

PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 26, 2012

AGENDA PUBLIC HEARING ITEM: #10-Z121201/SU121202, Zoning Change/Specific Use Permit, 1601 N. Carrier Parkway (City Council District 1).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Planned Development 289B (PD-289B) District to a Planned Development District and a Specific Use Permit for a convenience store with gasoline sales on 1.31 Acres. The subject property is located on the northwest corner of W. North Carrier Parkway and Roy Orr Boulevard. The owner is RRKR Ventures, Ltd., the applicant is Mycoskie McInnis Associates, and the agent is Jerry Marsalis.

Mr. Barkman stated the proposed use will function as a Seven Eleven convenience store with gasoline sales. The proposed 3,010 square foot store will be constructed of brick and stone on 1.31 acres. A second lot of 0.79 acres will be created to the west which is not currently proposed for development. If this case is approved platting will be required prior to the issuance of building permits.

Mr. Barkman noted the proposed store will have access from Roy Orr Boulevard and from W. North Carrier Parkway. Both access points are 250 feet from the intersection of Roy Orr Boulevard and W. North Carrier Parkway. Access from Carrier Parkway will be from a cross access easement required from the lot to the west.

Mr. Barkman said the design of the store incorporates both kiln fired brick in the upper field wall, a veneer of Austin Stone will be used for its base, and a cornice of high impact EFIS. The front façade will include a tower element over the entry with a standing seam metal roof. There will be no roof mounted mechanical equipment on the building. All paving and parking areas will be constructed of concrete which meets current city standards. The minimum parking required for retail sales is based on one parking space per 275 square feet of building area. Total onsite parking required for this site is 11 spaces. The proposed design shows two handicapped spaces in front of the building and a total of 30 spaces located on all sides of the building.

Mr. Barkman stated the applicant has shown six fuel pumps within three fueling islands. The city is requesting that the columns of the canopy be clad with masonry up to the roof structure, similar to the primary structure and consistent with other similar uses.

Mr. Barkman stated the landscaping requirement for the General Retail-One (GR-1) District is 10% of the total site. The total landscape area required for this site is 5,725 square feet. The applicant has indicated a landscaped area of 11,225 square feet which exceeds the city's minimum requirement. The landscaping is incorporated into a 30 foot landscape buffer adjacent to public right-of-way along both Roy Orr Boulevard and W. North Carrier Parkway and in on-site parking islands. It includes nine street trees, and four parking lot trees in addition to using seven existing native trees. It also includes 118 five gallon shrubs, and 107 one gallon plantings of flowering plants. All landscaping will be irrigated to City of Grand Prairie standards. Signage for the site will be two ground monument signs located on each street frontage. Additional wall signage will be allowed that shall not exceed more than 15% of the area of the front façade.

Mr. Barkman stated the 7-Eleven store will stock a variety of convenience products like packaged and fresh foods, household goods, and sundries, outside displays will include a propane gas cage, a Redbox or other similar video rental unit, and seasonal products like firewood or bottled water. Deliveries of fuel will be approximately 4 to 5 times per month as needed to meet demand, and fresh food and milk are delivered 3 times per week. Store operations will be 24 hours a day, 7 days a week, and 365 days a year. It is anticipated that there will be ten full time employees on this site, one manager, three shift managers and six cashiers.

Mr. Barkman noted on July 15, 2003, the City Council, with a recommendation of approval by the Planning and Zoning Commission, approved Planned Development District No. 289 (PD-289) for Single Family-Townhouse (SF-T) Residential uses with a development density of 12.5 units per acre under case Z030401. The original PD-289 encompassed 36 acres for Single Family-Townhouse (SF-T) uses and two acres for Neighborhood Service (NS) uses. On March 16, 2004, the City Council, with a recommendation of approval by the Planning and Zoning Commission, approved Planned Development 289A for Single Family-Townhouse (SF-T) Residential uses with a development density of 12.5 units per acre and recommended the two acres for Neighborhood Service (NS) uses be changed to General Retail-One (GR-1) uses with restrictions.

Mr. Barkman noted on May 4, 2004, the City Council, with a recommendation of approval by the Planning and Zoning Commission, approved Planned Development 289A for Single Family-Townhouse (SF-T) Residential uses with a development density of 12.5 units per acre the two acres for General Retail-One (GR-1) uses with restrictions, and to add Single Family Detached uses to the Single Family-Three (SF-3) standard. The change allowed the platting and development of 44 single family detached homes.

Mr. Barkman stated the Development Review Committee has reviewed this case and previous zoning requests at this location. A required Traffic Impact Analysis (TIA) indicates that the proposed use will not significantly impact traffic at this location. Both Carrier Parkway and Roy Orr Boulevard are 4-lane divided roadways which can carry up to 28,000 trips per day for a Level Of Service C (LOS C) which is acceptable according to our UDC. The latest actual counts we have show that the traffic on both roadways is about 18,000 to 19,000 trips per day. According to the information in the TIA which we have verified with the Institute of Transportation Engineers (ITE) manual. At build out of the site it will generate 3,805 trips per day. The consultant has performed an analysis of the intersection indicating that it will operate at a Level of Service B even with the additional traffic.

