st Vice-Chair Trahan noted the staffs' openness to discussing different design options that include a mansard roof.

Motion: Upon a motion by Commissioner Orr, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, and Building Elevations for an 8.472± acre tract of land; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue, for the Bethany Greenville Retail Center.

The motion is carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
John Ogrizovich
Michael Orr

Absent:

None