

ITEM# 1.7

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

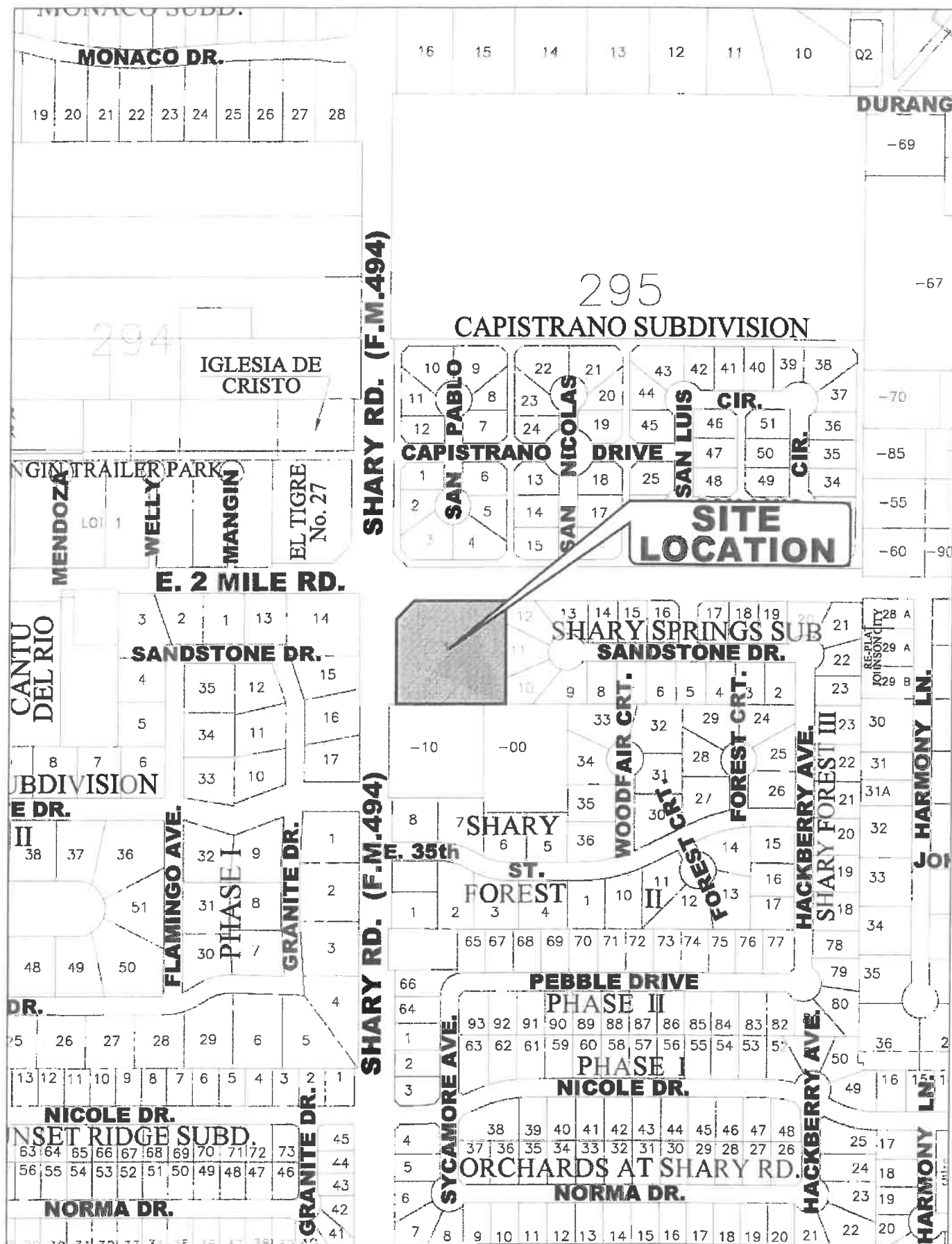
REVIEW DATA

SITE: The subject site is located on the Southeast corner of E. Mile 2 Road and N. Shary Road—see **vicinity map**. 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.



