

**SPECIAL USE PERMIT**

Case Coordinator: Michael McCauley

---

**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (FWY) Freeway District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(FWY) Freeway District	Construction Company and Yard
SOUTH	(LI) Light Industrial District	Aluminum Extrusion Company (Across Sandy Lake Road)
EAST	(FWY) Freeway District and I-35E Overlay	Restaurants (Across IH-35E)
WEST	(FWY) Freeway District	Undeveloped

**REQUEST:** Approval of an amendment to SUP-453 to allow modifications to an approved site plan, including additional fuel pumps, for a gas station

**PROPOSED USE:** Gas station in conjunction with a convenience store

**ACRES/LOTS:** Approximately 7.25 acres/1 lot

**LOCATION:** Northwest corner of Sandy Lake Road and IH-35E

**HISTORY:** The property has never been developed.  
SUP-453 was approved on December 11, 2018.

**COMPREHENSIVE PLAN:** High Intensity Commercial

**TRANSPORTATION PLAN:** Sandy Lake Road is designated as an (A6D) Six-Lane Divided Arterial and IH-35E is designated as a Controlled Access Highway.

**OWNER:** CHI North Texas 106 Sandy Lake Retail, L.P.

**REPRESENTED BY:** QuikTrip / John Pimentel

## **STAFF ANALYSIS**

### **REQUEST**

This is a request for approval of an amendment to SUP-453 to allow modifications to an approved site plan, including additional fuel pumps, for a gas station.

### **SITE DESIGN AND LANDSCAPING**

1. The overall proposed development of the site consists of 51 automobile parking spaces and an approximately 7,318 square foot convenience store with 20 regular automobile fuel stations and 8 diesel fuel stations (6 semi-tractor trailer truck fuel stations and 2 automobile fuel stations).
2. The convenience store's exterior is complimented by variations in roof height, detailed cornice, aluminum trim and metal awnings.
3. The development proposal provides landscape planter boxes along the front and sides of the building.

### **ELEMENTS TO CONSIDER**

1. The current SUP provides 39 automobile parking spaces and an approximately 4,997 square foot convenience store with 20 regular automobile fuel stations on an approximately 2.1-acre tract.
2. Similar to other QuikTrips, this convenience store and gas station will operate 24 hours-a-day, seven days-a-week.
3. The applicant did not include a tree mitigation plan for the trees being removed. Therefore, a fee shall be paid into the Tree Restoration Fund prior to permitting. The fee amount is calculated at \$185.00 per inch and the exact fee will be calculated at the time of plan review and permitting.
4. Portions of the property are located within the FEMA Special Flood Hazard Area (SFHA). Therefore, proposed improvements in the SFHA are required to comply with City of Carrollton Ordinance No. 2581 (Articles 8 and 9) as it relates to floodplain guidelines and the Trinity River Corridor Development Certificate process. Documentation indicating compliance with City of Carrollton Ordinance 2581 (Articles 8 and 9) shall be required prior to permitting.
5. Public comments were received.

### **PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not

detrimental to surrounding property, and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

#### **CONCLUSION**

Staff believes the development proposal illustrates an attractive building design along with a good site design. Staff further believes the development proposal will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found regarding location, arrangement and construction.