



Legislation Details (With Text)

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Title:	Ordinance - Public Hearing and Consideration of a Specific Use Permit for a Gasoline Service Station on Approximately 1.209 Acres Known as Lot 1, Block 48, Somerset Addition, Generally Located at the Southeast Corner of US 287 & Barrington Way; Sherrelle Russell of The Dimension Group, on Behalf of Ben Leudtke of Hanover Properties, Inc. (ZC#18-024)				
Sponsors:	Joe Smolinski, Lisa Sudbury				
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Date	Ver.	Action By	Action	Result
11/26/2018	1	City Council	Approved	Pass

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To consider the subject Specific Use Permit request.

The Planning and Zoning Commission held a public hearing on November 5, 2018, and voted 7-0 to recommend approval with the condition that the site acreage indicated in the title block and the site summary table matches the site acreage indicated on the plan and that an electronic vehicle charging station is added. The applicant has submitted revised plans that address these conditions.

The subject property consists of 1.209 acres and comprises a portion of Lot 1, Block 48, of the preliminary plat for the Somerset Addition. This is part of the commercial portion of the Somerset planned development that was approved in 2015.

Specific Use Permit Request

The applicant is requesting a Specific Use Permit (SUP) to allow a gasoline service station. The planned development standards for Somerset state that development of the commercial tracts shall follow the standards for C-2 zoned property as specified in the Zoning Ordinance. As such, in the C-2 zoning district, gasoline service stations require an SUP.

Site Plan

The applicant is proposing a 3,010 sq. ft. 7-Eleven convenience store building, a 3,096 sq. ft. canopy with 12 fuel stations, and a small outdoor seating area with two picnic tables adjacent to the convenience store building.

The site will have two access points: one from Barrington Way on the west and one from U.S. 287 to the east. The access point to U.S. 287 will be provided by crossing the property to the south, which is also currently owned by the property owner/developer. The access point to U.S. 287 would be right-in/right-out. The applicant has provided correspondence to staff confirming that TXDOT is agreeable to the access point as shown, as well as from Atmos Energy Corporation consenting to the driveway crossing the gas line easement as shown.

The site will provide 15 parking spaces, which meets the Zoning Ordinance requirement of 1 parking space per 200 sq. ft. (with a minimum of four spaces) established for gasoline service stations. The calculations are based on the 3,010 sq. ft. of floor area for the convenience store.

The site will include sidewalks along the north and west sides of the building, adjacent to the outdoor seating area, and will connect to both the trash enclosure to the east and the sidewalk along Barrington Way to the west.

The applicant will provide a trash enclosure in the southern portion of the property, east of the convenience store, which will be screened in accordance with Section 7301.B of the Zoning Ordinance. The applicant also notes that all equipment will be designed and screened in accordance with Section 7301.A of the Zoning Ordinance.

Elevations

The provided Elevations for the convenience store show that the building materials will be predominantly brick and stone (at least 90% masonry on each elevation), accentuated by two tower features with peaked roofs, an EIFS cornice, metal canopies, and windows on all elevations. The applicant notes the five following architectural elements: canopies, recesses and projections, an outdoor patio, peaked roof forms, and a cornice/horizontal band. Most of the building will be 20 feet in height, with the tower elements being 27'-4" at the roof peak. The dumpster enclosure and the columns for the fuel station canopy will also be brick to match the building.

Landscape Plan

As indicated in the Landscape Plan, the applicant will provide 20' landscape setbacks adjacent to Barrington Way and U.S. 287. The landscape setbacks will include a mix of shade trees and ornamental trees, as well as extensive shrubs and grasses to screen the parking lot. Shade trees will be provided in the parking lot islands/peninsulas. The trash enclosure will be screened by evergreen shrubs, while the patio area and the south side of the convenience store will be screened by extensive shrubs, ornamental trees, and grasses. The applicant has provided information noting they are meeting or exceeding the various landscaping requirements.

Sign Plan

The applicant has provided a note on the Development Plan that all signage will follow the standards for C-2 zoned properties as indicated in Section 7100 of the Zoning Ordinance. In addition, the applicant has provided a Sign Plan showing the specifications for the proposed signage on the property. There will be one monument sign along U.S. 287 advertising 7-Eleven and Exxon as well as the fuel prices; the monument sign meets the materials, size, and setback requirements for monument signs as outlined in the Zoning Ordinance. The convenience store will include "7-Eleven" wall signs on the north and west elevations (facing U.S. 287 and Barrington Way, respectively) and the fuel station canopy will include "Exxon" wall signs on the north, west, and east elevations (facing U.S. 287 and Barrington Way); the wall signs will include colored stripes emanating out from the business name. An "ATM" wall sign will also be included on the north elevation of the convenience store building. On-premise directional signs stating "enter" will be provided to direct patrons into the development from both access points and "7-Eleven" window graphics will also be provided on the north elevation. The wall, directional, and window signs meet the requirements outlined in Section 7100 of the Zoning Ordinance.

Summary

The proposed development will provide a convenience store and gasoline service station to the far southern part of Mansfield-particularly Somerset-which has experienced significant residential development in recent years. The site is located in the commercial part of the Somerset development and meets the Zoning Ordinance requirements for C-2 zoned property that are applicable to this portion of the development.

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