


T E X A S
D r e a m B i g  P l a y H a r d
REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #16– SU170803/S170802 - Specific Use Permit/Site Plan - Race Trac (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a convenience store with gasoline sales. The 2.847-acre property is located on the NWC of State Highway 161 and Mayfield Road, zoned Planned Development-266 (PD-266), and within the SH 161 Overlay District. The agent is David Bond, Spiars Engineering and the owner is John Weber, Weber & Company.

Ms. Ware stated the convenience store with gasoline sales is proposed for the northwest corner of State Highway 161 and Mayfield Road. The site is accessible from an access drive off of State Highway from a drive on Mayfield Road. The primary entrance of the convenience store fronts Mayfield Road. The canopy with 18 gasoline pumps is in front of the building along Mayfield Road. All other buildings in Epic West Towne Crossing face State Highway 161. The proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. 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 building exterior is primarily clad in brick, stone, and architectural panels. The proposed building elevations are in substantial conformance with the materials requirement. Primary facades are required to include the architectural features as listed. The proposed building elevations are in substantial compliance with Appendix F. 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 brick with a stone accent base 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 a flat roof with a cornice element similar to the cornice on the primary building.

Ms. Ware stated the applicant is requesting an exception to the requirement for a sloped roof feature. Staff does not object to the requested appeal. While the proposed canopy is not adorned with a sloped roof feature, it features a cornice element similar to the cornice on the primary building. The cornice is an additional decorative element not standard on the canopies of similar RaceTrac prototypes.

Ms. Ware state 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. Due to certain functional and operational aspects of the proposed use, namely the number of fuel pumps and site configuration, the building is oriented so that the back of the building faces north. Staff has concerns about the visibility of the back of the building from the southbound State Highway 161 frontage road and maintenance.

Ms. Ware stated staff recommends approval with the following conditions:

1. The north façade be revised to eliminate the roll-up door or replace by a door with glazing similar to other windows/glazing on the building.
2. In the event that any of the East Palatka Hollies behind the building die, the owner/operator plants a replacement within one week.

Commissioner Spare asked if there is any other type of development that would be more suitable for this parcel of land other than a gas station this is a showcase corner and wonders if this is the best use for the city.

Ms. Ware stated there could be another showcase building on this site.

Chairperson Motley stated he is confused, the Race Trac on Belt Line Road has a slope canopy roof, and the Overlay District requires the roof to be sloped, why are we interested in what is being proposed by the applicant.

Ms. Ware stated the proposed canopy would mirror the architecture style of the building.

Chairperson Motley stated there is a 7-Eleven gas station that would have 16 gas pumps not too far from this site, Walmart has about ten gas pumps, and Race Trac is looking at about eighteen more pumps, do we need more gasoline sales along this corridor, this corner is very viable for the city and he has not heard a compelling reason as to why we should allow another gas station at this location.

Laura Hoffmann, 2728 N. Harwood Street, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Ms. Hoffman stated a convenience store with gasoline sales requires a specific use permit that is why they are here today, because of the fire code and where their electrical panels are located they cannot use glazing on their roll up doors. They have a new prototype for their building therefore they would like to keep the roof canopy consistent with their new look. Ms. Hoffman gave a presentation of their new prototype stores and what they provide as a convenience store that offers a lot more than just gasoline sales.

Drew Cunningham Project Manager with RaceTrac Petroleum, Inc., 200 Galleria Parkway, Suite 800, Atlanta, GA stepped forward in support of this request. He stated they have been building their store for over eighty years and never close they are a long life operator. They provide a very nice store with a modern look with lots of convenience like made to order food.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170803/S170802 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Fisher

Ayes: Carranza, Fisher, Womack

Nays: Motley, Spare, Lopez, Connor, Adhikari

Motion Failed: 5-3