



City Council Agenda Item Summary Report

Meeting Date: January 21, 2020			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a revised site plan for Breeze-In Gas Station and Car Wash, located north of Don T. Cates Drive and east of North F.M. 548.			
Attachments: Site Plan Building Elevations Landscape Plan			

Item Summary:

The owner of the property, Mr. Hassam Yousef, requests approval of a revised site plan for Breeze-In Gas Station and Car Wash. The purpose of the revised site plan is to decrease the size of the building and to decrease the number of parking spaces. These changes allow for an increased fuel tank service area on the site.

Image 1: Location Map



Current Standards:

The property consists of 1.00 acre of land. The property is vacant and undeveloped. The rezoning request to change the zoning on the property from Agricultural district to Commercial district was approved by City Council on April 17, 2018. The original site plan for this development was approved by Planning and Zoning in February 2019.

Images 2: Rendering



Site Plan:

The site plan proposes a single story, 4,600 sq. ft. gas station with and an automated carwash facility. Access to the property is provided to F.M. 548. The site plan displays four (4) double sided fuel pumps. The site plan also displays thirty-seven parking spaces.

The zoning ordinance requires one (1) large shade tree to be planted per forty (40) linear feet of street frontage. There is an eighteen-foot (18') landscape buffer along North F.M. 548. The landscape plan meets this requirement and all other requirements listed in the Zoning Ordinance.

Any signage shown will require a separate review and permit.

The building elevation plan shows that brick is the primary exterior construction material with CMU block being the secondary exterior construction material. The building elevation plan displays proper screening for dumpsters.

Future Requirements:

If approved, future development of the property will require approval of:

1. Final Plat
2. Building & Civil Plans (staff approved)

Recommendation:

On January 2, 2020, the Planning and Zoning Commission recommended approval with a stipulation that the sidewalk is not escrowed. The applicant complied with the stipulation by revising the plans to include the required sidewalk.