

## STAFF REPORT

**Case Number:** 14-SU-05  
**Request:** Specific Use Permit  
**Address:** 13115 Stemmons Freeway  
**Lot Size:** 14,287 square feet  
**Petitioner:** Shell at Farmers Branch (Tahhan Family Invt Ltd)

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### Existing Conditions:

The subject property is currently a gasoline fueling station and convenience store. It obtained a Specific Use Permit (SUP) for gasoline sales operation in 1986 (Ordinance No. 1634). The site is located on the southwest corner of Valley View Lane and Stemmons Freeway (I-35). There is a one-story existing building on the 14,287 square foot site. The building is approximately 2,600 square feet. To the east of the site is Stemmons Freeway. To the west of the site is the Monitronics building. To the north of the site is the Chevron Gasoline Station and Vanderburg Drafting Supply. To the south of the site is a variety of offices buildings.

The property is zoned Planned Development (PD-24) and allows for a variety of land uses including educational, recreational, transportation, retail, commercial and industrial. In June of 2014, the City passed Ordinance 3283 to allow beer and wine package sales with a Specific Use Permit (SUP) in PD-24. The applicant is seeking to amend the existing SUP for this site to include beer and wine package sales.

### Site Design:

The applicant is not proposing any major modifications to the site plan for this SUP request. However, the applicant is proposing to make the following improvements to the site.

The applicant will trim the existing shrubbery on site and repair the existing irrigation system located in the planter bed on the northeast corner of the property, fronting Valley View and Stemmons. The applicant will improve the appearance of the two existing planter beds by installing additional shrubs and greenery including a combination of Yaupon Holly, Skullcap or Rosemary, Mexican Feather Grass or Muhly and mulch (See Landscape Plan).

The applicant proposes to convert four cooler doors of soda and replace with beer and wine. The four doors closest to the ATM will be the location of the beer and wine, indicated in red on the floor plan. (See Floor Plan).

Concurrently, the applicant has applied for a building permit to convert an existing fuel dispenser to a compressed natural gas (CNG) dispenser. This CNG dispenser will also be located under the existing fueling canopy. All CNG storage shall be located in the southwestern corner of the property (See Site Plan).

The hours of the sale of beer and wine at the Shell Station shall be the following; **Monday – Friday 7:00 am-midnight, Saturday 7:00am-1:00am (Sunday morning) and Sunday noon to midnight.** Prior to the issuance of any city license for the sale of beer and wine, the applicant must complete all of the landscaping improvements noted above.

**Comprehensive Plan:**

The 2003 West Side Plan recommends this area to be an Employment District. Therefore the proposed SUP is consistent with the Comprehensive Plan.

**Thoroughfare Plan:**

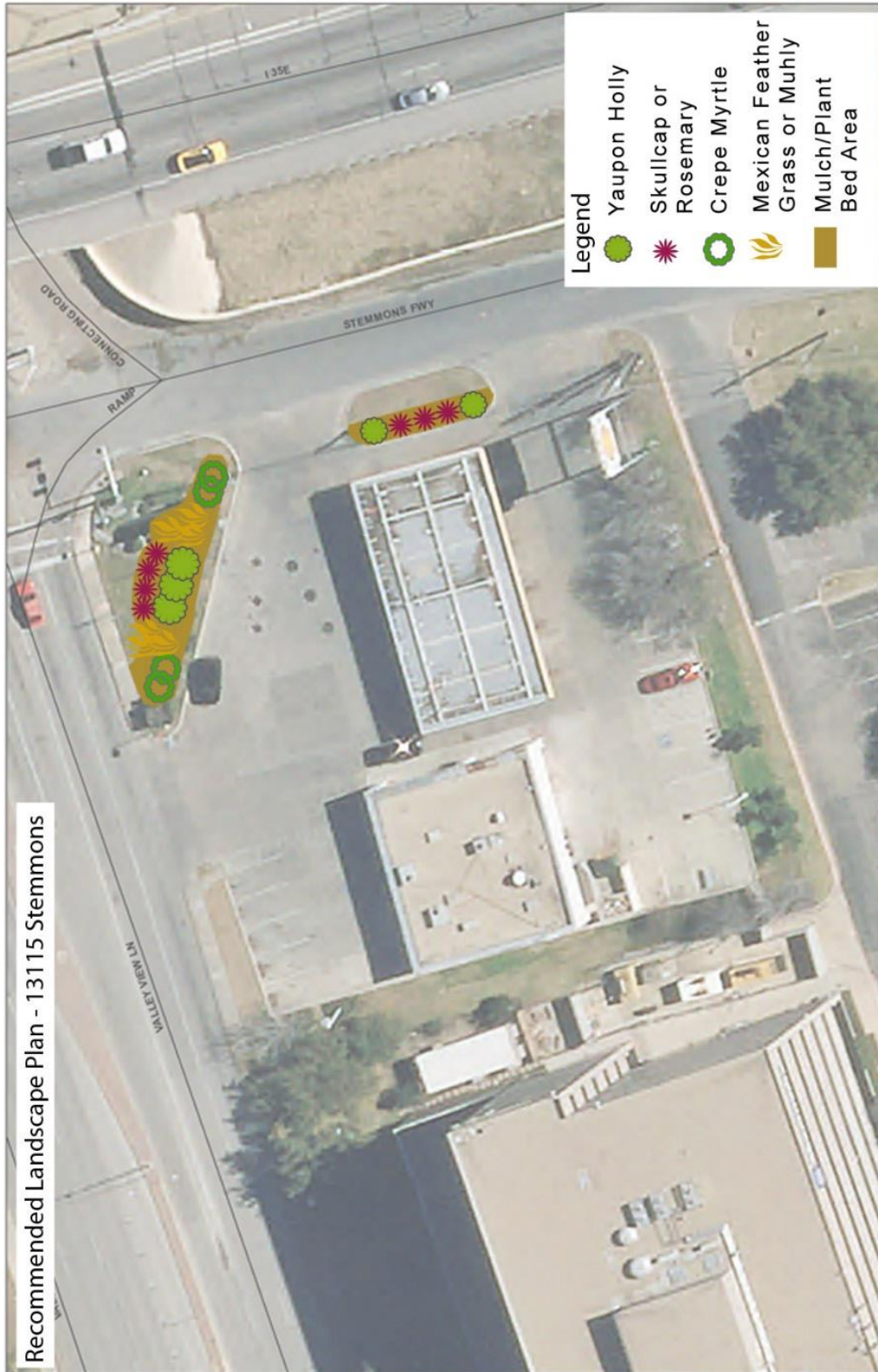
The property is bordered by Valley View Lane to the north and Stemmons Freeway to the east. Valley View does not have any plan for expansion or improvements at this time. Stemmons Freeway (I-35) is currently undergoing expansion plans and right-of-way acquisition as part of the construction and rehabilitation program. According to the Texas Department of Transportation, the subject property will not be impacted by the work for the next 5-7 years.

