

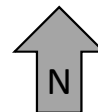
## Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Pecan Park, a single story 5,860 square-foot professional office building, located on a 0.73-acre lot, on the east side of South Pate Orr Road, approximately five hundred and fifty feet (550') northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center). Twin Pillar Properties, LLC, owner/applicant. (SUP-18-0025)

## Item H-2

Consider a resolution approving a site Plan for Pecan Park, a 5,860 square foot professional office building, on approximately 0.73 acres of land, on the east side of South Pate Orr Road, approximately five hundred and fifty (550') feet northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center). Twin Pillar Properties, LLC, owner/applicant. (SP-18-0014)

Item H-1 and H-2  
Zoning Map



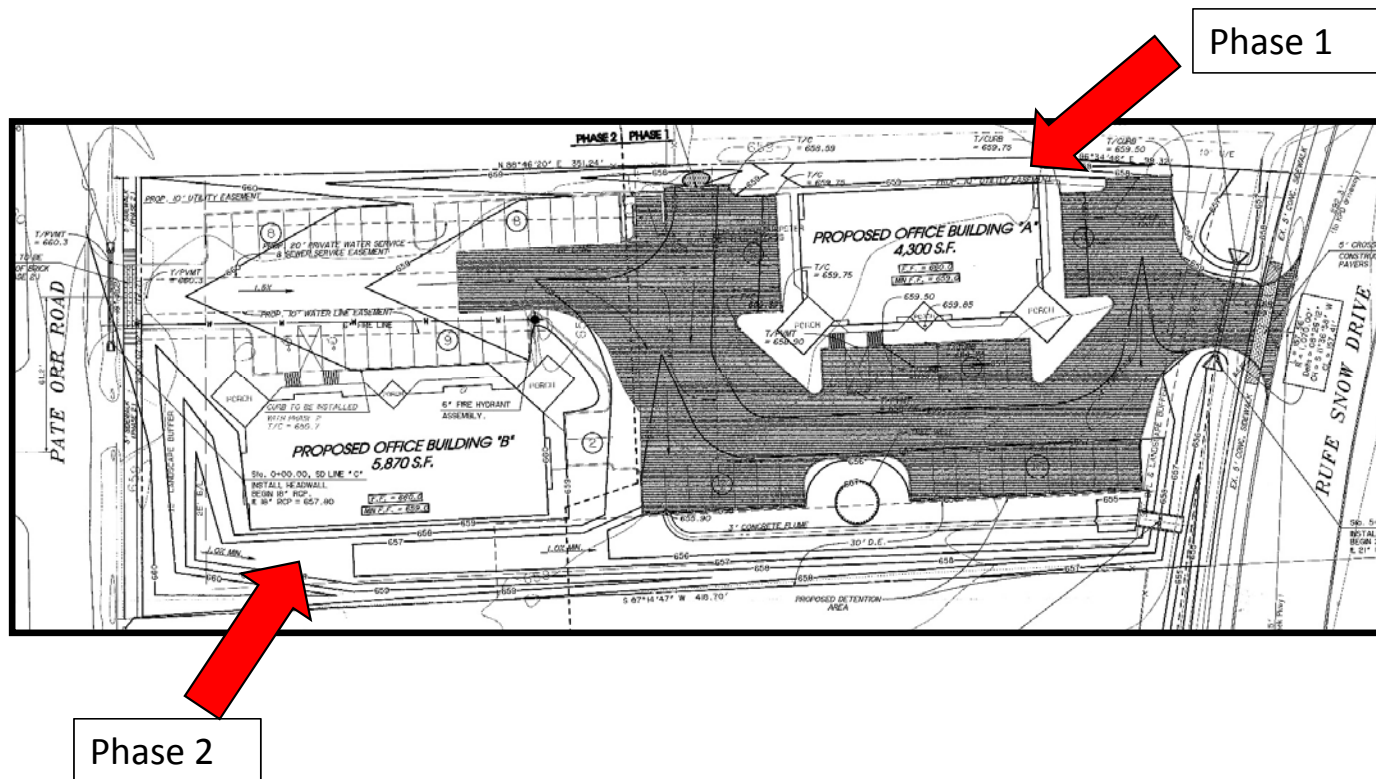
Item H-1 and H-2  
Aerial View



Excellence • Integrity • Service • Creativity • Communication



## Item H-1 and H-2 Background



### History

1. Site Plan\*
2. Plat\*
3. Original site plan voided\*
4. Replat
5. New Site Plan

## Slide 4

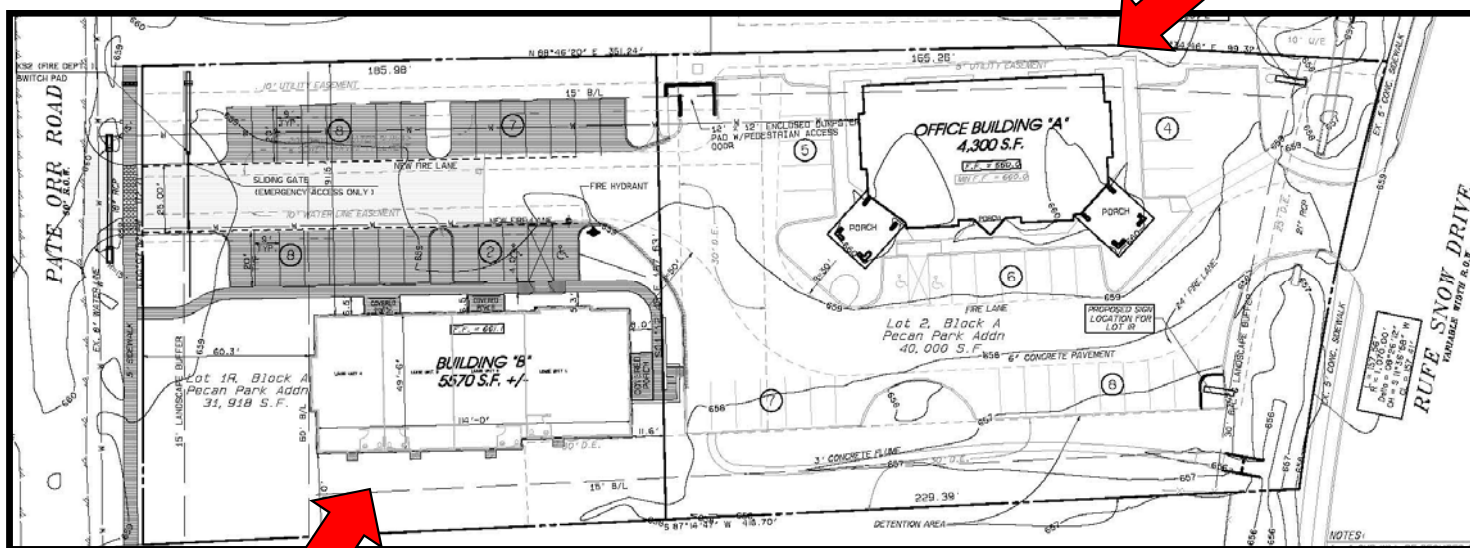
---

**JD1**

Jerald Ducay, 12/10/2018

## Item H-1 and H-2 Background

350 Rufe Snow