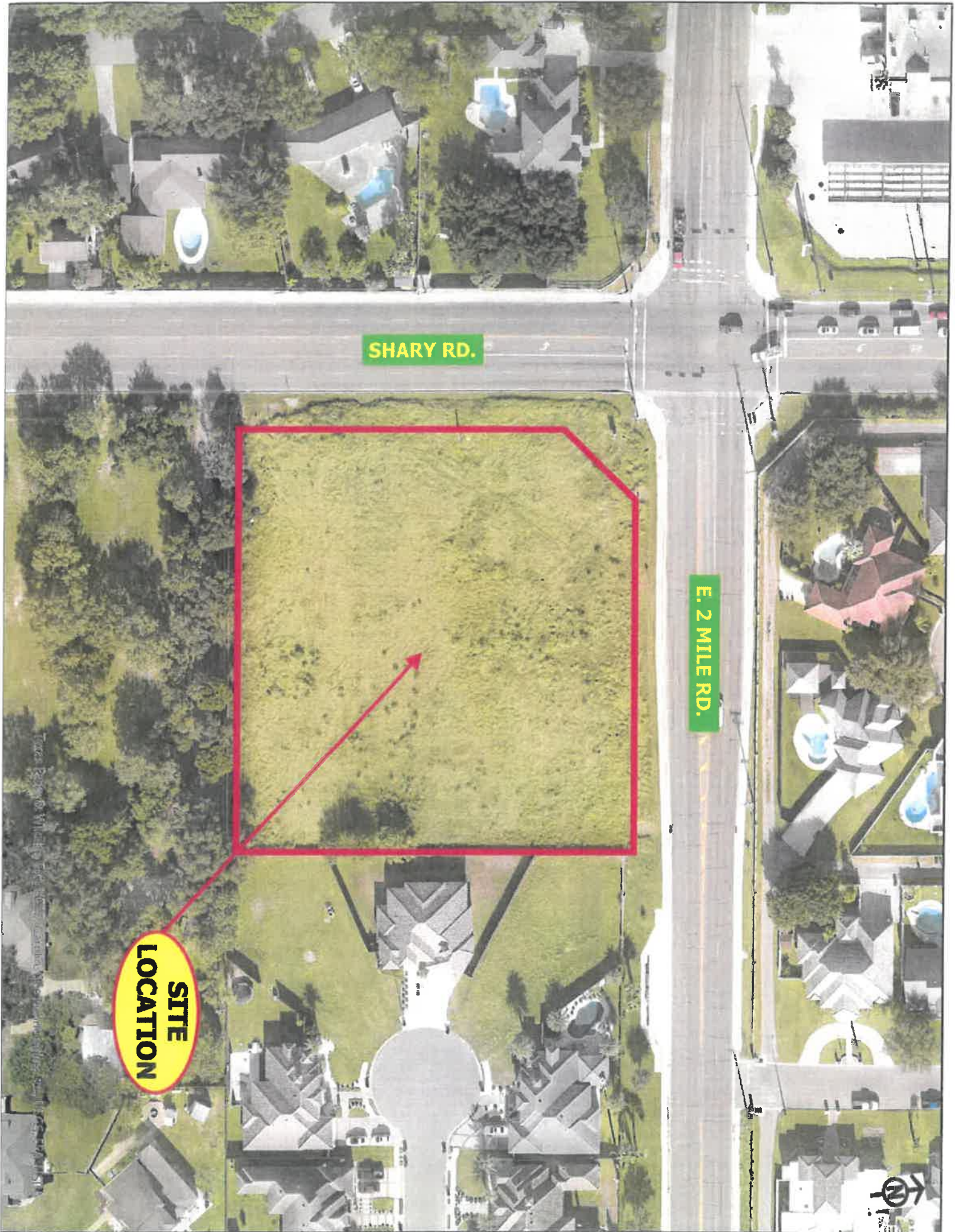
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

SHARY RD.

