



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 6, 2018**

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

COMMISSIONERS ABSENT: None

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 #8– SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation.

Mr. Collins stated the property is zoned Planned Development-221. The subject property is located within the State Highway 161 (SH-161) Overlay Corridor District. Operations of this development will include a 24 hour convenience store with gasoline sales. Per the operational plan, there will not be a car wash, showers, or overnight parking at the facility. The property will be accessible from Highway 161 Service Road and Hardrock Rd. The property has sufficient employee and customer/visitor parking. Total parking required; 8, total parking provided: 28, including 2 handicapped parking; all van accessible. The purpose the overlay district is to maximize the 161 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 applicant will be responsible for improvements made to Hardrock Rd. The proposed development meets the density and dimensional requirements for the zoning district. The UDC standards require the proposed building to be 100% masonry materials. Per the submitted site plan, the applicant is providing 100% masonry material for the site.

Mr. Collins stated the Development Review Committee recommends support pending the following condition(s):

- Elevations/Facades submitted to planning staff are not consistent with the façade drawings submitted to the City of Grand Prairie CCDC. Due to the building being located within the Highway 161 Corridor Overlay, as well as where the building is located on the lot, staff recommends that the applicant treat all four sides of the building as primary facades.

Commissioner Coleman noted in staff's presentation in the request overview they show to have 6 diesel fuel pumps onsite in his opinion this would make this facility a truck fuel stop, we need to think about this case very closely and be very careful what is being approved, because this could become a truck stop.

Chairperson Motley asked if staff had discussed with the applicant the diesel fuel pumps. Mr. Collins replied yes this issue was brought up to the applicant.

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

Melanie Bagley with Hunter Development Group, 2348 Arezzo Lane, Allen, TX stepped forward representing the case and to answer questions from the commission. She stated the diesel fuel pump was brought up by staff, there would only be 3 diesel fueling pumps the station is not designed for big trucks.

Commissioner Coleman stated having diesel fueling could become an issue located along Hwy 161, would this development be a deal breaker if they did not have diesel fuel onsite. Ms. Bagley said this station would be very beneficial to this location being located in an industrial district they would make sure that operations knows and be responsible to make sure that no parking of trucks be allowed onsite.

Commissioner Motley asked about the façade of the building. Ms. Bagley stated because of the layout and budget cost, they are requesting a variance to the building articulations, what they are proposing on the back windows is a haring-bone brick pattern by this design they feel they are meeting the intent of the building design façade.

Commissioner Spare stated this development does not meet the design standards. Ms. Bagley said because of the use of the building in these areas, such as their bathrooms and offices, they feel the haring-bone design would be an adequate feature. Commissioner Spare asked could they meet the city halfway with the design standards. Ms. Bagley said they would be willing to work with staff.

Commissioner Lopez asked if trucks could enter the premises off Hard Rock Road. Daon Stephens replied yes, once Hard Rock Road is improved.

Commissioner Moser asked if Ms. Bagley represents all of the 7-Elevens in the area, and asked why the roof, tower features, and the spandrel glazing were removed from the original site plan. Ms. Bagley replied she does not represent all of the 7-Elevens and the building does meet the code standards.

Commissioner Connor said Hwy 161 is the gem of Grand Prairie and asked why make exceptions to the standards.

Steve Norwood stated by not having any windows at the back of the building how could they visibly see what happens at the back of the building.

Chairperson Motley stated staff needs to visit this case a little closer.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and table case SU180804/S180802 to give the applicant time to meet with staff to discuss the diesel gas pumps, the back visibility, and the spandrel glazing requirement. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Mosier, Motley, Smith, Spare

Nays: None

Approved to Table: 9-0

Motion: **carried.**