



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 5, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Clayton Fisher, Max Coleman.

COMMISSIONERS ABSENT: John Lopez, Eduardo Carranza

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, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, 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 #11– SU180301/S180301 - Specific Use Permit/Site Plan - Quickstop (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for Lake Ridge Quickstop consisting of approximately 8,000 square feet of retail including a Convenience Store with Gas Sales on approximately 2.03 acres. B B B & C RR Co, Abstract No. 1700, approximately 2.03 acres zoned PD-297C, in the Lake Ridge Corridor Overlay District and generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Andy Patel, Lake Ridge Holdings, LLC and the owner is Ben Luedtke, Hanover Property Company.

Ms. Ware stated the proposed development includes an 8,000 sq. ft. building and fuel canopy with 4 pumps. A convenience store will occupy half of the building and operate the fuel dispensers. The other half of the building is intended for retail or restaurants and can be configured to accommodate up to three tenants. A shared drive off of Lake Ridge Pkwy provides access to the site. The drive aligns with England Pkwy and will also be used by the adjacent multi-family/mixed use development. The parking provided exceeds what is required for 4,000 sq. ft. of retail and 4,000 sq. ft. of restaurants. The proposal meets or exceeds the density and dimensional requirements and the proposal meets or exceeds the landscaping and screening requirements with two exceptions. The purpose the overlay district is to maximize the Lake Ridge 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 materials and colors are consistent with what was approved for the adjacent multi-family/mixed use development. The building exterior is clad in two types

of stone and stucco. The applicant is proposing to use a Spanish-style barrel tile for the roof. The proposed building elevations are in substantial conformance with the materials requirement. All four façades are considered primary facades and are required to include the architectural features. The proposed building elevations meet the architectural requirements for primary façades. 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 a stone veneer 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 sloped roof with barrel tile. The proposal meets the requirements for a gasoline canopy roof.

Ms. Ware noted the applicant is requesting the following appeals:

- Appendix F requires that commercial development adjacent to residential uses provide a 15 ft. landscape buffer along the common property line. The applicant is requesting an exception to allow a 5 ft. landscape buffer. The approved Landscape Plan for the adjacent multi-family development includes a 10 ft. landscape buffer along the common property line. Staff does not object to this exception; the combined landscape buffer is 15 ft.
- Appendix F states that all parking or drive areas shall be located 30 ft. from the right-of-way. The area within the setback is to be credited towards the required landscaping. The applicant is requesting an exception to allow the site to be developed with a 10 ft. setback. Staff does not object to this exception; this is consistent with the landscape buffer for the multi-family/mixed use development.

Ms. Ware noted 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. In 2017, the Planning and Zoning Commission and City Council reviewed three Specific Use Permit/Site Plan requests for new convenience stores with gasoline sales. The Planning and Zoning Commission expressed concerns related to the location and spacing of existing and proposed convenience stores with gasoline sales. While Staff recognizes these concerns, the proposal is different than the typical convenience store with gasoline sales.

- The number of pumps and fueling stations proposed is significantly less than other projects.
- The proposed location is not near an existing convenience store with gasoline sales and is in an area with limited retail.
- The proposal is not a stand-alone convenience store with gasoline sales. The development includes 4,000 sq. ft. for retail or restaurants.
- The proposed building is designed with similar materials, colors, and architectural elements as what was approved for the adjacent multi-family/mixed use development.

Ms. Ware stated the Development Review Committee recommends approval with the requested exceptions.

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

Andy Patel with Lake Ridge Holdings, LLC, 2944 England Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Spare asked if they have considered relocating the gas pumps inward so they are not visible from the street. He would like this area to remain the gem of Grand Prairie a convenience store would be good for the neighborhood and the location, but their main issue of concern is the esthetics look of a gas station and gas pumps being visible, they would rather have them tuck away, this is a nice area with a beautiful image, he just wants the look and feel of the neighborhood to look nice.

Mr. Patel replied no, at this time he cannot make that type of decision to move the gas pumps inward, on a business stand point this would not work, but could be considered. He stated he also lives in the area, and the building is designed to match the neighborhood and look nice this development would fit with the existing look of the neighborhood, but moving the gas pumps to a location where they are not visible is not in their best interest. He asked if another gas station comes in would they have to meet the same requirements.

Mr. Jones noted all convenience store with gasoline sales require a Specific Use Permit and Site Plan approval therefore they would also have to come before the Planning Commission for approval.

Commissioner Spare recommends tabling this case, because he does not agree with the site plan as submitted.

Mr. Patel stated they would like to move forward with this request.

John Carter with Hanover Properties, 3001 Knox Street, Dallas, TX stepped forward in support of the request.

Chairperson Motley stated Commissioner Spare has concerns with the esthetics of this development, does he have an opinion. This area is very sensitive, they as the developers, owe it to the neighborhood to discuss this development with the HOA.

Mr. Carter stated they are in support of the user this development would benefit the neighborhood and townhomes.

Commissioner Coleman stated as discussed during the briefing session, Mr. Spare stated there could be an issue with the signage.

Mr. Jones said this is a multi-tenant development with gasoline sales the maximum height for a sign is 24 ft.

Myra Ellis, 2840 Arenoso, Grand Prairie, TX stepped forward in opposition to this request, her concern is changing the look of the neighborhood and the noise this development would bring to the area.

Michael Palsky, 2948 Albares, Grand Prairie, TX stepped forward in opposition, he asked why does the convenience store have to be in this area when there is already a gas stations along Lake Ridge Parkway, his concern is the pollution and the underground gas tanks being too close to the lake, noise is also a concern. Has there been a Traffic Study conducted for this area.

Transportation Planner Daon Stephens stated this area does not require a Traffic Impact Analysis study.

Mr. Jones noted all gas stations are regulated by the State and Environmental Services would be conducting inspections through the designs standards and permitting process.

There being no discussion on the case Commissioner Spare moved to close the public hearing and deny case SU180301/S180301. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Adhikari, Connor, Fisher, Smith, Spare

Nays: Motley, Coleman

Denied: 5-2

Motion: **carried.**