



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 4, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #19– SU180301/S180301 - Specific Use Permit/Site Plan - Quickstop (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for Lake Ridge Quickstop consisting of approximately 8,000 square feet of retail including a Convenience Store with Gas Sales on approximately 2.03 acres. B B B & C RR Co, Abstract No. 1700, approximately 2.03 acres zoned PD-297C, in the Lake Ridge Corridor Overlay District and generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Andy Patel, Lake Ridge Holdings, LLC and the owner is Ben Luedtke, Hanover Property Company.

Ms. Ware stated the proposed development includes an 8,000 sq. ft. building and fuel canopy with 4 pumps. A convenience store will occupy half of the building and operate the fuel dispensers. The other half of the building is intended for retail or restaurants and can be configured to accommodate up to three tenants. A shared drive off of Lake Ridge Pkwy provides access to the site. The drive aligns with England Pkwy and will also be used by the adjacent multi-family/mixed use development. The parking provided exceeds what is required for 4,000 sq. ft. of retail and 4,000 sq. ft. of restaurants. On March 5, 2018, the Planning and Zoning Commission voted 5-2 to recommend denial of the request. Prior to the March 20th the applicant added screening along Lake Ridge and submitted additional renderings. On March 20, 2018 City Council referred the case back to the Planning and Zoning Commission for further hearings to consider new evidence. The proposal meets or exceeds the density and dimensional requirements. The proposal meets or exceeds the landscaping and screening requirements with two exceptions. The applicant has added a brick wall with a 5 ft. hedge intended to screen cars parked at the fueling stations from Lake Ridge Pkwy. The purpose the overlay district is to maximize the Lake Ridge Corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and

architectural elements. The building materials and colors are consistent with what was approved for the adjacent multi-family/mixed use development. The building exterior is clad in two types of stone and stucco. The applicant is proposing to use a Spanish-style barrel tile for the roof. The proposed building elevations are in substantial conformance with the materials requirement. The proposed building elevations meet the architectural requirements for primary façades.

Ms. Ware stated appendix F requires that column supports for gasoline canopies be encased in either a brick or stone masonry material. The proposed column supports are encased in a stone veneer similar to the primary structure. The proposal meets the requirements for column supports. Appendix F requires that the perimeter roof structure for all gasoline canopies be adorned with a sloped roof feature and finished with composition shingles, standing seam metal, clay tile, slate tile, or engineered roof tile products. The proposed canopy features sloped roof with barrel tile. The proposal meets the requirements for a gasoline canopy roof. Appendix F requires that commercial development adjacent to residential uses provide a 15 ft. landscape buffer along the common property line. The applicant is requesting an exception to allow a 5 ft. landscape buffer. The approved Landscape Plan for the adjacent multi-family development includes a 10 ft. landscape buffer along the common property line. Staff does not object to this exception; the combined landscape buffer is 15 ft. Appendix F states that all parking or drive areas shall be located 30 ft. from the right-of-way. The area within the setback is to be credited towards the required landscaping. The applicant is requesting an exception to allow the site to be developed with a 10 ft. setback. Staff does not object to this exception; this is consistent with the landscape buffer for the multi-family/mixed use development. Convenience stores with gasoline sales require a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

Ms. Ware stated in 2017, the Planning and Zoning Commission and City Council reviewed three Specific Use Permit/Site Plan requests for new convenience stores with gasoline sales. The Planning and Zoning Commission expressed concerns related to the location and spacing of existing and proposed convenience stores with gasoline sales. While Staff recognizes these concerns, the proposal is different than the typical convenience store with gasoline sales. The number of pumps and fueling stations proposed is significantly less than other projects. The proposed location is not near an existing convenience store with gasoline sales and is in an area with limited retail. The proposal is not a stand-alone convenience store with gasoline sales. The development includes 4,000 sq. ft. for retail or restaurants. The proposed building is designed with similar materials, colors, and architectural elements as what was approved for the adjacent multi-family/mixed use development.

Ms. Ware stated the DRC recommends approval with the requested exceptions and the condition that the applicant amends the final plat of Lot 2 of Mansions at Lake Ridge to provide the following:

- A drainage and detention easement covering the detention facility if detention analysis determines that such facility is required; and

- A landscape easement for the screening wall and hedge along Lake Ridge Pkwy.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Andy Patel with Lake Ridge Holdings, LLC, 2944 England Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Dick LaBlanc with Hanover Properties, 3001 Knox Street, Dallas, TX said Hanover Properties has built a great amount of developments in the city in the Mira Lagos area, and a gasoline station is needed in this area, he asked approval of the request.

Chairperson Motley and Commissioner Spare thanked Mr. LaBlanc and Andy Patel for working with the city and Councilman Wooldridge on this development.

Commissioner Connor said he loves the concept plan and would encourage Mr. Patel to continue the same look into the future.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180301/S180301 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Lopez, Motley, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried**