



Item #3

MEMORANDUM

February 23, 2018

To: Southlake 2035 Corridor Planning Committee

From: Kenneth Baker, Sr. Director of Planning and Development Services

Subject: Item #3 – Overview – 7-Eleven in Carroll Oaks Center at SH 114 and N. Carroll Ave.

Purpose:

Review, discuss and make recommendations on proposed revisions to the 7-Eleven in the Carroll Oaks Center development to revise the store footprint, construct a larger fuel station canopy, and add two additional fuel stations on an approximately 1.85 acres of property at the southwest corner of E. SH 114 and N. Carroll Ave.

Property Location:

The property is located at the southwest corner of E. SH 114 and N. Carroll Ave. and addressed as 1101 E. SH 114.

Summary of Proposal:

The proposed conceptual plan shows revisions to the 7-Eleven at the Carroll Oaks Center to include a reconfiguration of the footprint of the store and two (2) existing lease spaces to increase the 7-Eleven floor area from 2,585 square feet to 4,160 square feet. The existing gas pump canopy to the north of the store is proposed to be removed and replaced by a larger canopy that is farther from the SH 114 frontage road. Two (2) additional fuel stations are proposed in the new location for a total of four (4) stations. The current zoning on the property is "C-2" Local Retail Commercial District. The existing 7-Eleven with the fuel stations was a permitted use when the Carroll Oaks center was constructed under Zoning Ord. No. 334 in 1986 and 1987. The fuel stations became a legal nonconforming use with the approval of Ord. No. 480-Z in 1997 when gasoline filling stations that operate in conjunction with small convenience stores were removed as a permitted use in the district. A section was added in the same ordinance to allow gasoline service stations when operated with or without a convenience store in the "C-3" General Commercial District with approval of a Specific Use Permit. The applicant is proposing to add the gasoline service station as a permitted use in the proposed "S-P-1" Detailed Site Plan District zoning.

Project Overview:



February 21, 2018

Dennis Killough, AICP
Deputy Director of Planning & Development
City of Southlake
1400 Main Street, Suite 310
Southlake, Texas 76092

Dear Mr. Killough:

On behalf of my client, I hereby submit a request to be placed on the March 1, 2018, Planning Corridor Committee meeting. It is our hope to receive as much input as possible from this Committee in an effort to know how we should move forward. Attached is the following:

1. Proposed Conceptual Plan with landscaping
2. Proposed Conceptual Site Plan identifying the parking analysis
3. Existing Site Plan with required and existing parking
4. Architectural Elevation showing what we are proposing

7-Eleven currently leases 2585 SF of space and has two (2) fueling stations. We are proposing to increase our leased space to 4160 SF with two (2) additional fueling stations. If approved, we will be constructing the canopy with a tiled pitched roof and stone columns to match the recently remodeled center. Because we would be leasing additional space from the center, the amount of required parking for the overall center will be reduced, given the current uses. We have taken into account the vacant space at a ratio of 1 space per 200 sf of floor area. The reduction in required/provided parking would be from the existing 100 spaces to 88 spaces.

The total site is comprised of 1.74 acres. The existing shopping center was constructed in 1986 with 7-Eleven beginning operations in 1987. Additionally, we would be updating the existing building signage; updating the canopy design to coordinate architecturally with building; and remodeling the interior expanded space.

We understand that the existing use is considered a legal non-conforming use and that any expansion to the fuel facility would require a rezoning of the entire property to the SP-1 zoning district in order to bring this site into compliance with current land use regulations.

If you need additional information prior to this meeting, please feel free to contact me at 817.797.9134. Thank you.

Sincerely,

Karen K. Mitchell

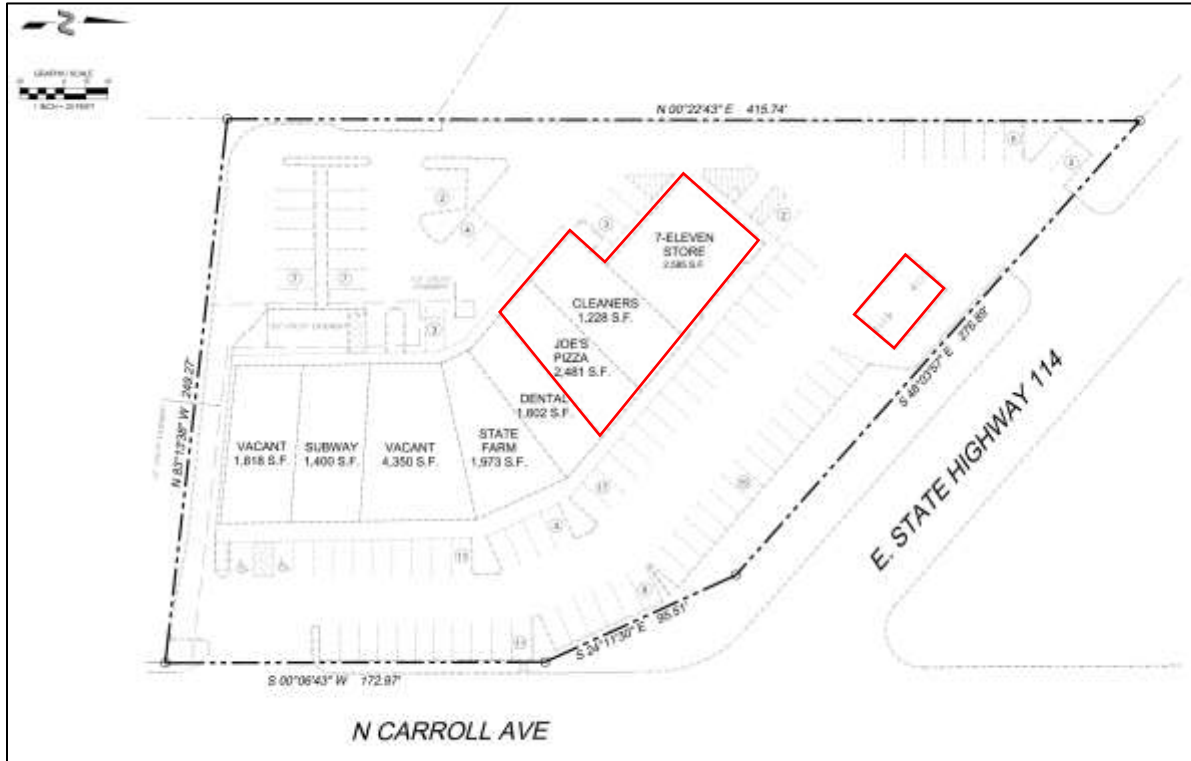
Cc: Tom Shaffer, Schaffer Construction
Shane Partridge, Schaffer Construction

