

June 14, 2011

Public Hearing: Preston Main Village (Z11-0005)
Owner(s): Preston/Main LP & QuikTrip Corporation

DESCRIPTION:

A request to amend Planned Development-219 to incorporate additional property (currently zoned Commercial-1) and establish development standards to allow a convenience store with fuel pumps. The property contains 13.8± acres on the northwest corner of Main Street and Preston Road. Zoned: Planned Development-219-Mixed Use and Commercial-1. Neighborhood #11. MW

This case must be removed from the table.

This item was tabled at the May 24, 2011 Planning & Zoning Commission meeting to allow the applicant and staff additional time to work through unresolved issues.

There was also an error in the acreage listed on the May 24th agenda and exhibits. The gross acreage of the property is 13.8± acres; net acreage is 11.9± acres. The previous agenda and exhibits showed 12.1± acres. The property owner notifications sent for the May 24 public hearing were not in error; therefore, by correcting the acreage on this agenda and exhibits, this case has been properly notified.

HISTORY:

Ordinance No. 08-08-75 – City Council adopted Ordinance No. 08-08-75, which rezoned the property from Commercial-1 and Single Family-5 to Planned Development-219-Mixed Use.

CASE OVERVIEW:

The applicant is requesting to amend the Planned Development to incorporate additional property currently zoned Commercial-1 and amend the development standards to allow a convenience store with fuel pumps (QuikTrip) which is currently not a permitted use per the Preston Road Overlay District. The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Retail	Commercial-1	Retail
East	Vacant	Planned Development-3	Retail & Mixed Use-Non Residential
South	Retail	Commercial-1	Retail
West	Residential	Single Family-7, Single Family-12.5	Residential

The request to amend the Planned Development to incorporate additional property and allow a convenience store with gas pumps would apply to Tract 2. No changes were requested for Tract 1 of the Planned Development (the mixed use portion). The request to construct the convenience store with gas pumps will result in the demolition of the existing Valero station which fronts on Main Street and the II Brothers Restaurant which fronts on Preston Road.

Relation to Preston Road Overlay Standards

As noted in the Zoning Ordinance, the Preston Road Overlay District establishes development standards for properties within the Preston Road corridor regarding land uses, site and architectural design, building materials, landscaping, lighting and signage. The expressed intent of this overlay district is to enhance the quality of life in Frisco, regulate the character of growth along the Preston Road corridor, and to ensure the careful and orderly growth of the historical trail and entryway to the Downtown.

Convenience stores with gas pumps are prohibited in the Main Street sub-district of the Preston Road Overlay District. The Valero station is a non-conforming use. Staff agreed to work with the property owner to facilitate the redevelopment of the site to accommodate the proposed QuikTrip. Because this site is a premier corner in the center of Frisco – and a gateway into the downtown – staff expressed the need to maintain high quality architectural standards as well as compliance with the Preston Road Overlay District’s landscape requirements. While staff supported the applicant’s building elevations as submitted with the zoning application, two major issues remained with regards to landscaping and the size of the pump island canopy.

Landscaping

The Landscape requirements in the Zoning Ordinance allow two landscape options in the Preston Road Overlay District – the Slip Road Street Frontage (Option S2 in the Zoning Ordinance) or the Double Row Street Frontage (Option S3). The Slip Road Option requires an eight-foot landscape edge and three rows of trees, aligned and centered in landscape islands along the drive aisle. The Double Row Option requires a 30-foot landscape edge with two rows of trees aligned on 30-foot centers. Since the adoption of these landscape requirements, all new development with the Overlay District have complied with the standards.

During a pre-submittal meeting on December 20, 2010, the applicant provided plans that depicted a 25-foot landscape edge along the “corner clip” between Preston Road and Main Street (see Attachment B). It was discussed that a modified Slip Road would be considered by staff due to the previous Planned Development providing for a Slip Road on the property north of the gas station tract. However, three rows of trees would still be required. Prior to making a formal submittal, the applicant received approval from TxDOT to allow some landscaping in the right-of-way “corner clip” area.