E. 2 MILE RD.

**SITE
LOCATION**





April 7, 2022

**Re: C.U.P. - Project Narrative
7-Eleven, Mission
3008 N. Shary Rd
TAI Project Number: 1685-2201**

To Whom It May Concern:

Please use this as a supplement to the enclosed Conditional Use Permit application. The proposed site at the southeast corner of N. Shary Road (F.M. 494) and E. 2 Mile Rd intersection is a planned Convenience Store and Gas Station. The proposed development sits on a 1.9-acre tract, zoned C-2 Neighborhood Commercial.

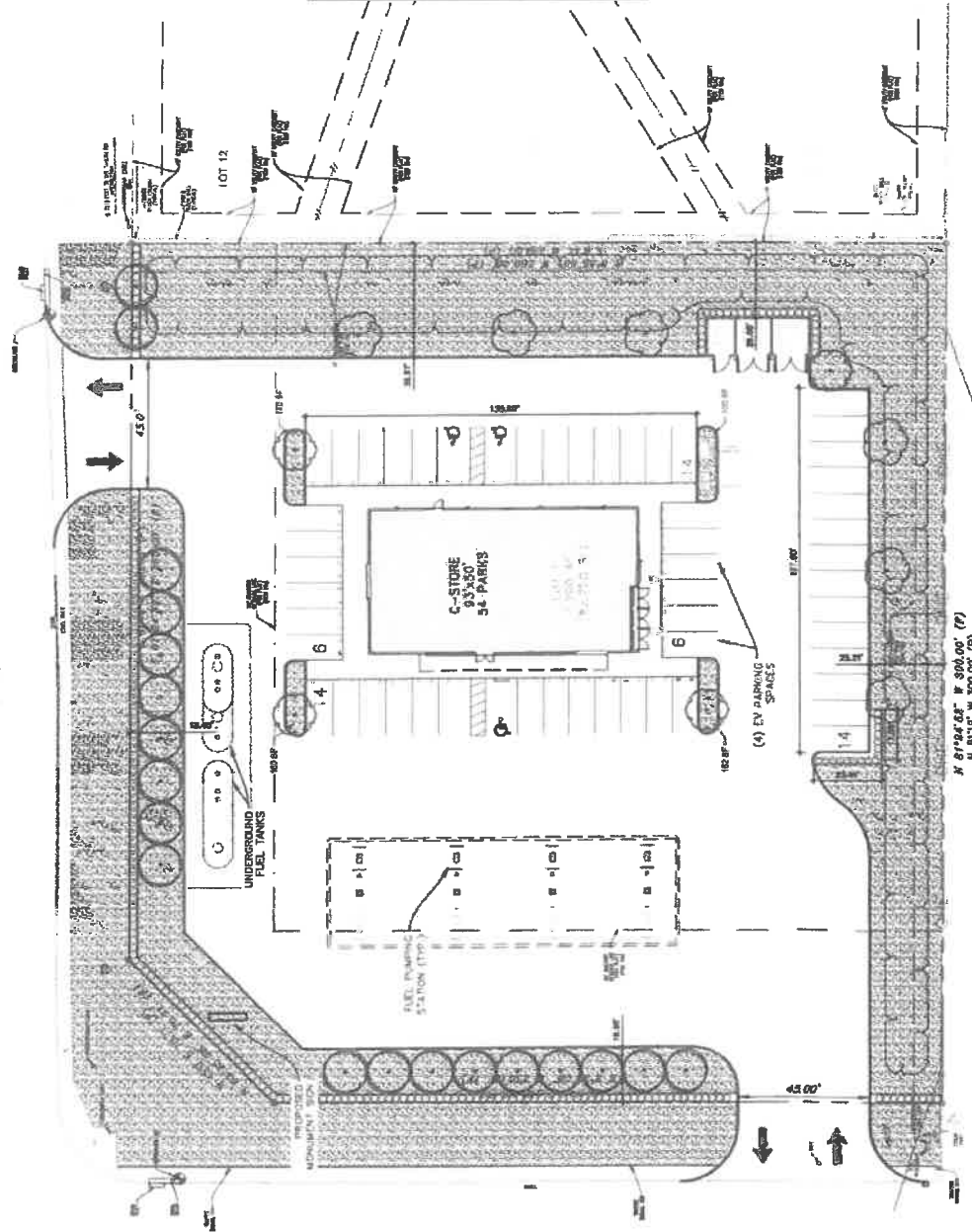
The building will be an approximate 4,640 SF Stripes Convenient Store with a Laredo Taco Restaurant inside. The convenience store will operate 24 hours per day, 7 days per week. The site will include 8 Fuel Pumping kiosks and corresponding underground fuel tanks. A copy of the Preliminary Site Plan is attached displaying additional site appurtenances such as dumpster location, standard and electric vehicle (ev) parking stalls, and site landscaping. The site utilities will be brought to the building via private services with no public utilities anticipated. Stormwater will be detained and released in accordance with City of Mission design regulations.

