



Legislation Text

File #: 23-5800, Version: 1

Public Hearing on a Specific Use Permit for a Gasoline Service Station on Approximately 2.787 acres, located at 1195 W Debbie Ln; Schaffer Construction, Owner/Developer; Triangle Engineering, LLC., Engineer/Surveyor (SUP#23-004)

To consider the Specific Use Permit request with conditions.

The Planning and Zoning Commission held a public hearing on December 4, 2023, and voted 5-1-1 to recommend approval of the Gasoline Service Station with the following conditions:

1. That all glazed areas with direct views into the interior of the store be no more than ten (10) percent tinted (e.g., no reflective, non-reflective, or mirrored glazing).
2. That the two (2) monument signs be constructed of brick and stone and match the schedule of exterior finish on the store; and
3. That the area designated as passive space between the wood fence be paved to match the material of the pedestrian path running parallel to the store.

Vote:

Ayes: 5 - Mainer, Thompson, Axen, Bennett, and Shaw
Nays: 1 - Moses
Absent: 1 - Goodwin

If approved, the Department of Planning and Development Services recommends approval of the same conditions proposed by the Planning and Zoning Commission and the following condition:

1. That the detention area / retention area be fenced and appropriately landscaped and activated for pedestrian use. The fencing enclosing the detention / retention area shall be the same split-rail style fence enclosing the outdoor seating area.

Existing Use: Partially Vacant

Existing Zoning: C-2, Community Business District

Official Land Use Plan: Sub-Area 3

Surrounding Land Use & Zoning:

North - West Debbie Lane
South - Pickle Farm, PD, Planned Development District
East - Pickle Farm, PD, Planned Development District
West - North Main Street

Thoroughfare Plan Specification:

West Debbie Lane - 6-lane divided arterial street

North Main Street - 4-lane divided arterial street

Synopsis

The applicant is requesting a Specific Use Permit for a Gasoline Service Station. It should be noted that this request for a Specific Use Permit for a Gasoline Service Station was amended (i.e., removing a Car Wash as an accessory use) by the applicant after receiving additional direction and guidance from the Planning and Zoning Commission on December 4, 2023. The Planning and Zoning Commission reviewed and considered this request and advised that a Car Wash --- as an accessory use to the Gasoline Service Station --- was not a compatible land use for the project and the surrounding area. The property is partially vacant, and is presently zoned C-2, Community Business District. A Specific Use Permit is required for any automotive use in the C-2, Community Business District. If approved, the Department of Planning and Development Services recommends the same conditions recommended by the Planning and Zoning Commission and additional aesthetic considerations for the design of the detention area / retention area.

Analysis

The subject property is approximately 2.787 acres located at the southeast corner of West Debbie Lane and North Main Street. Some other uses near the intersection include the Mansfield Independent School District, Valero Gas Station, B&B Tires and Wheels shop, and the Pickle Farm surrounding the project location on the eastern and southern lot lines.

The applicant is proposing to construct and operate a Gasoline Service Station(i.e., 7-Eleven) on the property. The Gas Service Station is consistent with development patterns in the area.

Site Plan

The site is laid out with the proposed overhead canopy with five (5) inline fuel dispensers facing West Debbie Lane and the store building behind. A patio seating area (i.e., the passive space) is also provided --- and it is framed with split-rail fence and stone columns on the western side of the store to match the proposed schedule exterior finish materials.

Additionally, the Planning and Zoning Commission inquired about the possibility of locating the fuel pumps to the rear of the building in a manner similar to the existing 7-Eleven location at the intersection of Broad Street and Matlock Road.

The site plan is shown on Exhibit B.

Building Elevations

The building elevations are inspired by the existing 7-Eleven location at the intersection of Broad Street and Matlock Road. Similar to the existing location, the proposed building elevations feature tower elements and other articulations that provide visual interest and distinguish the unit from other prototypes within the North Texas Region and beyond. Elevations have been provided for the fuel pump canopy and the store in Exhibit C. As proposed, the store will be constructed almost entirely of brick and stone. Tower features are provided at each end of the store with spandrel glass (non-reflective or mirrored glass) that runs around all sides of the building. The front building façade of the store will have transparent glass to enable see through from that direction.

