Legislation Details (With Text)

File #:	21-4153	**Version:**	1	**Name:**	ZC#21-006: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development for professional office uses on approximately 0.708 acres out of the William Bratton Survey, Abstract No. 161, Tarrant County, TX, located at 1045
Type:	Zoning Case			**Status:**	Passed
File created:	6/28/2021			**In control:**	Planning and Zoning Commission
On agenda:	7/6/2021			**Final action:**	7/6/2021
Title:	SUP#20-019: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.39 acres out of the Richard Bratton Survey, Abstract No. 114, Tarrant County, TX, located at the northwest corner of E. Broad St. & Matlock Rd.; Drew Donosky of Claymoore Engineering, Inc. (engineer) and Tom Schaffer of Schaffer Construction (developer) on behalf of Steve Horning-Lockwood (owner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Maps and Supporting Information.pdf, 2. Exhibit A - Property Description.pdf, 3. Exhibit B - Site Plan.pdf, 4. Exhibit C - Elevations.pdf, 5. Exhibit D - Landscape Plan.pdf, 6. Exhibit E - Sign Plan.pdf				

Date	Ver.	Action By	Action	Result
7/6/2021	1	Planning and Zoning Commission	Approved	Pass

SUP#20-019: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.39 acres out of the Richard Bratton Survey, Abstract No. 114, Tarrant County, TX, located at the northwest corner of E. Broad St. & Matlock Rd.; Drew Donosky of Claymoore Engineering, Inc. (engineer) and Tom Schaffer of Schaffer Construction (developer) on behalf of Steve Horning-Lockwood (owner)

Existing Use: Vacant land
Existing Zoning: PD Planned Development

Surrounding Land Use & Zoning:
North - Vacant land, PD
South - E. Broad St.; bank and offices (PD) across the street
East - Matlock Rd.; restaurant (PD) across the street
West - Vacant land, PD

Thoroughfare Plan Specification:
E. Broad St. - principal arterial (six-lane divided)
Matlock Rd. - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of 1.39 acres of vacant land at the northwest corner of E. Broad St. and Matlock Rd. This property represents the initial development of a larger 36-acre tract of land located

in the frontage zone of the Neighborhood Center Two Sub-District of The Reserve Planned Development (PD). The applicant is requesting a Specific Use Permit for a gasoline service station; the gas station will also include a convenience store. Gas stations require a Specific Use Permit in this sub-district of The Reserve PD and are subject to all of the design regulations applicable to this sub-district.

Site Plan

The site plan includes a 4,650 sq. ft. 7-Eleven convenience store building, as well as a 4,356 sq. ft. canopy with 16 fuel pump stations and a fenced outdoor patio area. The property will have direct access to both Matlock Road and E. Broad St. Access to Matlock Rd. will be right-in/right-out only and will be shared with the future lot to the north. There will be two access points on E. Broad St.; an on-site access point will be right-in/right-out while a full access point will be located off-site on the future lot to the west. Circulation is provided by a shared access drive along Broad Street and Matlock Road that will also serve future development to the north and west; this drive will include parking spaces on both sides with tree islands at regular intervals as required by the frontage zone requirements of The Reserve PD. Development in the frontage zone also requires the building to be built on an 80' build-to-line as measured from both Matlock Rd. and E. Broad St. This results in the building configuration as shown, with the fuel pump canopy located on the west side of the building; the side of the canopy is also on the build-to-line. Public entrances are provided on both the west side of the building (facing the canopy) and the east side of the building (near the patio area). Direct pedestrian access is provided to the property by sidewalks that connect to the sidewalks along Matlock Rd. and E. Broad St. A trash enclosure will be located on the northwest side of the building. The applicant notes that all service areas and equipment will be screened in accordance with the standards specified in Section 11 of the Neighborhood Center Two Sub-District of The Reserve PD.

