



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 1, 2019**

COMMISSIONERS PRESENT: Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Shawn Connor, Lynn Motley.

COMMISSIONERS ABSENT: Chairperson Josh Spare, Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

Vice-Chairperson John Lopez called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #17- SU190401/S190401 - Specific Use Permit/Site Plan - 7-Eleven, 1020 Mayfield Road (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 1.043 acres. Lot 4, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Overlay District, and addressed as 1020 Mayfield Rd. The agent is Kyle Vrla, Dynamic Engineering, the applicant is Marley Phillips, Creighton Development, and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the proposed use is a Convenience Store with Gasoline Sales. The Site Plan includes a 3,061 sq. ft. convenience store, a gasoline canopy over eight fuel pumps (16 pump stations), dumpster enclosure, drive aisles, and 13 parking spaces. The site will be accessible from a mutual access drive off of Mayfield Road. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC and PD-364. The proposal meets or exceeds the landscape and screening requirements. The building is primarily clad in brick and stone. Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The proposal meets the stone accent requirement. The following architectural features are required: articulation, parapet with projecting cornice, windows, covered walkways or awnings, and roof profile variation. The proposed building elevations meet the building design requirements in Appendix F. The applicant is not requesting any exceptions. The Development Review Committee recommends approval.

Vice-Chairperson Lopez stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Mark Davis, John Weber, and Gerald Luecke with Webber and Company, 16000 Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission. Kyle Vrla, 1301 Central Expressway South, Suite 210, Allen, TX was present in support of this request.

Laurie Smith, 313 Pheasant Run Court, Grand Prairie, TX stepped forward in opposition to the request. She asked how many gas stations we are going to allow we already have a Race Track coming in we do not need them at every corner.

Mr. Norwood stated the Race Track is no longer going to be built.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU190401/S190401 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None

Approved: 7-0

Motion: **carried.**