



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 14, 2021

Reference: Consider approval of an Ordinance for to PD-307-LI (Planned Development-307- Light Industrial), to approve a Detail Site Plan for a new convenience store building with restaurant, approximately 4,504-sf in size with additional fuel pumps on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road; and authorizing the Mayor to sign.

2040: Create Business & Innovation Nodes

Executive Summary:

This site is located at the southeast corner of E. Belt Line Road and MacArthur Blvd. It is just under an acre in size and abuts developed property. The request is to redevelop the site and build a new 4,500 square foot convenience store with a portion of the new building containing a restaurant component. The existing gas canopy will remain in place and two additional fuel pumps will be added under the existing canopy for a total of eight pumps.

Introduction:

This property was originally platted and developed in 1987. The new convenience store is to be located in the southern portion of the site where a car wash currently exists. The existing car wash will be demolished to make room for the new store. The existing driveways will be modified to conform to today's standards. The existing gas canopy columns will be clad in a stone veneer to match the proposed building exterior. No signage is proposed on the gas canopy, but there will be signage on the gas pumps as shown in the elevations. The existing monument sign located at the northwest corner of E. Belt Line and MacArthur Blvd is proposed to remain as is.

Analysis:

On October 21, 2021, the Planning and Zoning Commission recommended approval of PD-307-LI with the conditions.

On November 9, 2021 the City Council unanimously approved this request, subject to the P&Z conditions which have been incorporated into the ordinance.

1. Additional engineering comments will be generated upon detail engineering plan review.
2. A tree removal permit is required prior to construction.
3. This property shall be replatted prior to the issuance of any engineering or building permits.

4. No outside storage, ice machines, vending machines or sales of any kind are allowed outside of the building

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit "A" - Legal Description
3. Exhibit "B" - Site Plan
4. Exhibit "C" - Landscape Plan and Tree Survey
5. Exhibit "D" – Building Elevations