351 Pate Orr

### History

1. Site Plan
2. Plat
3. Original site plan voided
4. Replat\*
5. New Site Plan\*

Excellence • Integrity • Service • Creativity • Communication

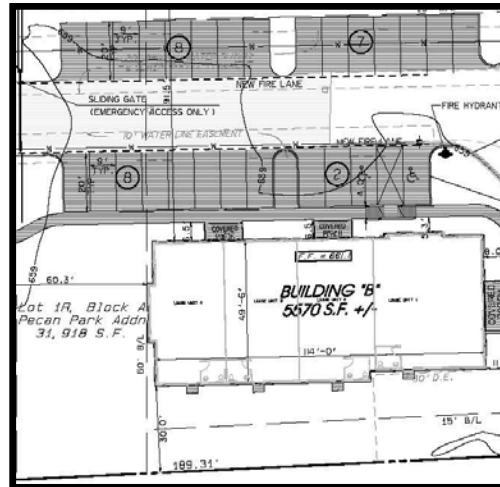
## Slide 5

---

**JD1**

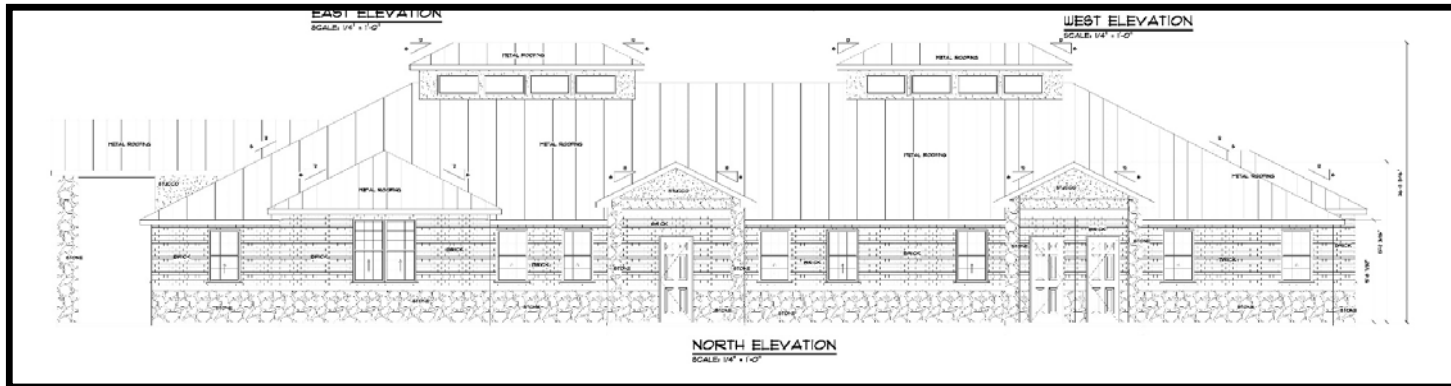
Jerald Ducay, 12/10/2018

## Item H-1 and H-2



### SUP Requests

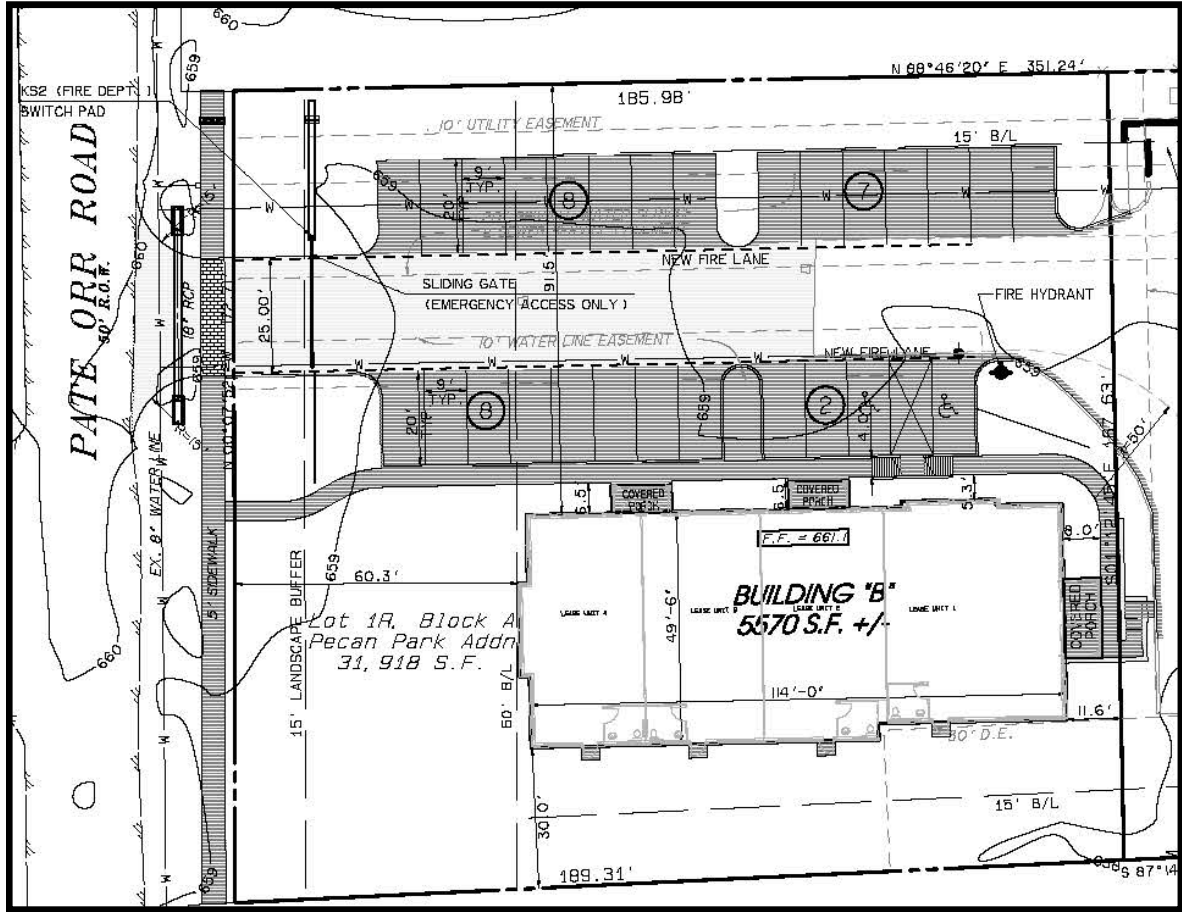
1. The request to allow a single-story building to be constructed in Town Center to be allowed.
2. The request to allow a building less than the required minimum six thousand (6,000) square feet in Town Center to be allowed.



