

May 23, 2018

Letter of Intent

Project Name: 7-Eleven
Applicant: The Dimension Group
Proposed Use: Convenience Store with Motor Vehicle Fuel Sales (3,010 square feet)
Land Area: 50,000 square feet of land (1.148 acres)

Project Summary

The subject project is located on the NEC of Coit Road & Virginia Parkway. The property proposed for development contains 1.148 acres. The property is platted as Parcel 1502 Addition, Block A, Lot 1. The Geographic ID for the property is: R-11317-00A-0010-1.

The Property is presently Zoned: Planned Development Ordinance No. 2001-02-024 with the subject Tract designated as "R-1" (Retail). The Fueling Station & Convenience Store land uses proposed are both allowed by right if having no more than Four (4) motor vehicle fueling dispensers/Eight (8) fueling positions.

7-Eleven proposes to construct a Convenience Store containing approximately 3,010 square feet, with Six (6) motor vehicle fueling dispensers/Twelve (12) fueling positions; therefore, a Specific Use Permit (SUP) is required. 7-Eleven believes the Convenience Store with fuel sales is a needed service use in the area and will encourage additional Retail/Personal Service development to begin to happen on the adjacent property.

Site access is proposed from Coit Road and Virginia Parkway, both being median-divided Thoroughfares.

The Applicant acting as 7-Eleven's Representative is requesting review of the subject submittal documents with consideration at the next available Planning and Zoning Commission and City Council Meeting.

Applicant:

Jon Featherston
The Dimension Group
10755 Sandhill Road
Dallas, TX 75238
jfeatherston@dimensiongrp.com

Owner:

Pete Flowers
Coit-Virginia Partners, LLP
511 E John Carpenter Fwy, Ste 550
Irving, TX 75062-8156
pflowers@dollar-flowers.com


Pete Flowers, Coit-Virginia Partners, LLP