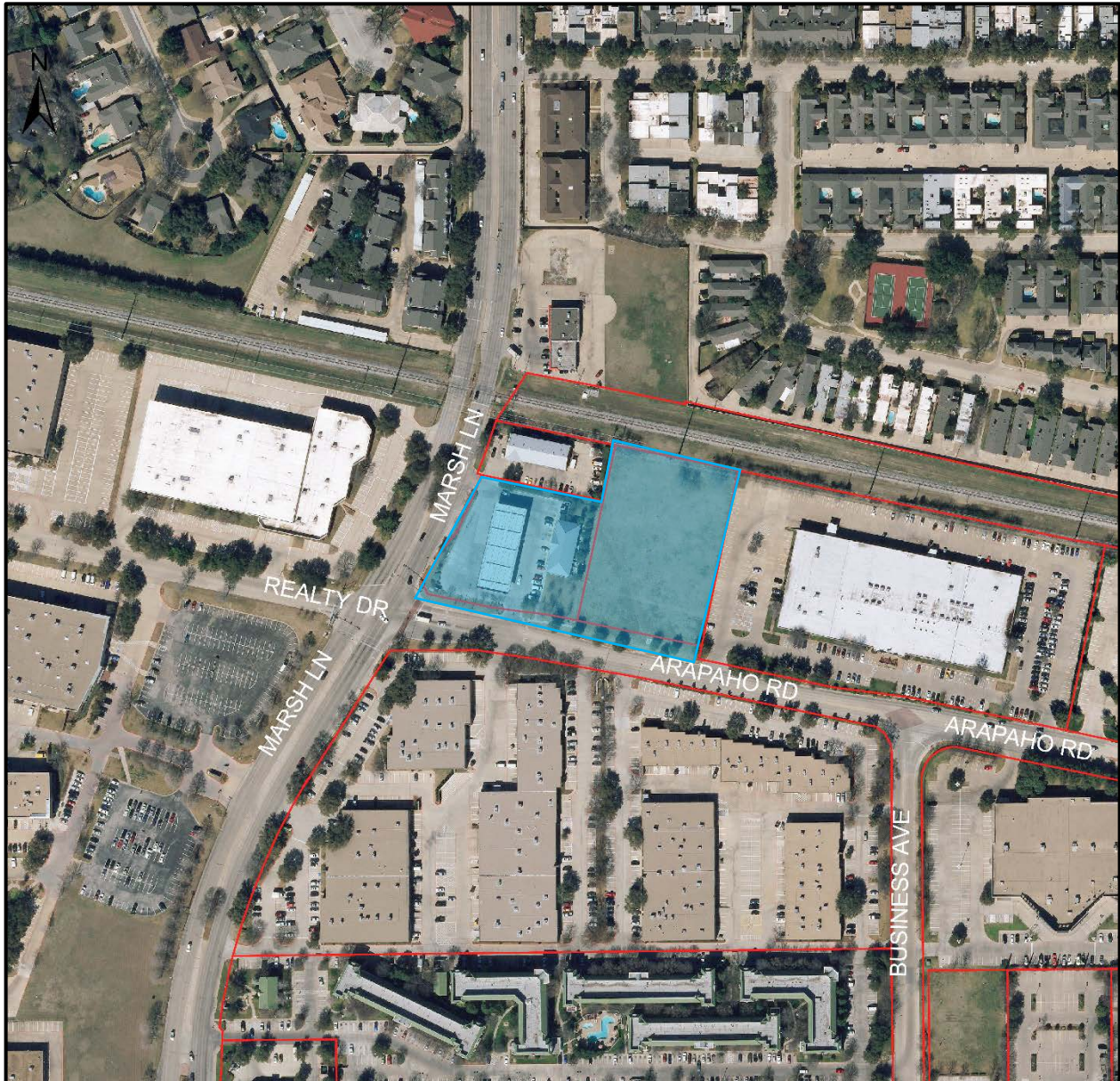


# 1769-Z

**PUBLIC HEARING** Case 1769-Z/Race Trac. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, directly to the east of 15196 Marsh Lane, which property is currently zoned Industrial-1 (I-1), to Local Retail (LR-1), approving a Special Use Permit for the sale of beer and wine for off-premises consumption only, and approving a Special Use Permit for a restaurant in order to allow the existing Race Trac gas station to expand their operations and to create outdoor patio seating.

