



## Legislation Text

---

**File #:** 18-2730, **Version:** 3

---

Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from C-2 Community Business District to PD Planned Development District for C-2 Uses on Approximately 11.867 Acres Located at 1200 FM 157; Pete Shopp, Mouser Electronics (ZC#18-009)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on April 16, 2018, and voted 7-0 to recommend approval as presented.

The subject property consists of 11.867 acres located on the east side of FM 157, the north side of Mouser Way, and the south side of House Road. The northern and far eastern portions of the property are currently vacant land, with two single-story existing office buildings (Buildings A & B) and surrounding parking lots in the southwestern portion of the property. Building A is 13,900 sq. ft. and Building B is 8,000 sq. ft.

The applicant is requesting to re-zone the entire property from C-2 Community Business District to PD Planned Development District for C-2 uses. The applicant plans to construct a 2-story 50,800 sq. ft. office building on the vacant land to the north of the existing buildings. The applicant will also retain a footprint behind the building for a future Phase II 50,800 sq. ft. expansion. The applicant will be modifying portions of the existing parking layout on the property and adding additional parking over much of the remaining land. All of the new parking to accommodate both Phases I & II will be constructed at the same time as construction of Phase I of the building. To accommodate all existing and future buildings, 414 parking spaces are required (based on the ratio of 1 parking space per 300 sq. ft. of office space). The applicant will be providing 594 parking spaces. The development will be served by three main access points (one each on FM 157, Mouser Way, and House Road); all three access points will be gated and the gates will remain open during regular business hours.

The applicant is requesting a PD primarily to deviate from the architectural requirements noted in Sections 4600.A and 4600.E relating to building materials and articulation. The applicant is requesting to construct buildings to match the primary Mouser Electronics building to the south for a visually consistent appearance. The architecture will include textured and painted concrete tilt wall panels to match the main Mouser building, with windows accentuated by cantilevered solar screen awnings. The east elevation will feature E.I.F.S. to match the concrete panels; this is to facilitate the future expansion on this side. All parapet walls will be at least 1 foot taller than the highest point of rooftop mechanical equipment.

The entire property will be screened by a 4' black wrought iron fence, except on the east property line which will be screened by an 8' precast concrete wall to separate the property from PR-zoned property as required by the Zoning Ordinance. Ordinarily, the portion separating the PR-zoned property from the area where the detention basin is located would have to be screened by an 8' wall as well, but due to the detention basin being located in this area, this area will only be screened by a 4' black wrought iron fence.

The applicant will provide 20' landscape buffers along FM 157, Mouser Way, and House Road with 40' planting spacing, as well as a 20' landscape buffer along the east property line with 25' spacing. In addition, parking lot trees and parking lot perimeter landscaping will be provided in accordance with Zoning Ordinance requirements.

To accommodate pedestrians, a sidewalk will be provided along FM 157, in addition to the existing sidewalk along Mouser Way. A sidewalk connection into the development will be provided near the intersection of FM 157 and Mouser Way and each building will include sidewalks around their perimeter.

The applicant will provide a trash enclosure and generator yard enclosure and has indicated these enclosures will be screened in accordance with the requirements of the Zoning Ordinance.

A monument sign will be located along Mouser Way. The sign meets the requirements of the Zoning Ordinance; in addition, the applicant has indicated that all wall signs will meet the requirements for C-2 zoned properties.

This development will accommodate the growth of one of the City's largest employers and the new building will include architectural materials to match the company's main building. The development will include abundant parking and will be landscaped and screened in accordance with the City's Zoning Ordinance requirements.

Lisa Sudbury, AICP  
Interim Director of Planning  
817-276-4227