



22-0006SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Convenience Store with Fuel Sales (7-Eleven), Located on the Southwest Corner of Wilmeth Road and Hardin Boulevard, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 2, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Lexie Schrader, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision:

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: April 18, 2022 (Original Application)
June 2, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a convenience store with fuel sales (7-Eleven) located on the southwest corner of Wilmeth Road and Hardin Boulevard.

The zoning for the subject property (PD Ord. 2021-01-006) requires that a specific use permit be granted in order for a convenience store with fuel sales to be operated on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	PD Ord. 2021-01-006 (Single Family Residential, Multi-family Residential and Commercial Uses)	Undeveloped Land
North	Property is in the City's ETJ	Single Family Residential
South	PD Ord. 2021-01-006 (Single Family Residential, Multi-family Residential and Commercial Uses)	Undeveloped Land
East	PD Ord. 1448 (Single Family Residential, Townhomes, Garden Home, Planned Center and General Residence)	Undeveloped Land, Church of Jesus Christ of Latter-day Saints
West	PD Ord. 2021-01-006 (Single Family Residential, Multi-family Residential and Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above-mentioned parameters and feels that the proposed use is appropriate for the site and should be compatible with adjacent proposed and existing land uses.

The site is on a hard corner of two arterial roadways (Wilmeth Rd and Hardin Blvd) and is proposed to be neighbored by commercial uses to the south and east. Staff feels that the proposed convenience store with fuel sales should be a service for the existing and future neighborhoods in the area. There is a single family neighborhood (Highpointe) on the southeast corner of this intersection, however these homes do not front to the arterial streets and are separated by the 124' right of way, a common area, and a screening wall. With these things in mind, Staff recommends approval of the proposed specific use permit request.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the

Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Wilmeth Road, 120' Right-of-Way, Greenway Arterial Hardin Boulevard,
 140' Right-of-Way, Greenway Arterial

Internal Circulation: Fire lanes are proposed to be constructed on site.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff also received citizen comments through the online citizen portal, which are attached for your reference.

BOARD OR COMMISSION RECOMMENDATION: On July 12, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 7.12.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Ex. PD Ord. No. 2021-01-006](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)