## LOCATION MAP





December 11, 2017

**STAFF REPORT**

RE: Case 1769-Z/Race Trac

LOCATION: 15196 Marsh Lane

REQUEST: 

1. Approval of an ordinance changing the zoning on the vacant parcel directly to the east of 15196 Marsh Lane, currently zoned Industrial-1 (I-1), to Local Retail (LR-1);
2. Approval of a Special Use Permit for the sale of beer and wine for off-premises consumption only, and
3. Approval of a Special Use Permit for a restaurant

APPLICANT: Travis Bousquet, the Bousquet Group

**DISCUSSION:**

Background: This application is for the expansion of the Race Trac gas station located at the northeast corner of Marsh Lane and Arapaho Road. Race Trac has operated at this location since 2000, through Ordinance 000-028. In 2010, following the Charter election changing the restrictions for the sale of beer and wine for off-premises consumption, the City Council rezoned the property from Industrial-1 (I-1) to Local Retail (LR), and approved a Special Use Permit to allow the sale of beer and wine, for off-premise consumption only, through Ordinance 011-009.

The Race Trac gas station currently occupies a 1.372-acre parcel. Race Trac is interested in expanding their operations onto a portion of the adjacent vacant parcel, zoned Industrial-1, and creating an outdoor patio for patrons to enjoy the food available for purchase inside. The sale of beer and wine for off-premises consumption only requires a Special Use Permit, however, this SUP cannot be approved in the Industrial zoning districts. For the expanded gas station to continue to sell beer and wine, the adjacent parcel must be rezoned to LR and a new Special Use Permit approved. Additionally, the added patio would provide seating for patrons to consume food on premises, which requires approval of an additional Special Use Permit for a restaurant.

Proposed Plan: Race Trac is proposing to rezone the adjacent vacant parcel to an LR zoning district in order to redevelop and expand the existing gas station building and create an outdoor patio area. The new zoning would apply to both lots, totaling 3.133 acres. The new one story building would be approximately 5,411 square feet with an additional 711 square feet of outdoor patio. In addition to the rezoning, the applicant is requesting approval of a Special Use Permit to allow the sale of beer and wine for off-premise consumption only, and a Special Use Permit for a restaurant.

The proposed plans indicate that while the entirety of the adjacent vacant parcel is proposed to be rezoned, Race Trac intends to utilize only a portion of this property, leaving the remainder vacant.

Exterior Facades: The construction requirements for an LR district require that 80 percent of all exterior facades are constructed of masonry materials. The submitted plans show that the building materials for all exterior facades comply with this requirement.

Additionally, in order to accommodate the outside storage of propane tanks and an ice machine, Race Track is proposing a screening measure, consisting of an eight-foot masonry wall, that will screen all four sides. The screened enclosure, attached to the North side of the building, has an opening on the North side, to allow access. In order to screen this element, Race Trac has proposed a hedge row directly in front of the opening to the enclosure, to screen the adjacent property from the storage items. The submitted plans show the outside storage to be screened on all four sides and in compliance with the masonry requirement.

Parking: The plan provides a total of 52 parking spaces, 32 marked spaces around the building and an additional 20 spaces at the pumps. The LR district standards require that 1 parking space per 200 square feet be provided for the retail use and 1 parking space per 100 square feet be provided for the restaurant use. With a retail component of 5,109 square feet and restaurant component of 1,073 square feet, the property exceeds the parking requirement by 15 parking spaces.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. Current requirements call for a 24-foot-wide fire lane. The submitted site plans show that this requirement will be met.

