

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

PUBLIC HEARING AGENDA Item #12 - SU170502/S170508 - Specific Use Permit/Site Plan - Pilot Travel Center (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/truck fueling station generally located on one non-residential lot. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsup, Pilot Travel Centers LLC, and the owner is Oaksbranch LP.

Mr. Collins stated the subject site is zoned for Light Industrial District uses. The proposal meets all applicable minimum dimension requirements for the LI zoning district. The property will be accessible by W. Trinity Blvd and Roy Orr Blvd. The plat provides for access to Lot 1, Block A, through mutual access easements, as well. The plat also graphically depicts easements necessary to accommodate drainage, water, and sewer service. The applicant has stated to city staff that the proposed use should be listed as a “truck stop with gas sales” opposed to a “convenience store with gas sales”. Due to the proposed use not having typical characteristics of a truck stop (no showers, no overnight stay, percentage of car fueling stations outnumber truck fueling stations), staff informed the applicant that the use will continue to be viewed as a “convenience store with gas sales” per Article 4 of the Unified Development Code.

Mr. Collins stated staff spoke with applicant on 4/12/2017. Applicant stated that the business will not be a truck stop. The business will consist of a convenience store, gas station, and truck fueling. Applicant stated that there will be no overnight stay at the business.

Mr. Collins stated the DRC recommended approval of the proposal subject to the following conditions:

1. Please note that the city has classified the proposed use “convenience store with gas” as listed in the Use Charts of Article 4 of the Unified Development Code.
2. Please note all existing easements of record (include dimensions and document number if known) and any proposed easements.

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

Ray Oujesky, 201 Main Street, Ste 2500, Fort Worth, TX stepped forward representing the case and to answer questions from the Commission. Mr. Quesky said because of the surrounding uses zoned Light Industrial their use would not have a negative impact to this area, they are not a truck stop, they are a small scale convenience store with gas sales.

Commissioner Womack asked if they consider themselves a store or truck stop.

Mr. Qujesky replied they a convenience store.

Brad Alsup with Pilot Travel Centers, LLC, 5508 Lonas Road, Knoxville, TN stepped forward in support of this request. Mr. Alsuop said they have the same uses as a truck stop, but in a smaller scale.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU170502/S170508 per staff's recommendation and there be no overnight stay or parking. The action and vote being recorded as follows:

Motion: Womack

Second: Moser

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**