Mr. Barkman stated staff and the applicants have met with representatives of the community. The residents discussed several issues of concern with the proposed use. Those issues included site lighting, dumpster location, traffic flow and deliveries, and addition of trees at the rear of the site. In an effort to address outstanding community concerns the applicant is in the process of making changes to the site plan.

Mr. Barkman stated since there are no appeals to the Unified Development Code and the applicant is requesting amendment of the Planned Development to add only retail sales with gasoline in conformance with the standard SUP requirements staff has no objection to the request.

Commissioner Moser asked where the dumpster would be located on the property.

Mr. Barkman said he would refer the question to the applicant.

Commissioner Motley asked Mr. Barkman to brief the Commission on the history of this property. He said the property was originally zoned as a part of the PD to Neighborhood Service standards, then rezoned to PD for General Retail-One standards with restricted uses. The retail sales with gasoline was one of the prohibited uses. This case is a request amend that prohibition and to allow a convenience store with gasoline sales. Mr. Motley asked how many convenience stores have been approved without gasoline sales in Grand Prairie.

Mr. Barkman provided the history of the property and to the best of his knowledge about less than 5% of convenience stores in Grand Prairie do not provide gasoline sales.

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

Jerry Marsalis, 1914 Huntington, TX was present representing the case and to respond to questions from the Commission. Mr. Marsalis said they have been working on this case since last spring, and have had several meetings with the neighborhood, homeowners association, and Councilman Hepworth. Mr. Marsalis said staff is not opposed to the request. A Traffic Impact Analysis study has been conducted for this area therefore the additional traffic would not impact the neighborhood the only difference is the gasoline sales, because a convenience store is a permitted use by right. Mr. Marsalis noted other type of uses permitted by right, such as a pawn shop and a restaurant may not be as desirable, therefore he asked the Commission to approve this case.

Michael Hampton with Lend Lease, 1828 Tumbleweed Circle, Rockwall, TX stepped forward representing 7-Eleven. He said the dumpster would be located to the west of the property. Mr. Hampton said they would be providing additional landscaping therefore 20% of the site would be landscaped. He said they would be preserving seven mature trees that would be used as a buffer. He said the neighborhoods concern was the lighting, they would be providing an LED lighting that would face downward with very little impact. Mr. Hampton said 7-Eleven would be purchasing the property as a long term investment, and asked the Commission's approval of this request.

Chairman Garrett noted several speaker cards submitted in opposition to this request.

Dave Mars, Parkview Townhomes Homeowners Association President, 2204 Canterbury Park Drive, Grand Prairie, TX said he was originally opposed to this request, but after attending the meetings with Councilman Hepworth and Mr. Crolley and listening to staff's presentation and considering all the other types of uses that could potentially be allowed by right he would be comfortable with allowing a 7-Eleven convenience store at this location.

Chairman Garrett asked how many homeowners were in attendance at the neighborhood meeting.

Mr. Mars said about only four to five people were in attendance.

Michael Smith, 2733 Olympic Park Drive, Grand Prairie, TX stepped forward in opposition to this request. Mr. Smith said he attended the neighborhood meeting and at that time they envisioned a big box store, but after seeing the elevations and the landscaping and the other types of uses that could be permitted he is now in support of this request.

Ralph Diaz, 2210 Glacier Park Lane, Grand Prairie, TX stepped forward in opposition to this request. Mr. Diaz said he disagrees with the homeowners association, and although he is outside the 300 foot notification radius he is still located within this neighborhood. He said the day of the neighborhood meeting everyone was in opposition to this request and no one provided them with any documents as to what the store would look like or where the dumpster would be located. He said his opposition is strongly toward the sales of gasoline and the traffic this use would bring to the area. He said there are other convenience stores located in the neighborhood that already provide gasoline sales therefore this store is not needed. Mr. Diaz said Carrier Parkway, Roy Orr Boulevard, and S.H. 161 are now major thoroughfares for the people that do not want to use the toll-way therefore traffic has increased in their neighborhood. Mr. Diaz said he has done studying on the traffic and there is not enough room to make a left turn off Sunnyvale and fears traffic would become a major concern for his neighborhood. He said they are an established neighborhood with a beautiful park and there should be limitations as to what should be allowed on this site and a convenience store with gasoline sales does not make sense. Mr. Diaz said there are several school bus stops in the area which is also a major concern.

Kelly Harrisberger, member of the homeowners association, 2206 Canterbury Park Drive, Grand Prairie, TX stepped forward in opposition to this request and presented staff with a petition in opposition on behalf of the neighborhood. Mr. Harrisberger said the store looks very nice, but not in his backyard. He asked that this case be approved with the original zoning.

There being no more questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case Z121201/SU121202 for a convenience store with gasoline sales as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Adams, Arredondo, Garrett, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **8-0**

Motion: **carried.**