

Started: 5:56 p.m.

Ended: 5:58 p.m.

Item #1.7

**Conditional Use Permit
& Site Plan Approval:**

**Sale of Gasoline – Stripes Convenience Store
3108 N. Shary Road
Lot 1, Shary Springs Subdivision
C-2
George Willett**

Ms. De Luna went over the write-up stating the subject site was located on the Southeast corner of E. Mile 2 Road and N. Shary Road. The applicant desires to build a 4,640sq.ft. convenience store where the sale of gasoline will be made available. The site will include 8 fuel pumping kiosks and corresponding underground fuel tanks. All building setbacks will be exceeded, and the landscaping code will be imposed. Five-foot sidewalks will be required along N. Shary Road.

- **Days/Hours of Operation:** 24 hours a day, 7 days a week.
- **Staff:** 15 employees
- **Parking:** Based on the size of the building, there will be a total of 15 parking spaces required. The applicant is proposing 54 parking spaces, exceeding by 39 parking spaces. The site plan shows two 45' driveways; one onto E. Mile 2 Road and another onto N. Shary Road. It is noted that the driveway cut onto N. Shary Road will need to be approved by TxDOT.
- **Landscaping:** Landscaping will meet code. A solid buffer needs to be installed to the south of the property

REVIEW COMMENTS: Staff mailed out 19 notices to property owners within 200' radius and as of 4/22/22 staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to: 1) Life of Use, 2) complying with engineering comments regarding drainage, 3) provide perimeter 5' sidewalks, 4) compliance with Building, Fire, Parking, Landscaping and Sign Codes, 5) CUP not transferable to others, and 6) obtain a business license

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the request as per staff recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.