

**REGULAR PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**JUNE 5, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

PUBLIC HEARING AGENDA Item #21– S170603 - Site Plan - Gas Station & Convenience Store at 2501 S Belt Line Rd (City Council District 3). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan for a convenience store with gasoline sales generally located on one non-residential lot. The 0.88957-acre tract is zoned General Retail (GR) and located at the address 2501 S. Beltline Rd. The applicant is Shiraz Jivani.

Mr. Collins stated the applicant is proposing a Site Plan to construct and remodel a convenience store with gasoline sales, Shell Gas Station, on a 0.88957 acre tract. The proposal meets all applicable minimum dimension requirements for the GR zoning district. The property is accessible by S. Belt Line Rd. and E. Pioneer Pkwy. A mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. The number of parking spaces provided exceeds the number of spaces required.

Mr. Collins stated the applicant is requesting to construct a 30-ft. height structure. The maximum height allowed by the zoning is 25 ft. Though the Development Review Committee recommends approval of the case, before appearing before City Council, the applicant will need to submit a revised site plan package shall be submitted which:

- Revises the building materials calculation table and landscape calculations table to reflect the format requested in DRC comments.
- Uses cardinal directions to identify building facades.
- Provides a key plan showing the location of each façade on the building footprint.
- Indicates articulation offset and distance dimensions on the building elevations.

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

Moor Jooma, 2727 LBJ Freeway, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case S170603 as presented by staff, with the maximum height allowed by the zoning of 25 ft. for the structure. The action and vote being recorded as follows:

Motion: Spare  
Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**