



City Council Agenda Item Summary Report

Meeting Date: April 21, 2020			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for 7-Eleven, located northeast of the intersection of North Gateway Blvd and North F.M. 548.			
Attachments: Site Plan Building Elevations Landscape Plan			

Item Summary:

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 base 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 the planned development.

Site Plan:

The site plan details the site design for 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 building elevation plan shows that brick and stone is the primary exterior construction material. The building elevation plan displays proper screening for dumpsters.

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

Any signage shown will require a separate review and permit.

Future Requirements:

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

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

Recommendation:

On April 2, 2020, the Planning and Zoning Commission voted 5-0 to recommend approval.