7823 Nine Mile Bridge Road

Fort Worth, Texas 76135

817.237.4467

Existing Site Plan:



Proposed Site Plan:



Transportation

There are two (2) existing access points to the site with one (1) driveway onto N. Carroll Ave. and one (1) driveway onto the SH 114 frontage road. No changes are proposed to the existing driveways.

Zoning

The current zoning on the property is “C-2” Local Retail Commercial District. The existing 7-Eleven with the fuel stations was a permitted use when the Carroll Oaks center was constructed under Zoning Ord. No. 334 in 1986 and 1987. The fuel stations became a legal nonconforming use with the approval of Ord. No. 480-Z in 1997 when gasoline filling stations that operate in conjunction with small convenience stores were removed as a permitted use in the district. A section was added in the same ordinance to allow gasoline service stations when operated with or without a convenience store in the “C-3” General Commercial District with approval of a Specific Use Permit (see requirements below). The applicant is proposing to add the gasoline service station as a permitted use in the proposed “S-P-1” Detailed Site Plan District zoning.

The specific requirements for a fuel station in the Specific Use Permit section in Zoning Ordinance No. 480, Section 45.10, as amended, are provided below for reference:

SPECIFIC REQUIREMENTS FOR GASOLINE SERVICE STATIONS WHEN OPERATED WITH OR WITHOUT CONVENIENCE STORES, CAR WASHES, AND OTHER RELATED ANCILLARY USES (This entire section was added by Ordinance No. 480-Z.)

In addition to the Corridor Overlay Zone regulations and the underlying zoning district regulations, gasoline service stations/filling stations (with or without a convenience store, car wash and other related ancillary uses) shall meet the following requirements prior to issuance of a building permit: (In the event that there are conflicting requirements, the more stringent regulations shall apply.)

a. **General Criteria**

All gasoline service stations on the F.M. 1709 corridor shall be located at signalized arterial intersections as defined in the city’s Master Thoroughfare Plan. This requirement is designed to ensure that the supporting street infrastructure can handle higher volumes of traffic during peak hours of traffic loading.

All gasoline service stations on the S.H. 114 and F.M. 1938 corridors may be located at either intersection or mid-block.

b. **Development Regulations**

1) Residential Adjacency: Gasoline pumps, pump islands, canopies, or car washes, where adjacent to property zoned as single-family residential or designated as low or medium density residential on the city’s land use plan, shall maintain a minimum setback of at least one hundred twenty-five (125’) feet.

The hours of any carwash operation may be limited when located adjacent to residentially-zoned property. No dumpster shall be placed within 50' of residentially zoned property or designated as low or medium density residential on the city's land use plan.

- 2) Lot Area: The minimum area of a lot shall be forty thousand (40,000) square feet, but the Planning and Zoning Commission may recommend and the City Council may require additional lot area to ensure proper internal traffic circulation and appropriate stacking on site.

- 3) Building Design:

Gabled or Hipped Roof: All service station convenience stores, pump canopies and car washes shall be constructed with a gabled or hipped roof with a minimum pitch of 4:12.

Articulation: Service station convenience stores shall meet the articulation requirements of the Corridor Overlay Zone. Pump canopies and freestanding car washes shall be exempted from the articulation requirement.

Building Materials: All exterior facades of the convenience store, canopy columns, and car wash shall be constructed of the same material.

Floor Area: The minimum floor area of a convenience store shall be 2,000 square feet with each lease space within the convenience store building being a minimum of 500 square feet. Each freestanding car wash or other ancillary building shall have a minimum floor area of 500 square feet.

- 4) Site Design:

Lighting: A system to light the area of the gas pumps shall be provided. Such lighting shall be designated to light the pump area adequately without becoming an unnecessary nuisance to traffic or to owners of nearby property.

Landscaping: Where parking is provided between the building setback line and any public R.O.W., shrubs obtaining a mature height of three feet (3') or greater must be planted at a minimum spacing of thirty inches (30") on center continuous along all paved edges of the parking or driving areas.

Existing Land Use Plan Designation



Retail Commercial

Purpose and Definition: The Retail Commercial category is a lower- to medium-intensity commercial category providing for neighborhood-type retail shopping facilities and general commercial support activities. It is intended to provide limited local retail and/or office uses which serve neighborhoods in close proximity. It is intended that all uses in this category will be compatible with adjacent single family uses, thereby maintaining the character and integrity of existing neighborhoods. This category is intended to encourage comprehensively planned developments. In areas where the Retail Commercial designation is adjacent to residentially zoned properties or areas with a residential designation on the Land Use Plan, lower intensity activities such as office or office-related uses should be planned adjacent to the residential uses. Other suitable activities are those permitted in the Public Parks/Open Space, Public/Semi-Public, and Office Commercial categories previously discussed.

Aerial:



Rendering

