



## Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**

April 2, 2020

**Submitted by:**

A.C. Dixon

**Item Title:**

Discuss and consider approval of a site plan for 7-Eleven, located northeast of the intersection of North Gateway Blvd and North F.M. 548.

**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**

Site Plan  
Building Elevations  
Landscape Plan

**Item Summary:****Purpose:**

The Dimension Group, representing the property owner, requests approval of a site plan for 7-Eleven. The purpose of the request is to establish the site design for a gas station and convenience store.

**Image 1: Location Map**

**Current Standards:**

The property consists of 1.3 acres of land. The property is vacant and undeveloped. This property is zoned within the Meadow Ridge Farm Planned Development. The underlying zoning is Commercial District. The Ordinance that governs this property states that the proposed gas station and convenience store use is permitted by right within this planned development.

**Site Plan:**

The site plan proposes a single story, 4,103 sq. ft. building. Direct access to the property is provided to Gateway Blvd and shared access is provided to F.M. 548. The site plan displays eight (8) double sided fuel pumps. The site plan also displays thirty-nine (39) parking spaces for customers using the convenience store.

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 and stone is the primary 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:**

Staff recommends approval of this request, as presented. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.