

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 4, 2015

PUBLIC HEARING AGENDA Item #7-S150502 – Site Plan – Bush and Pioneer Centre (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a for a Site Plan approval to construct and operate a 189,543 sq. ft. Walmart w/gasoline sales and a pharmacy drive-through as part of an 11-lot retail sales and services center known as the Bush & Pioneer Centre. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The agent is Richard Underwood, Kimley-Horn and Associates, Inc. and the applicant is Michael Allan, Wal-Mart Real Estate Business Trust.

Mr. Hinderaker stated the property is bounded on the east by Robison Road and on the south by Arkansas Lane. The property is largely vacant and void of any existing improvements except for vegetation and the TP & L/TESCO 100' power line easement and existing high-voltage overhead power line running north/south through the middle of the property. The site layout attempts to minimize the impact of this easement by placing access roads, drive aisles, and parking spaces within the easement and underneath the power lines. Structures and tall landscaping are prohibited from being placed within the easement. The site plan will establish 11 commercial lots ranging in size from 0.70 acres to 19.6 acres. The largest lot, which is the site of the future Walmart supercenter, also includes all of the internal access roads that will provide connectivity between the various outlots and the public street system. The fuel lot, a 0.89 acre tract, and the Walmart tract, are the subject of this review. Development of the remaining 9 outlots shall be subject to additional site plan and other applicable review and approvals.

Mr. Hinderaker stated the applicant intends to develop a Walmart supercenter store that includes a pharmacy drive-through, auto tire sales/repair, and quick lube & tune services, as well as a gasoline sales outlot on a 20.49-acre portion of a 32.39-acre tract of land located at the northeast corner of Arkansas Lane and S.H. 161. The remaining 11.9-acres is zoned for Commercial District uses. Access to the site includes two new access points from S. H. 161 frontage road, equally spaced between Pioneer Parkway and Arkansas Lane. While TX Dot has final approval of these access points, no problems are anticipated. An additional two access points that require TX Dot approval are proposed from Pioneer Parkway. One of these access points currently exists and is located between the existing Grace Eye Clinic and the Pioneer Event Center located just west of the QuikTrip located on the hard corner of Pioneer Parkway and Robison Road. The second access point is located approximately 360 feet from the S.H. 161. Only one access point is proposed on Robinson, which currently exists as well. Lastly, a single access point is proposed along Arkansas Lane. This access point is located approximately 550 feet from S.H. 161.

Mr. Hinderaker stated the Walmart tract contains all of the on-site internal access roads. All of these internal access roads will be constructed as part of the build out of the Walmart supercenter and fuel outlot. The Walmart supercenter, while oriented to face S.H. 161, abuts Robinson Road. The store's primary parking lot is located in front of the store. Additional parking is located along the north and south side of the building. As mentioned above, there is an existing 100' power line easement that runs through the center of the property. The site layout attempts to minimize the impact of the easement placing access roads, drive aisles, and parking spaces underneath the easement. Retail sales uses require one parking space per 275 square feet. Based on this parking space standard, the proposed 189,543 square foot store would require a minimum of 690 parking spaces. Section 10.7.2 of Article 10 of the UDC limits the maximum number of parking spaces allowed for uses in buildings in excess of 30,000 square feet to no more than 115% of the minimum required parking spaces. Therefore the maximum number of permissible parking spaces for retail sales uses under this request is 794 spaces. The Walmart tract includes 759 parking spaces, including 29 handicapped assessable parking spaces. The typical parking space provided is identified as 18 feet deep by 9.5 wide which meet the minimum parking stall size requirement.

Mr. Hinderaker stated the separate loading and unloading area is provided at the back of the building. This loading area conforms to the minimum standards of the UDC. In addition to the dock area located at the back of the building, the site plan includes an enclosed fenced area for the bale pallet recycling. This area is entirely screened from public view by a CMU fence along Robinson Road. In addition to the recycling area, the site plan includes plans to house storage containers that may be necessary to house seasonal and lay away items. As with the recycling area, the storage containers will be screened by the CMU wall along Robinson Road. A drive-through pharmacy lane is proposed along the north side of the building.