A landscape plan was submitted to staff on May 4, 2011, reflecting what landscaping was “approved” by TxDOT. A single row of shade trees and ornamental trees was shown along the property line. Attempting to work with the applicant on a solution, staff indicated that a double row of shade trees be provided along Preston Road, the “corner clip”, and Main Street would be required to gain staff support (in lieu of the three rows of shade trees required by the Slip Road Option).

During review of the landscape plans, it was noted that the overhead power lines were going to interfere with the placement of one row of shade trees. Ornamental trees could be planted in a manner to not interfere with the power lines. Staff is recommending, as outlined in the development standards, that one row of ornamental trees be provided along the property line and an additional row of six-inch caliper shade trees shall be planted in the right-of-way “corner clip” area. The basis for requiring six-inch caliper trees is to achieve the same caliper inch requirement that is required of other developments in the Preston Road Overlay District. These plans were submitted to TxDOT and approved on June 6, 2011 (see attached).

Pump Islands/Canopy

A major concern in supporting a convenience store with gas pumps at this location has been limiting the visual impact of the pump islands and canopy. This is a premier intersection in the center of the City and a gateway into the downtown. The Preston Road Overlay District standards reflect the importance of this intersection with greater architectural standards as well as the prohibition of gas stations in the Main Street sub-district.

In order to reduce the visual impact of the canopy, staff recommended that the height of the canopy and the overall size of the fueling stations be limited. Specifically, staff recommended that the canopy be limited to 14-feet in height (measured from grade to the underside of the canopy) and the number of fueling stations be limited to 16 (eight two-sided pumps) in lieu of the proposed 20 (ten, two sided pumps). As initially proposed by QuikTrip, the single row of 10 pumps would result in a canopy length of 257-feet, thus being the dominate structure on the site. In comparison, the width of the convenience store is 104-feet. Staff felt this was a reasonable request considering that convenience stores with gas pumps are prohibited in this location. By comparison, the

proposed QuikTrip is similar to the SH 121/Coit location in Plano currently under construction (pictured).



The applicant worked with staff on limiting the canopy height to 14-feet (with consideration for any grade changes). The applicant also worked with staff on limiting the number of fueling stations to 18 (nine two-sided pumps) in lieu of the 20 fueling stations originally requested.

SUMMARY:

Staff and the applicant were able to compromise on many issues regarding this site. Compromises reached on the height of the canopy and number of pumps as well as TxDOT approval of additional landscaping in the right-of-way will assist in limiting the visual impact of the use at this premier intersection. The applicant has not agreed to the six inch caliper tree requirement, however, staff maintains that the additional caliper requirement meets the intent of the Preston Road Overlay District's slip road requirement for trees.

RECOMMENDATION:

Recommended for approval subject to the following conditions for Tract 2:

TRACT 2

Permitted uses within Tract 2 shall be in accordance with the Retail District as it exists or may be amended. In addition, a convenience store with gas pumps is permitted, subject to the following additional development standards:

1. Maximum number of fueling stations shall be 18 (9 two-sided pumps).
2. Maximum canopy height shall be 14-feet, at its lowest point, measured from grade to the underside of the canopy.
3. Landscape buffer along Preston Road and Main Street shall be reduced as shown on Exhibit C.
4. Landscaping along Preston Road and Main Street shall consist of one row of ornamental trees, planted 25-foot on-center and one row of six-inch caliper shade trees planted in the TxDOT right-of-way as shown on the landscape exhibit. Final placement of trees will be determined at the time of site plan approval.
5. The loading space located behind the convenience store building shall have stamped/stained concrete and curb islands at each end.
1. Building materials shall consist of 100% masonry, in accordance with the Main Street Corridor of the Preston Road Overlay District and the façade plans attached herein as Exhibit D.