



Legislation Text

File #: 17-2355, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD, Planned Development District for Retail on approximately 5.307 acres out of the James Grimsley Survey, Abstract #578, Tarrant County, TX, generally located south of E. Debbie Lane and approximately 1,300 feet east of Matlock Road; Kimley Horn (ZC#17-007)

To consider the subject request

The Planning and Zoning Commission held a public hearing on 6/5/17 and voted by 6-0 to recommend approval subject to the applicant placing the 6-foot required masonry wall along the south side of the property. Vice-Chairman Smithee was absent.

First Reading

In 2015, the City Council approved a 15,000 square foot retail strip center at the northwest corner of the Community of Hope property. That development will be replaced by the proposed grocery store of approximately 36,000 square foot. The applicant is requesting the following deviations:

- replace the 6' masonry wall along part of the eastern boundary abutting the church's property with a living screen
- reduce the projection in building articulation requirements from 4' to 8"
- Deviate from the roof line articulation with the proposed architectural design
- increase allowable wall sign from one to two
- screen rooftop equipment with metal louvers over the truck docks in lieu of the parapet wall being raised 1-foot above the tallest piece of equipment

Second Reading

At first reading the Council requested a plan for the roof which has been provided as Exhibit D.

Third Reading

The applicant revised the Landscape Details and Specifications sheet LP 2.01 with the Living Screen Plant Spacing Detail has been added on Exhibit C.

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