The building elevations are shown on Exhibit C.

Landscape Plan

The Landscape Plan provides for a 5-foot wide sidewalk along West Debbie Lane and North Main Street. The project tends to maintain three (3) existing trees along North Main Street, with tree protection fencing to remain during construction to prevent tree structure damage and compaction of soil under and around the canopy of the trees. The owners of the property will be responsible for maintaining these existing trees.

A 20-foot wide landscape buffer has been provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points on ingress and egress to and from the lot and a 10-foot wide landscape buffer along the property boundary on the south and east adjacent to the pickle farm. Also, landscaping a minimum of four (4) feet in width has been provided within ten (10) feet of the store along each elevation.

The Landscape Plan is shown on Exhibit D.

Signage

The project is subject to the General Business Sign regulations in Section 155.090 of the Code of Ordinances (i.e., the Zoning Ordinance). These regulations limit signage to one (1) sign per street frontage plus one (1) wall sign for the occupant of the property. For this property, the sign plan shows two (2) monument signs, one along West Debbie Lane and one along North Main Street; both are approximately 10 feet in height with a masonry base to match the building and a sign area of 50 square feet. In addition, the sign plan shows four (4) wall signs on all sides of the building. The sign plan also shows one sign on the front elevation of the fuel pump canopy, with the rear, left and right sides decorated with vinyl stripes.

The Sign Plan is shown on Exhibit E.

Engineering

During the review process, there were several comments from the Department of Engineering Services and the Department of Public Works and Transportation related to the driveway location on North Main Street and the alignment of the sidewalk.

Towards that end, the applicant acknowledged that concept approval of the driveway location on North Main Street must be obtained from the Texas Department of Transportation (TxDOT). Additionally, a Traffic Impact Analysis (TIA) may indicate that a left-turn lane onto North Main Street is warranted. The applicant has advised the Department of Planning and Development Services that conceptual approval of the driveway location on North Main Street was granted by TxDOT.

The applicant further acknowledged that the sidewalk along the periphery of the site needs to run linearly and not in a skewed fashion. The typical sidewalk alignment is one (1) foot off of the ultimate right-of-way line and must otherwise be constructed in accordance with City policies, procedures, and requirements, including the driveway approach. Power poles and guy wires can be relocated as necessary for proper sidewalk placement.

Summary

The Mansfield 2040 Future Land Use Plan designates the subject property as Retail and Office. The Retail and Office category is intended to provide shopping, employment, and commercial services, which the Specific Use Permit is consistent with.

The subject property is located in the C-2, Community Business District. A Specific Use Permit is

required for a Gasoline Service Station in the C-2 Community Business District. As proposed, and presented, the request for a Specific Use Permit for a Gasoline Service Station reflects a heightened understanding of site design and elevated architecture. This understanding is reflected best by incorporating building materials that grow from the region and have articulations repeated around all sides of the building to stimulate visual interest. Building on the lessons learned and missed opportunities from the location at Broad Street and Matlock Road, the applicant is delivering a physical outcome that leverages a water table (i.e., ledge) to appropriately demarcate the transition between the stone and brick on all elevations (i.e., heavier material below the lighter). A patio seating area enclosed with split rail fence is proposed on the western side of the store building to create a unique passive space.

In acknowledgement of the community's growing commitment to art, the applicant will coordinate with the Department of Planning and Development Services and other departments to provide an art feature as part of their signage plan.

Finally, after careful consideration of the concerns raised by the Department of Planning and Development Services and , the Planning and Zoning Commission, the applicant decided not to pursue the Car Wash as an accessory use. To that effect, the applicant has provided a formal request to withdraw the car wash component (please request attached in exhibits) only from review, consideration, and possible action concerning the Special Use Permit application.

Helina Sarkodie-Minkah, Planner I
817-276-4287