

PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 2, 2015

PUBLIC HEARING AGENDA Item #21 – SU151003/S151003 - Specific Use Permit/Site Plan - CST Corner Store (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a convenience store with gasoline sales and a single-bay automatic car wash. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. Applicant is John Measels, John Thomas Engineering and the owner Kris Ramji, Victory @ Lake Ridge LLC.

Mr. Hinderaker stated CST Corner Store seeks to construct and operate a 4,650 sq.ft. convenience store w/gasoline sales and a 1,025 sq.ft. single-bay automatic car wash. The proposal also includes the construction of a seven island gas pump service area w/canopy, a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The subject property's underlying zoning, PD-283, allows for all uses permitted in the General Retail District of the UDC. In accordance with Article 4 of the Unified Development Code, a convenience store w/gasoline sales is permitted in the General Retail District with an approved specific use permit. A self-service car wash is also permitted in the General Retail District with an approved specific use permit. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan approval is required whenever a project is located within a Planned Development Zone District and/or a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC.

Mr. Hinderaker stated access to the subject property will be from two new driveway locations – one on Lake Ridge Parkway and another on Camp Wisdom Road. As the subject property is part of larger general retail tract totaling approximately 14.4 acres, these access points and driveway are being established as mutual-access easements to ensure that there is legal access to the balance of the future general retail development and to also limit the necessity for additional access drives onto these arterial streets to each individual future development. Access to the single-bay automatic car wash is internal to the site only. The proposal includes six vehicle queuing spaces and two vacuum parking spaces. While two of the queuing spaces do block four of the proposed parking spaces adjacent to the car wash, the proposal's total parking exceeds the minimum required parking by fifteen spaces. The applicant has indicated that these spaces will be used by employees if queuing of the car wash routinely is full.

Mr. Hinderaker stated all four facades of the convenience store are proposed to be clad in 100% masonry materials, excluding doors and windows. The applicant proposes using a veneer-wall construction utilizing a mix of integral-colored concrete simulated stone (cast stone) and thin

brick. All four facades include metal awnings, which staff considers an architectural accent feature and not a true part of the façade material calculations. However, the percentage of metal incorporated into the facade is less than 10% on each façade and is therefore meeting the standards of the underlying zoning district. The roof will be covered with silver standing seam metal roof system. As proposed, an appeal of the minimum required roof pitch and vertical articulation on the west façade will be necessary. The car wash building will also be clad in 100% masonry, excluding the automotive exit and entrance of the car wash and one personnel service door. The building does not contain any windows. The color of this building will mirror the convenience store. Due to the small size of the building, the city's articulations standards do not apply. As proposed, the building does not contain the necessary 8:12 roof pitch or 36" roof eave overhang, nor the minimum amount of accent masonry required by Appendix F of the UDC which requires a minimum of 25% accent stone. The applicant is proposing a range of 10% to 13% accent stone. An appeal of these noted standards will be necessary. The proposed canopy over the seven gas-pump island will match the architectural style of the convenience store and car wash. The support posts are proposed to be clad in the same masonry material. The proposed canopy will have a pitched 4:12 roof, which staff supports. Staff is not supportive of the 8:12 pitch roof requirement of PD-283 for the car port and therefore has approved this deviation administratively and therefore not noted this change as an appeal.

Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by the PD-283, Article 8 (as General Retail) of the UDC, and Section 4 of Appendix F of the UDC as shown below. Screening is not proposed or required as there is no residential adjacency or proposal for outdoor storage, which are triggers for screening requirements. The landscape plan contained in the Planning and Zoning Commission packet is an out of date plan based on an earlier submission. The landscape buffer and the majority of the landscape elements will remain unchanged. While the following analysis is based on this outdated plan, which meets or exceeds the minimum standards, the applicant understands and has agreed to submit a revised plan that will also meet or exceed the minimum standards. Note: The revisions are necessary due to a realignment of the two access drives that from the north and east sides of the property. The applicant is proposed to build a 13ft. x 23ft. (outside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the convenience store and car wash. The enclosure conforms to city standards.

Mr. Hinderaker stated the applicant is not proposing to have any outdoor storage of product or materials except for the typical 20-lb propane sale & exchange rack and an ice machine, which will both be set adjacent to the store building. No other storage of storage or display of product is proposed or considered as part of this review. The west façade of the convenience store does not meet the minimum articulation standards of the PD-283 or Appendix F of the UDC. The convenience store contains a 5:12 pitch roof and the carwash a 6:12 roof pitch. PD-283 requires

an 8:12 roof pitch. The he car wash does not have the required 36" roof overhang as stipulated in PD-283

Mr. Hinderaker stated the Development Review Committee recommends approval of the request.

Chairperson Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Jared Westmorland, 800 W. Airport Freeway, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU151003/S151003 as presented by staff granting the applicants appeals, and the applicant work with staff on the Roof Eave Overhang. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**