

January 3, 2017, Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Fueling Station use. The property is 0.999± acres out of the Witsaul Fisher Survey, Abstract No. 323; generally located north of Main Street and west of Angel Parkway. (SUP-6/14/16-49) [East Allen Retail]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated the item is a Specific Use Permit for East Allen Retail. She said that the property is generally located north of Main Street and west of Angel Parkway. The property is zoned Planned Development PD No. 42 Shopping Center SC. The properties to the north, west, and east are zoned Planned Development PD No. 42 Shopping Center SC. The property to the south (across Main Street) is zoned Planned Development PD No. 44 Shopping Center SC.

Ms. Nurge explained that a Site Plan for approximately 11.148± acres is currently being reviewed on the hard corner (north of Main Street and west of Angel Parkway) for a retail/restaurant development. All proposed uses are permitted by right with the exception of the fueling station. The applicant is requesting a Specific Use Permit (SUP) for the Fueling Station use. The Allen Land Development Code (ALDC) requires a Fueling Station use to receive a Specific Use Permit (SUP) to locate within a Shopping Center SC zoning district. The SUP for the fueling station use is supported as an accessory use associated with the Market/Grocery use. The fueling station is to be developed in conjunction with or after the Market/Grocery use is developed. This condition will be added to the SUP ordinance.

Ms. Nurge said that the SUP Site Plan shows the approximately 0.999± acre property for a Fueling Station use. There are six double sided fuel pumps on the property as well as an approximately 3,000 square foot proposed retail building.

There is one primary access point into the site through a proposed fire lane which connects to Main Street.

Parking and open space exceed ALDC standards. A 5' sidewalk will be constructed along Main Street.

Ms. Nurge said that the proposed retail building is one story with a maximum building height of 19'. Primary building materials include brick, stone, metal, and glass. The fueling station canopy is 21' feet in height and is constructed of stone and metal with a mansard roof.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

Commissioner Ogrizovich confirmed that the fueling station will not be built until, or after, the grocery store.

Ms. Nurge said yes.

1st Vice-Chair Trahan asked if the notification was sent to the areas surrounding the fueling station.

Ms. Nurge said that is correct.

Chairman Cocking asked if the retail facility will always be connected to the grocery store. Chairman Cocking asked what assurances were in place so that the retail facility will always be connected to the grocery store.

Ms. Nurge said that the ordinance for the East Allen Retail SUP will have specific language to ensure that the fueling station lot is tied to the grocery store component.

Chairman Cocking asked if the fuel pumps closed down, could the retail store remain open?

Ms. Nurge said that the retail store will always be connected to the grocery store.

Chairman Cocking opened the Public Hearing.

Chairman Cocking closed the Public Hearing.

Motion: Upon a motion by Commissioner Ogrizovich and a second by 2nd Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for a Specific Use Permit SUP for a Fueling Station use, being 0.999± acres; generally located north of Main Street and west of Angel Parkway.

The motion carried.