

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017**

PUBLIC HEARING AGENDA Item #19 - SU170504/S170510 - Specific Use Permit/Site Plan - 7-11 at 161 and Pioneer Pkwy. (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit/Site Plan for a convenience store with gasoline pumps on one lot. The 1.612-acre property is located on the southwest corner of State Highway 161 and Pioneer Parkway. The property is zoned Light Industrial (LI) District, and within State Highway 360 (SH-360) Overlay Corridor District. The agent is Karen Mitchell, Mitchell Planning Group, LLC and the owner is Gary Fullington, Pioneer 161 Crossing, LLC.

Mr. Lee stated the applicant is requesting approval of a specific use permit and site plan to construct and operate a 3,000-square-foot convenience store with gasoline sales on 1.612 acres in Light Industrial zoning district. Convenience store with gasoline sales require Specific Use Permit, in addition the site lies within the State Highway 161 corridor requiring P&Z and City Council oversight for new development. The 1.612-acre property is undeveloped. Two access points have been provided, one to Pioneer Parkway and one to the S.H. 161 service drive, which provides direct linkage via off-site access easement through the property to the southeast to the northwest. The site will be developed with a 3,000-square-foot convenience store, gasoline pumps, and associated parking. The table below provides details regarding parking. Article 10 indicates the parking requirement for a service station is one space per 400 square feet with a minimum of six spaces. The statement of operation indicates the service station will operate 24-hours per day, seven days per week selling fuel for automobiles and light trucks; as well as, limited convenience items, including bagged ice and small propane tank exchange. A convenience store with gasoline sales is a permissible use, subject to approval of a specific use permit, within the Light Industrial (LI) District.

Mr. Lee stated the subject site is zoned Light Industrial and is located in the SH-161 Overlay Corridor. The table that follows provides an analysis of the proposal's compliance with the LI District provisions. The proposal meets all applicable minimum dimension requirements outlined in UDC. All of the minimum requirements have been met. The elevations as proposed are consistent with the UDC requirements. The UDC requires façades to be 100% masonry, excluding doors and windows. The project is within the SH-161 Corridor Overlay District and is subject to the provisions contained in Appendix F of the UDC. While, the UDC requires 100% masonry, the Appendix F allows 80% primary masonry and 20% secondary masonry. The applicant is proposing a brick and stone façade. Based on the information submitted by the applicant, the proposal meets the minimum requirements. The subject site is governed by the UDC, and SH 161 Overlay standards. The requirements are as follows: Including a minimum thirty-foot (30') landscape edge along State Highway 161 Service Road and Pioneer Parkway. The site plan complies with all of the minimum landscape requirements set forth in the UDC.

Mr. Lee stated currently, there is a convenience store w/gasoline sales operating at the northeast corner of S.H. 161 and Main Street and another at the southeast corner of Interstate 20 and Lakeridge Parkway, a 6-lane divided arterial directly transitioning from S. H. 161. Further, there is also another fueling facility with a small convenience store, owned by Walmart, which is being constructed at the northeast corner of Arkansas Lane and S. H. 161. Based on the size of

the site at 1.6 acres the development options are limited. Staff suggests that the proposed 24-hour convenience store, while compliant with the minimum development standards and in many areas exceed those required for approval. While the proposal meets the technical requirements of the Unified Development Code, there are concerns about the potential proliferation of convenience stores with gasoline sales along the S.H. 161 corridor is not in keeping with the city's vision of establishing a premier retail corridor and destination center that are intended to attract visitors from throughout the Metro-Plex and beyond.

Mr. Lee stated while the DRC has concerns about the proliferation of Gas Sales/Convenience Stores in the SH 161 Corridor, if this case is considered for approval DRC recommends the following conditions:

1. The site plan shall be consistent with all regulations in the UDC as amended.
2. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU170504/S170510.
3. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding food service.
4. Dedication by separate instrument a sidewalk easement along the eastern portion of the property to accommodate a public sidewalk.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Karen Mitchell with Mitchell Planning Group, LLC, 7823 Nine Mile Bridge Road, Fort Worth, TX stepped forward representing the case and to answer questions from the Commission. Mrs. Mitchell gave a presentation stating the property is zoned and surrounded by Light Industrial uses.

Gary Fullington with Pioneer 161 Crossing, LLC, 10755 Sandhill Road, Dallas, TX stated the site has been approved by 7-Eleven, they are prepared to be opened by the end of the year.

Chairperson Motley stated the Thompson Family Corporation have been good to the City of Grand Prairie, but this area extremely concerns him being along a major corridor of Hwy 161, and asked if this is the best use for this property. The people in Grand Prairie do not want to see a gas station at very corner therefore he cannot support this development.

Mr. Fullington stated they have worked hard on meeting the Overlay districts standards.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Conner as recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Conner

Ayes: Conner, Lopez, Moser, Smith, Spare

Nays: Motley, Womack

Approved: 5-2  
Motion: **carried.**