Landscaping: The landscape plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The submitted plans meet the requirements of the Landscape Ordinance.

Engineering: The submitted plans have been reviewed by the Town's review engineer for compliance with the Town's roadway design standards. These standards permit just one access point along Arapaho Road. Furthermore, the property's current driveway on to Arapaho Road does not comply with the Town's requirements related to the distance for corner clearance from

the intersection of Arapaho Road and Marsh Lane nor the Town's requirement that driveways not open into right-hand turning lanes.

The submitted plans indicate two access points from Arapaho Road. While the property as it exists today, does not comply with certain design standards, the proposed additional access point, would take the property further out of compliance with the Town's design standards. Staff has expressed that only one driveway should be permitted along Arapaho Road, and that staff's preference is that the western drive be closed. This would bring the property into compliance with the Town's design standards and improve the safety of traffic flow in the area.

Looking ahead to the future development on the remainder of the vacant lot, closing the existing western driveway and creating a new driveway further east would also provide a joint access opportunity for that lot in a way that conforms to the Town's design standards.

Comprehensive Plan: The Comprehensive plan does not indicate a vision for the future of this particular property. The Plan establishes seven attributes of success that should be considered when evaluating current and proposed land uses to determine what is "highest and best" for a particular site. As detailed later in this report, staff believes that the proposed development ranks highly when using the Comprehensive Plan's seven attributes of success.

Staff believes that the proposed plan is in keeping with the overall goals and objectives established in the Comprehensive Plan.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Staff recommends approval of the zoning change from an Industrial-1 (I-1) zoning district, to a Local Retail (LR) zoning district, approval of a Special Use Permit for the sale of beer and wine for off-premises consumption only, and approval of a Special Use Permit for a restaurant subject to the following conditions:

1. The property owner shall replat the properties prior to the issuance of a building permit.
2. The property owner shall remove the existing western access point on Arapaho Road, and provide the proposed eastern access point as the sole access point along Arapaho Road.
3. The property owner shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

## Land Use Analysis

### Attributes of Success Matrix

Race Trac, 15196 Marsh Lane

1769-Z

Attribute	Comment	Score
Competitive	This intersection is becoming increasingly busier. The proposed improvements and expansion would allow the property to remain competitive with respect to the market.	
Safe	The property will enhance the existing sidewalks by setting them back at least five feet from the street; this will allow for safer pedestrian travel.	
Functional	Based on the proposed site, landscape, drainage, and utility plans the project appears to be functional.	
Visually Appealing	All facades meet the masonry requirements for the Town and the additional landscaping on this property would maintain its visual appeal.	
Supported with Amenities	The site is not surrounded by many amenities.	
Environmentally Responsible	The plan meets the Town's landscaping requirements, but does not include other sustainable elements.	
Walkable	The proposed site and landscape plans meet the Town's requirements, but are not well connected to other uses.	
<b>Overall Assessment</b>	<b>The proposed development represents the highest and best use of this site and complies with the Comprehensive Plan.</b>	



Case 1769-Z/Race Trac

December 19, 2017

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 19, 2017, voted to recommend approval of an ordinance rezoning the vacant parcel located directly to the east of 15196 Marsh lane from Industrial-1 (I-1) to Local Retail (LR-1), approval of a Special Use Permit for the sale of beer and wine for off-premises consumption only, and approval of a Special Use Permit for a restaurant in order to allow the existing Race Trac gas station to expand their operations and to create outdoor patio seating, subject to the following conditions:

- The property owner shall replat the property prior to the issuance of a building permit.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The Town of Addison Staff shall review the recently submitted traffic engineering study with the applicant to determine if a variance is warranted for a second access point to the property.

Voting Aye: Griggs, Meleky, Morgan, Robinson, Schaeffer,

Voting Nay: Groce, Wheeler

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none