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AUG 09 2007



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MEMORANDUM

Planning & Development - CC Memo No. 07-179

DATE: JULY 20, 2007
TO: MAYOR AND CITY COUNCIL
THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER
SUBJECT: PDP07-0006 ADVANTAGE BUSINESS PARK

Request: Preliminary Development Plan approval for an office and retail development
Location: Southeast corner of Alma School and Pecos Roads
Applicant/Owner: Phone Jockey Land Partners #1, LLC – Mark De Michele
Project Info: 12.7 net acre (15.5 gross acre) site including approximately:
113,000 square feet of office space
15,000 square feet of retail space
Project does not include immediate corner parcel, which is under separate ownership by Exxon Mobil Corporation

RECOMMENDATION

This case was forwarded to the Design Review Committee (DRC). Planning Commission has concerns with the building architecture stating the buildings need to create more of a statement at the intersection. The applicant is working to address Commission's design comments and requests a continuance for additional time to work on the development before returning to Planning Commission. The case is planned to go back to Planning Commission on September 5, 2007.

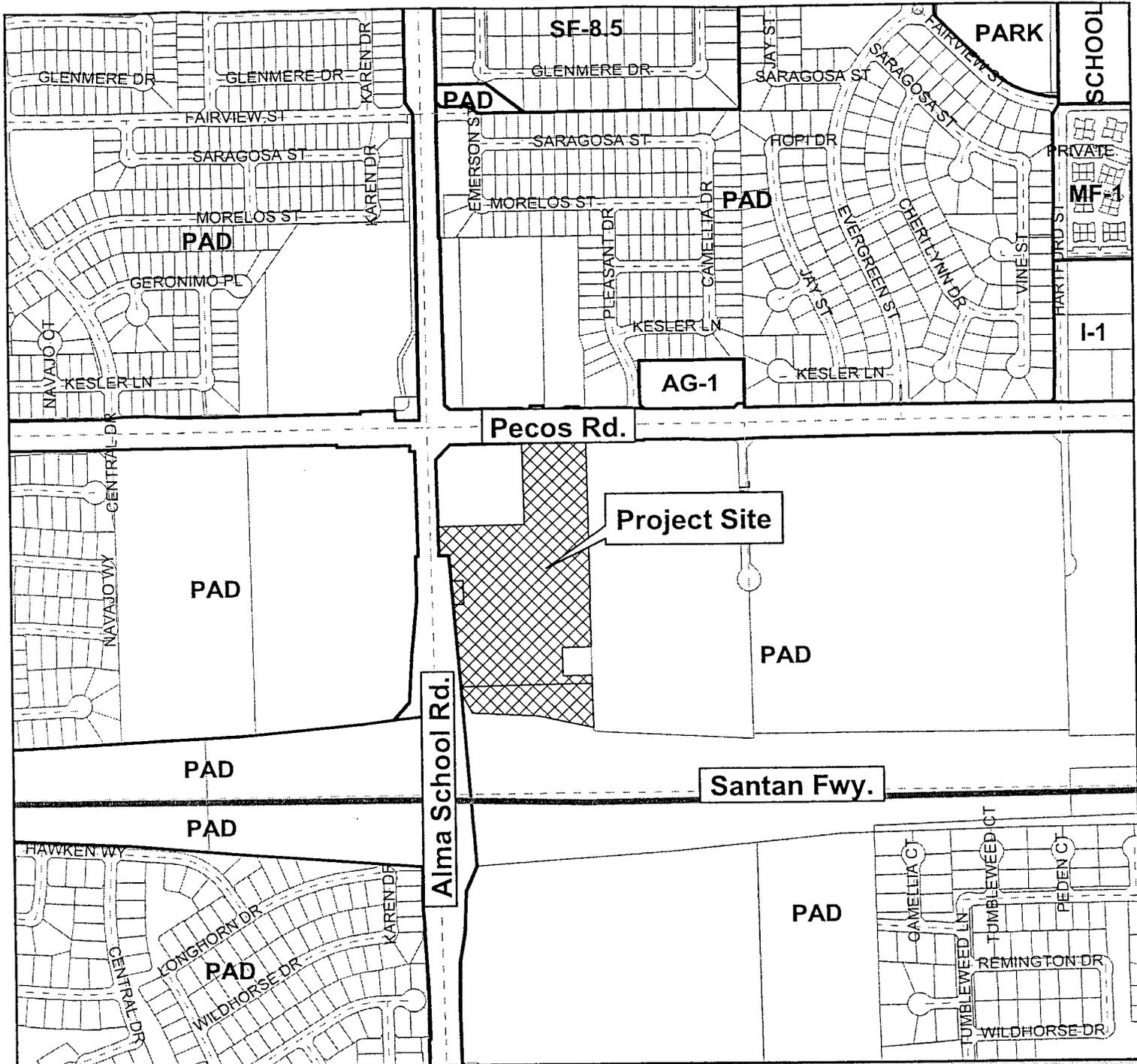
Staff recommends continuing case PDP07-0006 ADVANTAGE BUSINESS PARK to the September 20, 2007 City Council meeting.

PROPOSED MOTION

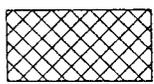
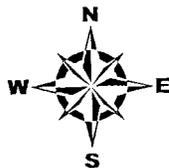
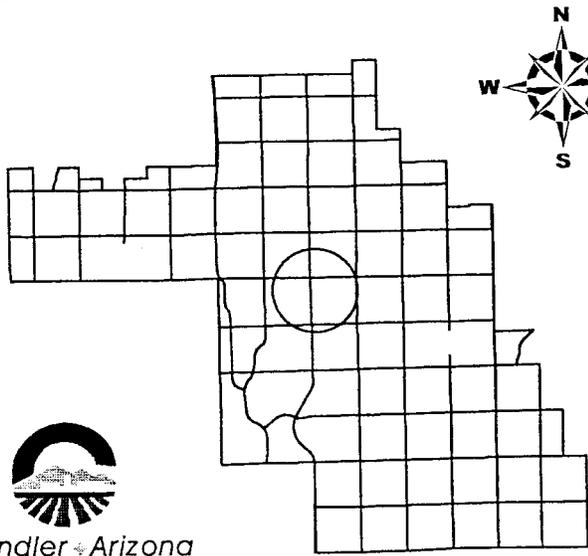
Move to continue case PDP07-0006 ADVANTAGE BUSINESS PARK, to the September 20, 2007 City Council meeting as recommended by Staff.

Attachments

I. Vicinity Map



Vicinity Map



PDP07-0006

Advantage Business Park