



CITY COUNCIL COMMUNICATION

August 29, 2017

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 17-04-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Fuller Addition, Lot 7R, 221 N. Main Street.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Sherrelle Diggs, P.E. representing Sean Hooda, Property Owner.

Location / Zoning: 221 N. Main Street. The property is zoned Community Business Zoning District (C-2).

Project Description: Mr. Hooda owns the property developed as a Chevron convenience store with gasoline sales. The right-of-way acquisition for the widening of SH 183 and the modifications to N. Main Street directly impacts access to the site. The site plan intends to redevelop the site through the relocation of a new fuel island and canopy, new pavement and curbing on the front of the site adjacent to Main St., and reorientation of the on-site parking.

Access – Two points of access will be provided to the site, one from Fuller Drive, and the other from southbound N. Main Street northbound traffic on N. Main Street will access the site by turning left on Fuller Drive.

Parking – The site contains nine (9) parking spaces in addition to the eight (8) provided as part of the fuel island. This parking meets the standards for gasoline sales use.

Landscaping – Landscaping will be placed primarily along the street yard and the edges of the property.

Exterior – The existing building will remain with this development. A new fuel island and canopy will be constructed, shifting the fuel island to the west from its original location.

The Planning and Zoning Commission held a meeting on August 22, 2017 and voted to recommend approval of the site plan.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____ City Manager's Office

_____ **LW** _____ City Secretary's Office