

# AGENDA ITEM REPORT

I.7



**To:** Town Council

**Subject:**

Hold a public hearing, discuss, consider and act upon the first reading of Ordinance 2024-09 regarding a Special Use Permit (SUP) to allow a convenience store with gasoline service station associated with a proposed Tom Thumb Grocery Store, generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 1.47 acres tract of land, part of a 6.877 acres tract of land, described as Lot 3, Block 1, Gateway Park, within Gateway Park Planned Development (PD) zoning district. **Case 1813-SUP/Tom Thumb Gasoline Service Station SUP.**

**Meeting:** Town Council - September 9, 2024

**Department:** Development Services

**Staff Contact:** Surupa Sen

## SUGGESTED ACTION:

Staff recommends approval.

## BACKGROUND INFORMATION:

The applicant, Deric Salser, Salser Development Group, is requesting approval of a Special Use Permit (SUP) to allow a convenience store with gasoline service station associated with a proposed Tom Thumb Grocery Store, generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 1.47 acres tract of land. The property is part of a larger 11.657-acre undeveloped tract located within the Gateway Park Planned Development (PD) zoning district.

The applicant is proposing a single-story, 3,112 SF convenience store and gasoline service station on approximately 1.47 acres tract of land, generally located at the southeast corner of Town East Boulevard and Belt Line Road. The property is zoned Gateway Park PD which has a base zoning of Local Retail (LR). Per Town of Sunnyvale UDO, gasoline service station use requires approval of a SUP within LR zoning district. As Gateway Park PD allows uses as they are permitted within LR base zoning district, the applicant is required to process this SUP

application.

### **Planning & Zoning Commission Recommendation**

The Planning and Zoning Commission considered this SUP request at their August 21, 2024, meeting, and unanimously recommended approval.

### **PUBLIC NOTICE:**

A total of 22 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on August 8, 2024. One sign was also posted on the subject property on the same date. Notice of the public hearing has been published on Dallas Morning News (DMN) legal notice section on August 23, 2024. As of the writing of this report, the Town has not received any response with regards to the SUP request.

### **ATTACHMENTS:**

[Staff Report.pdf](#)

[SUP Ordinance No. 2024-09 Tom Thumb C-Store.pdf](#)

[Map.pdf](#)

[Convenience Store and Gasoline Service Station Plans.pdf](#)