



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: September 4, 2018

SUBJECT: Ordinance 3519 – Specific Use Permit for outdoor storage at 13860 N. Stemmons Freeway.

Existing Conditions:

The subject property is an existing retail service use operating as Mower Medic providing sale and maintenance service of lawn mower equipment. The property is located within Planned Development District No. 70 (PD-70), more specifically within the Freeway Sub-district. To the north of the subject property is a building material supply business and to the south is a parking lot. The property is abutting Stemmons Freeway to the west and Denton Drive to the east. The existing single-story structure is approximately 5,600 square feet.

The applicant is requesting a Specific Use Permit (SUP) to allow outdoor storage, comprised of approximately 3,150 square feet, located within the rear yard. PD-70 requires any outdoor storage use be allowed subject to approval of a SUP. The outdoor storage was constructed by the applicant prior to receiving the necessary SUP approval and intends to be in full compliance should the SUP be approved.

Additionally it should be noted that beyond the outdoor storage area to the east of the site is vacant land; this area will be cleaned of debris and maintained. There are no additional site improvements associated with this SUP request.

Site Design:

The outdoor storage is proposed to be 3,150 square feet in area and located at the rear of the primary structure, approximately 135 feet from the east property line along Denton Drive. The outdoor storage area is anticipated to hold repaired mowers for customer pick up, with an expected storage time of 1 to 3 days after repair. Screening of the outdoor storage from the public street will

be achieved by an eight (8) foot wooden fence enclosing the outdoor storage area. Since a wooden fence is not an allowed screening method per PD-70, the applicant initially proposed to further screen the outdoor storage area with landscaping per the requirements specified within PD-70 (i.e. screening shrubs 36-inches at planting in addition to 3-foot berms).

However, during discussions with the Planning and Zoning Commission, the applicant requested consideration be given to not requiring the berm citing concerns related to:

- Feasibility of installing the berm given the space needed and existing site improvements;
- The berm potentially causing the wood fence to rot; and
- Potential for people standing on the berm looking into the fenced area.

The Planning and Zoning Commission concurred with the applicant's concerns and recommended approval of the SUP with the condition that the applicant plant minimum five foot tall shrubbery or plantings without the landscape berm. The applicant has revised the Detailed Site Plan accordingly to comply with the Commission's recommendation (as presented in Ordinance No. 3519).

Comprehensive Plan:

The Central Area Plan, adopted in 2012, designates the subject property as IH35-E District in the Future Land Use Plan. This land use designation is an area where redevelopment will likely become viable, particularly as existing structures reach the end of their use life. Future regional retail may be marketable for this section of the City, as well as, restaurant and entertainment land uses would be appropriate for this corridor.

Although this Specific Use Permit for outdoor storage is not associated with redevelopment of the site, this request allows for an existing otherwise permitted retail service use an area to accommodate storage needs associated with the existing business operations. Furthermore, the applicant is proposing to provide screening that is consistent with the requirements of PD-70 thereby screening the outdoor storage from adjacent roadways.

Public Response:

Thirteen (13) notification letters were mailed to the surrounding property owners on August 3, 2018. One zoning notification sign was placed on the site on August 2, 2018. Additionally, the required public hearing notice was published in the Dallas Morning News on August 22, 2018. Staff has not received any written letters in favor or opposition of this SUP request.

Recommendation:

On August 13, 2018, the Planning and Zoning Commission voted unanimously to recommend approval of the Specific Use Permit with the condition that the applicant plant minimum five foot tall shrubbery or plantings without the landscape berm, as presented in Ordinance No. 3519.

Possible Council Action:

1. Motion to adopt Ordinance No. 3519.
2. Motion to adopt Ordinance No. 3519 with the following modifications...
3. Motion to deny Ordinance No. 3519.
4. Motion to continue discussion at the next meeting.