



Legislation Text

File #: 21-4308, **Version:** 1

Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for a Gasoline Service Station on Approximately 1.168 Acres Known as Lot 1, Block 1 of Bridges Addition and Lot 1, Block 1 of English Park Addition, Located at 1901 & 1911 FM 157; Cody Moore of CEI Engineering, Inc. (engineer) and Devan Pharis of Estacado Interests, LLC (Developer) on Behalf of Khawaja Haque of Hawk's Pantry Inc. and Anis G. & Nadia Khalil (Owners) (SUP#21-005)

To consider the subject specific use permit request.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on September 7, 2021, and voted 6-0-1 (Goodwin absent) to recommend approval with the condition that a central feature or community space in the form of a patio/seating area or plaza with benches be provided on the north side of the convenience store, to be approved by the Director of Planning, as required by Chapter 155.092 (M) of the City's Code of Ordinances. The Planning and Zoning Commission also discussed, among other things, architectural considerations to ensure that the project met the community's vision for elevated aesthetics; whether food service would be provided; trash enclosure location and screening; disposal of the existing storage tanks; construction timeframe; requirement for community space; reconfiguration of the access point on FM 157; design of the fuel pump canopy; signage locations; and the distance from the church as it relates to alcohol sales.

The applicant has revised their plans to provide for a seating area on the north side of the building to meet the requirement for community space. The seating area will include two benches, with a low masonry wall, enhanced paving, and enhanced landscaping.

Staff Recommendation

Staff recommends approval.

Existing Use: Gas station and vacant land

Existing Zoning: C-2 Community Business District (freeway overlay district)

Surrounding Land Use & Zoning:

North - Restaurant, C-2

South - US 287

East - FM 157; restaurant w/ drive-through service and former gas station, C-2 (across the street)

West - Restaurant w/ drive-through service, C-2

Thoroughfare Plan Specification:

N. US 287 - freeway

FM 157 - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of a total of 1.168 acres. The largest parcel (1901 FM 157) is currently improved with a Chevron gas station, which includes a central convenience store building partially covered by a fuel pump canopy, as well as a car wash building and trash enclosure. A smaller triangular parcel (1911 FM 157) is currently vacant and will be made part of the proposed redevelopment. The applicant is requesting a Specific Use Permit to redevelop the site to accommodate a new gas station branded as a Murphy Express.

Site Plan

All existing structures will be demolished to accommodate redevelopment of the property. When redeveloped, the site will include a 2,824 sq. ft. convenience store, 4,368 sq. ft. fuel pump canopy with 14 fueling stations, trash enclosure, and 15-space parking lot. The new convenience store will be located on the west side of the property, roughly in the location of the existing car wash, while the new fuel pump canopy will be located on the east side of the property roughly in the same location as the existing canopy. The north side of the convenience store will include ice chests, propane tanks, and other merchandise that are traditionally stored outside; no other outside storage of materials or display of merchandise will be allowed except in this area. The trash enclosure will be located at the northwest corner of the property and the applicant notes that the trash enclosure and all equipment will be screened in accordance with the City's Code of Ordinances. Near the trash enclosure, a tire pumping station will be provided.

Access and Circulation

Full access to the site will remain from the northbound U.S. 287 Frontage Road, as well as from FM. 157 via a shared access drive on the north side of the property that also serves other commercial properties to the north and west. An additional direct access point into the site from FM 157 will be converted to a right-in-only access point; if TxDOT approval is not granted for this reconfiguration, then it will be removed. The 15 parking spaces to be provided will be located near the convenience store building and meet the Zoning Ordinance requirement of 1 space per 200 sq. ft. established for gas stations; the calculations are based on the floor area of the convenience store building. Sidewalks will be provided around the convenience store building to provide access to the building from the parking spaces, as well as access to the trash enclosure.

Elevations

Elevations have been provided for the proposed convenience store building, fuel pump canopy, and trash enclosure. The building will be predominantly brick, with a stone base with water table; the building will be 85% masonry. To provide articulation, a projecting tower feature will enhance the main entrance to the building; this tower feature will include a metal fascia system, recessed entrance, and faux windows along the top of the tower. In addition, a combination of windows and faux windows will be provided along all sides of the building and the windows will include open-style decorative metal awnings. The top of the building will be accented by a decorative metal cornice. The canopy will include a metal fascia system, as well as brick columns with stone bases. The trash enclosure will be brick with a stone base and water table and will include opaque metal gates.

Landscaping and Screening

Landscaping on the site will be improved with canopy trees along FM 157 and U.S. 287 in the required 20' landscape setback and at the northwest and southwest corners of the property. Due to site constraints, the 10' landscape buffer that would typically be required along the west property line will be reduced to around 5' near the convenience store building, but enhanced with dense shrubs; a

1.5'-tall block retaining wall will also be provided at this location due to the grade difference. Three existing trees along the west side of the property will be preserved. Ornamental trees will accent the parking areas while dense shrubs will screen the drive aisles from U.S. 287 and FM 157. Shrubs will also screen the trash enclosure area and enhance the parking lot islands.

Signage

The plans specify that all signage will comply with the regulations applicable to C-2, Community Business District. As such, if the applicant's request for a Specific Use Permit is approved, the existing legal non-conforming pole signs will be removed and new monument signs that comply with the City's current signage regulations will be constructed along U.S. 287 and FM 157. The signs will include masonry bases to match the building. In addition, a wall sign and logo sign will be provided on the east side of the building. Branding colors will be provided on all sides of the fuel pump canopy, with business signage provided on the east side of the canopy, and pricing signage on the east and south sides of the canopy.

Summary

The subject property is zoned as C-2, Community Business District. This zoning district allows for a gasoline service station with the approval of a Specific Use Permit. Presently, the property is developed as a gasoline service station; and the applicant's proposed redevelopment of the property will result in the construction of a contemporary gasoline service station with substantial improvements in site design, architecture, landscaping, and signage.

Attachments:

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