

**Excerpt From Draft Minutes  
Planning & Zoning Commission  
Meeting of May 7, 2026**

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster  
Jim Doyle, 1st Vice Chair  
Al Overholt  
Rusty Pendleton, Vice Chair  
Terry Sullivan  
Dave Hermon  
Greg Kramer  
Lou Sartor

**Commission Members Absent:**

None

**Alternate:**

Neil Anson

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Shad Roten, Planner  
Ed Green, Director of Dev. Svcs.  
Brian Passwaters, Community Services Division Mgr.  
Glendy Kidwell, Community Development Program Spec.  
Joe Haefner, Asst. City Attorney  
Matthew Graham, Fire Marshal  
John Romberger, Transportation Engineer  
Zackery White, Police Commander  
Lydia Tormos, Planning Technician

**Guests Present:**

Richard Fleming, Council Observer

6. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning On An Approximately 21.08-Acre Tract** Zoned Planned Development District 005 (PD-005) For The (LR-2) Local Retail District And Located At 1213 East Trinity Mills Road, To Amend PD-005 To Allow A Gasoline Station Without A Special Use Permit, To Modify Development Standards And Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2026-017 Walmart Gasoline Station.** Case Coordinator: Michael McCauley.

Loren Shapiro, Planning Manager, presented this item. He advised this request is to amend PD-005 to allow a gas station on the property. Restrictions are in place to disallow certain uses, including a gas station. He advised that currently there are three other gas stations along the Bush Turnpike that are “grandfathered”. The front of those buildings are oriented to front-

face the street. He advised the applicant proposes a convenience store approximately 1,400-1,500 square feet that is oriented perpendicular to the road where traffic runs westbound. The store front faces west instead of the street. Staff's concerns are regarding the orientation of the building as well as the land use.

Mr. Shapiro reviewed a location map, a concept site plan and landscape plan. He noted that the applicant did provide additional landscaping and a right-turn bay. Conceptual elevations were provided reflecting the building and fueling station canopies. A traffic study was provided.

Mr. Shapiro advised that staff has concerns about allowing this use at this location. Staff does not recommend approval, however, should the Commission approve, a list of staff recommended stipulations has been provided. He added that staff has requested the applicant provide revised elevations that enhance the south and the east façades facing out to the street and westbound traffic.

Commissioner Foster asked whether the applicant said why they cannot face the building toward the street. Mr. Shapiro responded that they are trying to fit the plan onto the subject property.

Commissioner Pendleton asked if the applicant painted the east façade similar to how the west elevation is painted, would it then be acceptable. Mr. Shapiro responded yes.

Commissioner Overholt said that his concern is the traffic on this roadway. He would vote against it at this time.

Mr. Shapiro added that as noted in the case report, there are numerous police calls to this site as well as code enforcement violations. A landscape issue has been resolved.

David Upton, Kimley Horn, 6160 Warren Parkway, Frisco, Texas, representing the applicant, provided a PowerPoint presentation. He reviewed that there are other gas stations in the LR-2 zoning, the same as this Walmart. He stated the Walmart has been at this location for 30 years. The proposed convenience store and six-pump gas station provides a service since there are no other gas stations westbound within three miles. Mr. Upton advised that the space on the site does not allow for a south facing store and gas station. He added that Walmart is providing a deceleration lane and he provided additional landscape details. He described the building's west elevations and stated the east side has trellises and shrubbery.

Commissioner Sullivan stated he agrees that the east elevation has a bland appearance and is in support of adding the deceleration lane. Mr. Upton responded that the east elevation can be painted with additional color.

Chair Windrow opened the public hearing. There were no speakers. He stated one card in support was received.

\* ***Commissioner Pendleton moved to close the public hearing and approve Case No. PLZ 2026-017 Walmart Gasoline Station with staff stipulations; second by Commissioner Doyle. The motion was approved with a vote of 7-2 (Overholt, Windrow opposed).***