Excellence • Integrity • Service • Creativity • Communication



# Item H-1 and H-2 Site Plan



Excellence • Integrity • Service • Creativity • Communication

## Item H-1 and H-2

Existing Phase 1



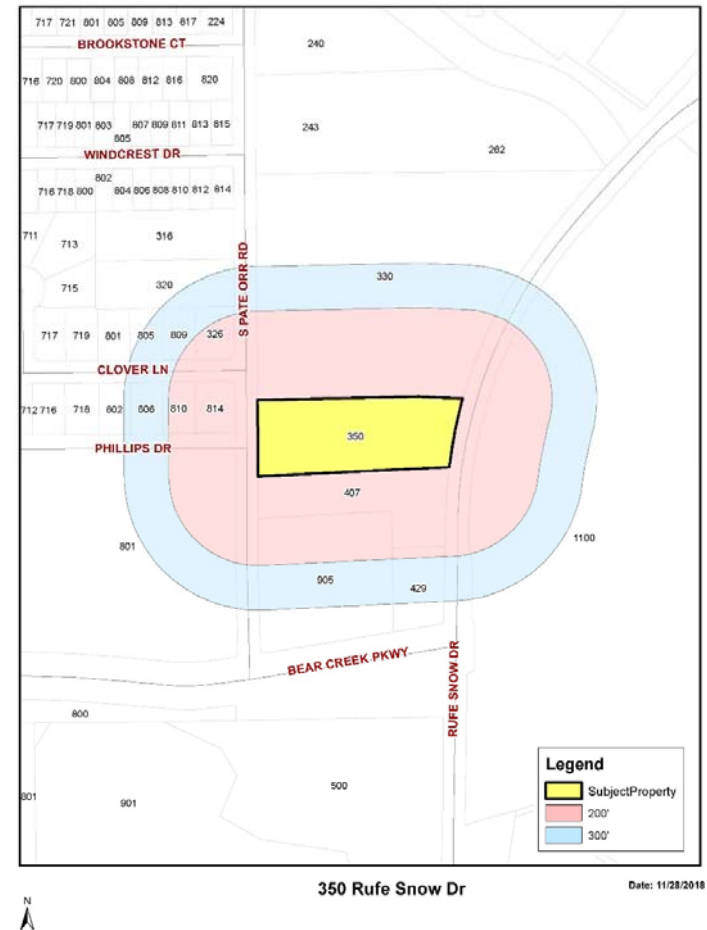
Proposed Phase 2

MATERIAL AREAS		
MASONRY	STUCCO	
NORTH	86%	34%
EAST	75%	25%
SOUTH	93%	7%
WEST	94%	6%
TOTAL	82%	18%

Excellence • Integrity • Service • Creativity • Communication

## Item H-1 Public Input

- On November 30, 2018, the City mailed out thirteen (13) letters of Notifications for a Public Hearing to property owners located within three hundred feet (300') of this subject property.
- As of January 15, 2019 Staff has not received any letters of opposition from the public regarding this SUP application.



## Item H-1 and H-2 Professional Opinion

Staff is aware that this Site Plan request is proposing to complete an unfinished site development that is architecturally compatible with the existing building, however, staff is not in support of this Site Plan as the requests are not harmonious with the desired architectural character and spirit of Town Center which encompasses a pedestrian oriented entertainment and mixed-use community center.

Staff is forwarding this site plan for City Council consideration as submitted with the following conditions:

1. The variance request to allow a single-story building to be constructed in Town Center to be allowed.
2. The variance request to allow a building less than the required minimum six thousand (6,000) square feet in Town Center to be allowed.

## Item H-1 and H-2 Planning & Zoning Commission Action

On December 10, 2018 the Planning & Zoning Commission unanimously recommended approval of this SUP request and subsequent site plan by a vote of 7-0.



## Item H-1 City Council Action

City Council has the following options when considering a Specific Use Permit:

- Approval as submitted
- Approval with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Denial

## Item H-2 City Council Action

City Council has the following options when considering a Site Plan application:

- Approval as submitted
- Approval with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Denial



**Questions?**

**JP Ducay**

**817-743-4129**

Excellence • Integrity • Service • Creativity • Communication