

Development / Site Plan Review

Case: FY-20-1-SITE

Applicant: Justin Fuller for Wapiti Investments

Address: 9121 Adams Lane

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

Sept 8, 2020

Oct 1, 2020

Oct 15, 2020

W Adams Ave

Tarver Dr

SH 317

West Temple Park



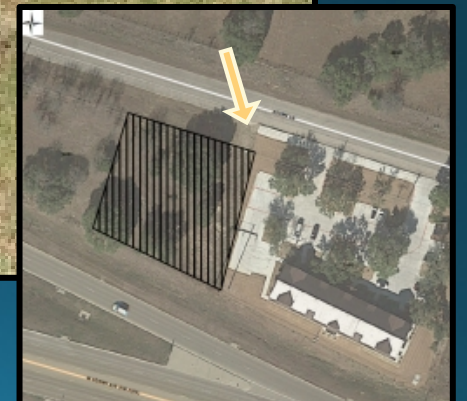
Background

- Planned Development ordinance 2005-4025
- Follow standards for General Retail zoning district
- Site Plan review required
- Proposed office building
- Site plan would preserve existing trees
- Adequate parking shown
- Previously tabled on request of applicant

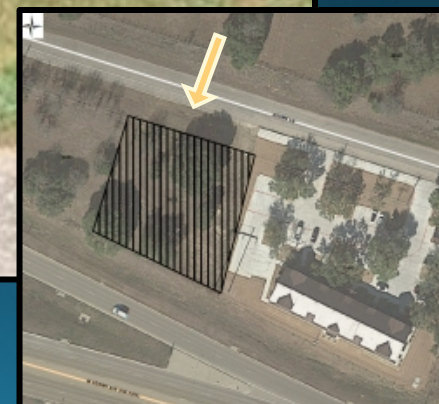
Site Plan

- Office building ~6,000 sf
- Tree preservation
- Parking – 21 spaces, 20 required
- 10' Sidewalk
- Detailed construction plans to be reviewed during permitting





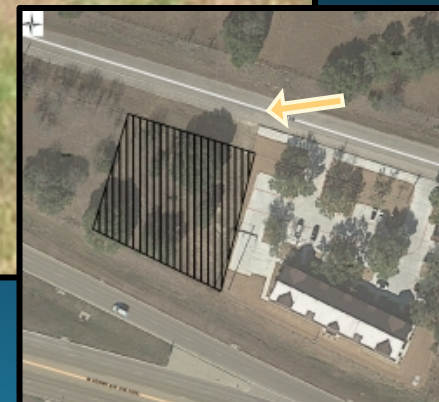
Facing southeast from Adams Lane

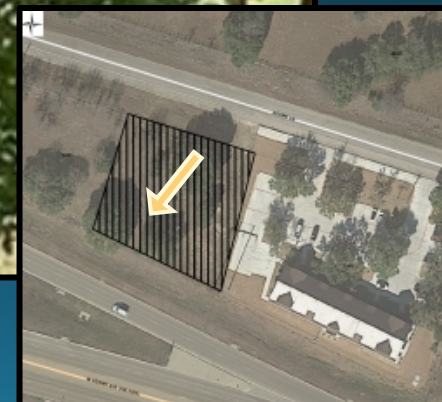


Facing south from Adams Lane



Facing southwest along Adams Lane





View of FM 2305 (W Adams) from subject property

Public Notice and Property Owner Notification

PUBLIC NOTICE:

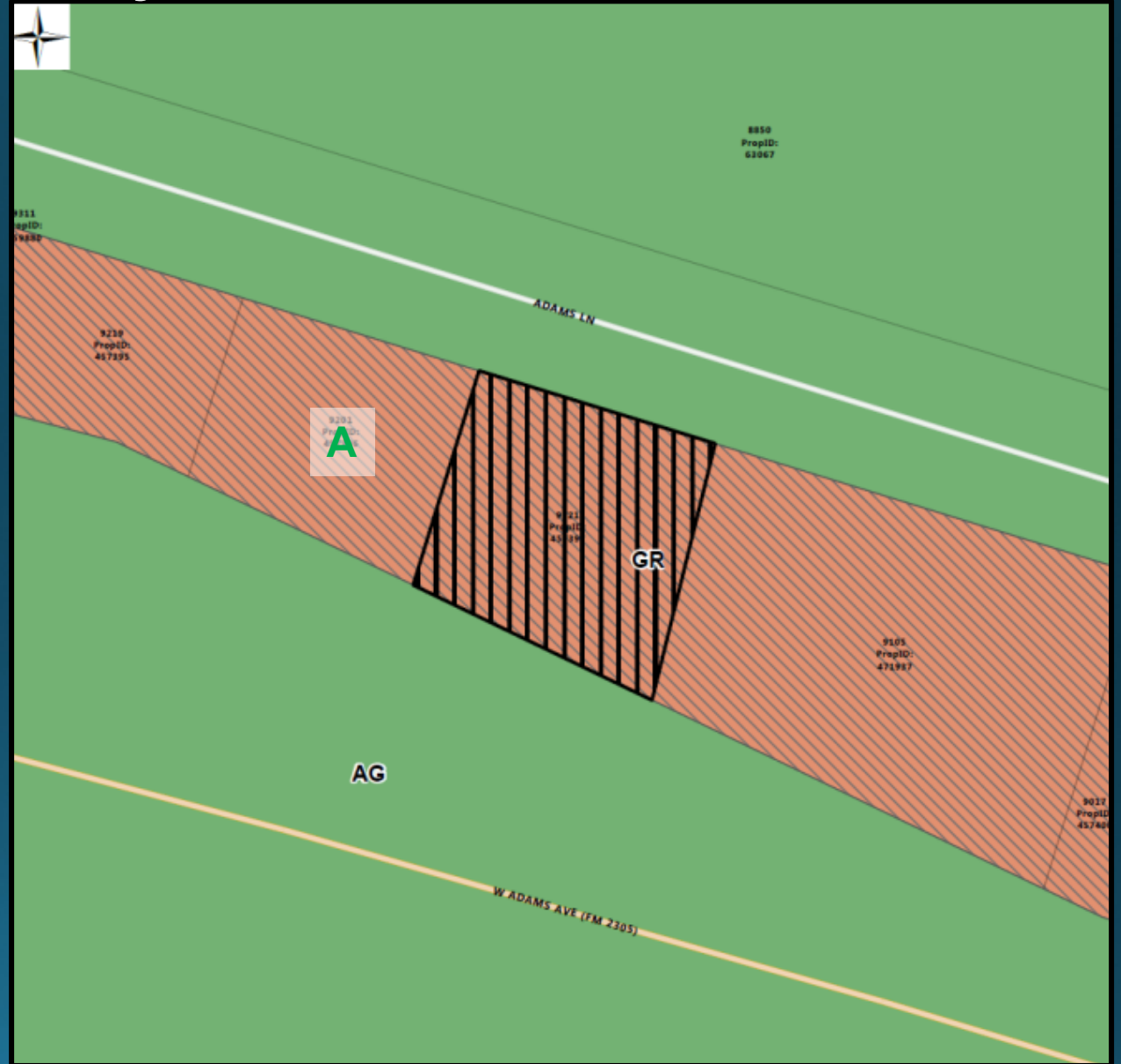
- 3 notices of were sent out to property owners within 200 feet
- 1 notices returned in Agreement

The newspaper printed notice of the public hearing on June 23, 2020 in accordance with state law and local ordinance

3 Notices Mailed

1 Agree A

0 Disagree D



Staff Recommendation

Staff Recommends Approval of the
Site Plan for an office building
at 9121 Adams Lane

P&Z Recommendation

At its meeting on September 8, 2020,
the Planning & Zoning Commission
voted 7 to 0
to recommend approval of the Site Plan.

Questions / Discussion