**Public Response:**

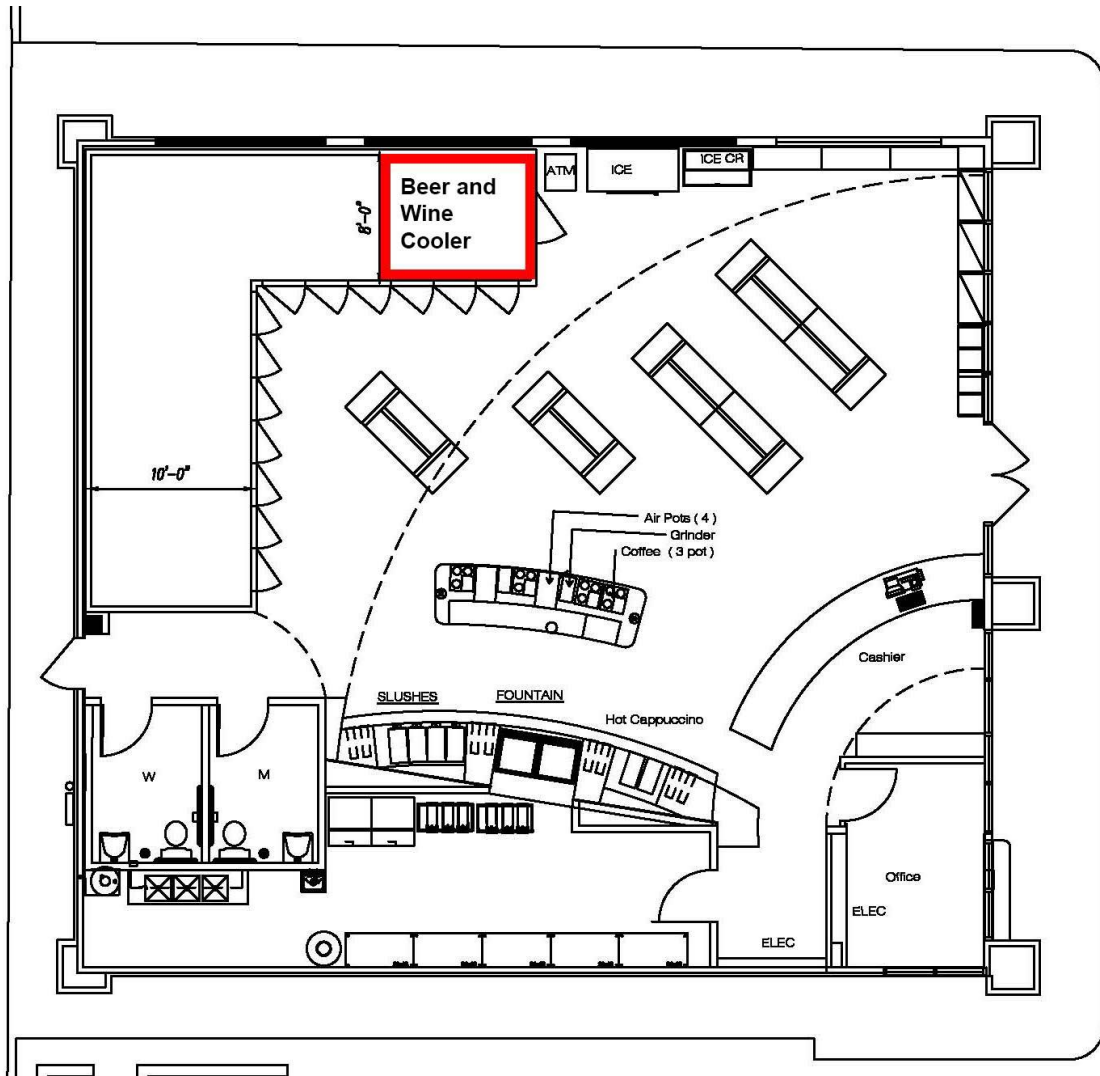
Six (6) zoning notification letters were mailed to the surrounding property owners on August 13<sup>th</sup>, 2014. Several zoning notification signs were also placed on the site on August 15<sup>th</sup>. As of August 20<sup>th</sup>, no letters of opposition had been received.



# LANDSCAPE PLAN



FLOOR PLAN



SITE PHOTOGRAPHS



View along Stemmons Freeway, Southbound frontage road



View from Intersection of Valley View and Stemmons Freeway

SITE PHOTOGRAPHS



View from Stemmons Freeway, facing Southwest