



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 24, 2015

Reference: Consider approval of an Ordinance for Case No. PD-273R-C, Texaco, to establish a Detail Site Plan for a convenience store, drive-thru restaurant and gas pumps on 0.97 acres of property located at 890 S. Denton Tap Road.

2030: Business Prosperity

Introduction:

This is a partial redevelopment of the Texaco gas station and convenience store site at the northeast corner of S. Denton Tap Road and E. Belt Line Road. The existing convenience store and car wash structures are to be demolished and replaced with a 4,400-square-foot structure (3,200-square-foot convenience store/1,200-square-foot drive-thru restaurant) and the existing gas canopy is to remain.

Analysis:

On February 10, 2015 City Council unanimously approved this Planned Development District. All conditions have been incorporated into this ordinance.

On January 15, 2015, the Planning Commission unanimously approved this PD Zoning, subject to various conditions.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Tree Survey
5. Exhibit D - Landscape Plan

6. Exhibit E - Building Elevations
7. Exhibit F - Signage