Mr. Hinderaker stated the proposed building elevations depict a masonry building made primarily of integral colored concrete masonry units, in this case all four building facades are considered primary, to contain both vertical and horizontal articulation as well as windows, parapets, canopies and visible roof structures. As proposed, the west elevation provides three main entrances into the building. The southernmost entrance accesses directly into the outdoor living area. This façade, less doors and windows, consists of 14,604 square feet, of which 75.9% consists of integral colored, split faced, CMU block; 8% stone and quickbrick; and 16.1% EFIS. The south elevation also provides access to the building's outdoor living area and automotive area. This façade contains 62.1% integral colored, split faced, CMU block; 19.8% stone and quickbrick; and 18.1% EFIS. The east façade is the back of house and it contains 75.9% integral colored, split faced, CMU block; 8.0% stone and quickbrick; and 16.1% EFIS. The north façade contains 63.9% integral colored, split faced, CMU block; 17.4% stone and quickbrick; and 18.7% EFIS. The building facades include variable height parapets, as well as, arch roof entrances features and substantial glazing on the west and south sides. The building facades each

incorporates architectural interest with the inclusion of colored banding and numerous pilaster bump outs that break up the horizontal wall expanse. All façade except the east facade, which is the back side of the store, include arcades, covered walkways, awnings, or canopies which is in keeping with the standards of Appendix F.

Mr. Hinderaker stated the proposed 1,440 square foot gas-kiosk and fuel canopy, which includes a pitch-roof, is of a similar design as the Walmart supercenter and utilizes the same materials. The fueling facility will include eight fueling islands. These structures are in keeping with the standards of Appendix F. Outdoor storage is limited to the area as displayed on Exhibit X. Staff finds, that while the inclusion of the CMU block does not meet the minimum standard of Appendix F, that the building facades do substantial meets the intent of the ordinance.

Mr. Hinderaker stated the total landscape provided is 186,251 square feet which far exceeds the minimum landscape area required of 42,493 square feet. All signage shown on the site plan and/or building elevations is illustrative only. A separate building permit will be required prior to the placement.

1. The primary building materials for all elevations shall consist of integrally colored architectural masonry as shown in the proposed Building Elevations, see Façade Plans.
2. The proposed site screening wall & Bale/Pallet and Organics Recycling Area shall be constructed of material consistent with the building elevations.
3. Outside display of merchandise and outside seasonal sales shall be limited in location per the attached Exhibit X. Outdoor display of merchandise and outside seasonal sales within the proposed parking lot shall be permitted by right between the dates of January 1st and June 30th. Outdoor display of merchandise and outside seasonal sales located outside of the proposed parking lot (within the limits of curb) shall be permitted by right year round.
4. Outside storage shall be as limited in location per the attached Exhibit X. Outside Storage shall be limited to enclosed shipping containers only and be permitted by right between the annual dates of September 1st and February 28th.
5. The building design requirements for arcades, covered walkways, awnings, canopies, or porticos and windows/glazing cannot be fully met on the east, south and north elevations. There is a secondary entrance on the south façade and no public entrances on the north or west (rear) facades. The rear of the store is generally considered back-of-house operations and is well buffered with site screen wall and landscaping.
6. The stone requirement is not fully met on the east, south and north elevations. Again the sides and rear facades are generally considered secondary in nature to the front (primary) façade facing SH 161.

Mr. Hinderaker stated while the Development Review Committee cannot recommend full support due to the noted appeals, staff is supportive of the development as proposed.

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

Ryan Irsik with Walmart Public Affairs, 3902 SW Ridge Street, Bentonville, AR was present representing the case and to respond to questions from the Commission.

Richard Underwood, Civil Engineer with Kimley-Horn, 23846 Misty Peak, San Antonio, TX was present in support of this request.

Commissioner Womack stated he would like to see a Walmart on the north side of Grand Prairie, and asked if the gasoline station would also be a convenience store.

Mr. Irsik replied yes.

Commissioner Moser noted a number of signs on the site plan and asked if all of proposed signs meet city requirements.

Mr. Hinderaker replied yes they do meet all city standards each sign would require their own building permit.

Commissioner Moser asked if the applicant is agreeable with staff's recommendations on the outside storage of containers and the additional landscaping around the seasonal sales outdoor area.

Mr. Irsik replied yes, they are willing to comply with staff's requirements.

Chairman Garret asked if there would be any parking spaces on the southeast side of the building near the automotive area.

Mr. Irsik replied yes it is noted on the site plan.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150502 as presented and recommended by staff, and that the applicant define the outside storage of containers at the rear of the property and the additional landscaping around the seasonal outside display areas to comply with staff's recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Dr. Perez, Philipp, Moser, Motley, and Womack

Nays: None
Approved: **8-0**
Motion: **carried.**