



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 26, 2019

Reference: Consider approval of an Ordinance for PD-295-HC, Archway to establish a Concept Site Plan for a gas station, hotel, retail, restaurants and office uses on 8.7 acres and a Detail Site Plan for a Convenience Food Store with gas pumps on 2.14 acres and authorizing the Mayor to Sign.

2030: Business Prosperity

Executive Summary:

On February 26, 2019 City Council overturned the recommendation of the Planning and Zoning Commission and approved a Concept Plan for a convenience store with gas pumps, hotel, retail, restaurant and office uses, on the 8.7 acres, and a Detail Site Plan to allow a QT convenience store with gas pumps to be built at the corner of SH 121 and Freeport Parkway subject to various conditions which have been addressed in the Ordinance.

Analysis:

On February 26, 2019 the City Council approved this request subject to:

1. Concept Plan:
 - a. City Council approval of Detail Site Plans, including site plans, building elevations and landscaping shall be required prior to development in the Concept Plan area.
 - b. Each lot shall be compliant with the regulations of the Landscape Ordinance.
2. The following variances were approved for the Detail Plan for Quik Trip, the following shall be permitted:
 - a. Two 60-square foot, externally lit monument signs, and a project development sign affixed to the decorative wall.
 - b. One 121 square foot attached QT sign.
 - c. The red metal canopies, as indicated on the elevations and color renderings, and
 - d. Two-20 sq. ft. button signs on the gas canopy.
3. Additional Conditions as noted on the attached Outstanding Technical Conditions shall be incorporated as applicable.

On February 12, 2019, the City Council, at the applicant's request, tabled the consideration of this PD, with the public hearing left open, until February 26, 2019.

On January 17, 2019, the Planning and Zoning Commission recommended DENIAL of the revised PD-295-HC, Archway due to the variances being requested to the *Zoning Ordinance* to allow significant

deficits in landscaping in the Concept Plan areas, variances to sign and canopy materials to allow the QT and the number of unresolved technical and drafting errors.

On November 15, 2018, the Planning and Zoning Commission held this request under advisement for 60 days to allow sufficient time for the applicant to revise the request to address issues and concerns raised by staff and the Planning and Zoning Commission at the November public hearing.

Legal Review:

The city attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommended Denial

Attachments:

1. Ordinance
2. Exhibit A - Legal Description
3. Exhibit B - Concept Site Plan
4. Exhibit C - Concept Phasing Exhibit
5. Exhibit D - Concept Overall Landscape Plan
6. Exhibit E - Concept Overall Landscape Rendering
7. Exhibit F - Concept Tree Survey
8. Exhibit G - Concept Retail & Office Elevations (3 pages)
9. Exhibit H – Concept Development Wall Sign
10. Exhibit I - QT Site Plan
11. Exhibit J – QT Paving Plan
12. Exhibit K - QT Landscape Plan
13. Exhibit L - QT Building Elevations
14. Exhibit M - QT Canopy Elevations
15. Exhibit N - QT Signs – Attached
16. Exhibit O - QT Signs – Monument
17. Exhibit P - QT Signs – Canopy
18. Exhibit Q - QT Rendering