Elevations

Elevations have been provided for both the building and the fuel pump canopy. Staff notes that the applicant worked diligently and cooperatively with staff to revise the building configuration and architectural design to adhere to the requirements and intent of The Reserve PD. The Reserve PD is intended to provide for a village-like design and pedestrian-friendly atmosphere. To this end, the building features traditional building materials and a traditional design, as well as public entrances facing both the fuel pump canopy and the Matlock Rd. street frontage. Also in accordance with the regulations, the building includes a well-defined base, middle, and top, as well as four-sided architecture, with materials and articulation repeated around all sides of the building. The building features mostly brick and stone materials. Tower elements are provided on the corners of the building, while a stone base provides definition to the base of the building, windows and metal awnings provide definition to the mid-section of the building, and faux windows add interest to the top of the building and provide the illusion of a second story. In addition, the top of the building is enhanced with an EIFS cornice treatment. The building height ranges from 26' to 32'. Building materials calculations have been provided showing 69% brick, 24% stone, and 7% EIFS; the total percentage masonry is 93%. Glass represents 25% of the total surface area. Elevations have also been provided for the canopies, which include stucco on the canopy itself and brick-and-stone columns that match the building.

Landscape Plan

As required by the Neighborhood Center Two Sub-District of The Reserve PD, a double row of street trees will be planted along E. Broad St. and Matlock Rd.; the trees will be staggered in this section of The Reserve. In addition, canopy trees will be planted in the parking lot islands closer to the building and an island on the north side of the fuel canopy. The street trees and canopy trees will include a

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mix of red oaks, live oaks, and cedar elms and three vitex ornamental trees will accentuate the intersection of Broad and Matlock. Holly trees and shrubs will be planted in a reduced 5' landscape setback along the west property line; a variance is being requested for the reduced landscape buffer in order to accommodate the building configuration requirements. Shrubs will also be planted to screen the parking lot and drive aisles from the street and to screen the trash enclosure and any ground-mounted equipment. The patio area will be screened by a 3'-6"-tall decorative metal fence.

Sign Plan

As it relates to signage, development in the Neighborhood Center Two Sub-District of The Reserve follows the same standards applicable to C-2 zoning, which allows for one monument sign or wall sign per street frontage as well as one wall sign per business that occupies the premises. The sign plan shows two monument signs, one along Matlock Rd. and one along E. Broad St.; both are approximately 10' in height with a masonry base to match the building and a sign area of 35 sq. ft. In addition, the sign plan shows three wall signs: a 22'-wide x 2'-tall wall sign over the main (west) entrance and 8' x 8' wall signs on the south and east elevations (facing Broad and Matlock). The applicant is requesting a deviation to allow these additional wall signs facing Broad and Matlock and staff is supportive of the request given the unique building and canopy configuration due to the requirements of The Reserve, as well as the enhanced architecture that was provided.

The subject property is located in the Neighborhood Center Two Sub-District of The Reserve PD and represents the initial development of a larger 36-acre tract. In this sub-district, a gas station is only allowed with a Specific Use Permit. Development in the frontage zone of this sub-district requires a particular site layout and architectural and landscaping standards that would ordinarily make this property not very conducive for a gas station. However, the applicant worked cooperatively with staff on achieving a plan that adheres to the requirements, by shifting the fuel pump canopy to the west of the building and orienting the canopy and convenience store building on the 80' build-to-line as measured from both Matlock Rd. and E. Broad St. and making the building the prominent structure on the property as viewed from the street intersection. In addition, the architectural design meets and exceeds the requirements of The Reserve PD. Deviations are requested to allow for a reduced landscape buffer on the west side due to the revised orientation, as well as deviations to allow wall signage on additional elevations given the corner location with entrances on both sides; staff supports these requests given the unique circumstances, the enhanced architecture, and the opportunity to provide additional buffering as needed on future development to the west. Furthermore, staff finds the use compatible with the commercial uses across Matlock and Broad and the expected future commercial uses to the north and west. Staff recommends approval.

Attachments

Maps and Supporting Information
Exhibit A - Property Description
Exhibit B - Site Plan
Exhibit C - Elevations
Exhibit D - Landscape Plan
Exhibit E - Sign Plan