If you have any questions about the information provided, please feel free to reach out. We thank you in advance for your consideration and review of the CUP Application.

Sincerely,
Terra Associates, Inc.
a Bowman Company

Jamie Hora, P.E.
Project Manager

E. MILE 2 ROAD
(100' R.A.S.)



PROJECT SUMMARY

PROJECT: 4,640 SF STRIPES CONVENIENCE STORE WITH 8 FUEL PUMPING KIOSKS AND LAREDO TACO RESTAURANT.
DAYS/HOURS OF OPERATION: 24HRS/7 DAYS A WEEK.
CUP TIME FRAME: LIFE OF USE.
LEGAL ADDRESS: 3008 N. SHARY ROAD, MISSION, TX.
NUMBER OF EMPLOYEES: 15
PARKING: 15 REQUIRED / 54 SPACES PROVIDED.
LANDSCAPING: 8,286 SF (10%) REQUIRED / 25,432 SF (30.7%) PROVIDED.
TREES (FRONTAGE): 17 REQUIRED / 18 PROVIDED.

PRELIMINARY SITE PLAN
7-ELEVEN
MISSION, TX
APRIL 2022

TERRA
a bowman company

8122 DATAPoint RD., STE. 202
SAN ANTONIO, TEXAS 78229
PHONE: 210-298-1800
EMAIL: BOS@terraassoc.com
TBPE Registration No.: F-14309

1.52 ACRES
OWNER: JOHANN M. JESIA
SUBDIVISION:
CONDOMINIUM (TYP)
SHEET 1

LOT 205
JOHN N. SHARY
SUBDIVISION
(SHEET 17 OF 17)

N 81'24" E 33' W 300.00' (P)
N 81'15" W 300.00' (P)

N. SHARY ROAD (P.M. 494)
(100' R.A.S.)

C1525-00-000-0002-00 (537839)
GARZA ARMANDO & THELMA
3203 SAN PABLO ST
MISSION TX 78573

C1525-00-000-0003-00 (537840)
SANDOVAL ELIAMAR L & MARIA T
3201 SAN PABLO ST
MISSION TX 78573

C1525-00-000-0004-00 (537842)
KLARE JOSEPH ANDREW
3200 SAN PABLO ST
MISSION TX 78573

C1525-00-000-0005-00 (537844)
ALVAREZ MARC A & CARLA ROMERO
3202 SAN PABLO ST
MISSION TX 78573

C1525-00-000-0014-00 (537857)
TUCHEZ JESUS & NORMA CARRANZA
3203 SAN NICOLAS ST
MISSION TX 78573

C1525-00-000-0015-00 (537858)
MOYA EZEQUIEL & MARIA E
3201 SAN NICOLAS ST
MISSION TX 78573

S2770-02-000-0033-00 (574401)
SAENZ ALBERTO & LUISA
3107 WOOD FAIR CT
MISSION TX 78574

S2770-02-000-0034-00 (574402)
SCHULLER MANFRED R
PO BOX 3241
MCALLEN TX 78502

S2950-00-000-0285-00 (281461)
PENA ROLANDO M & OLIVIA R
3206 N SHARY RD
MISSION TX 78574

S6450-00-000-0014-00 (291018)
BALDERAS MA ISABEL & ALBERTO
3106 GRANITE DR
MISSION TX 78574

S6450-00-000-0015-00 (291019)
CONFIDENTIAL
3104 GRANITE DR
MISSION TX 78574

S6450-00-000-0016-00 (291020)
CASTILLO JOSEPH & TAMMY
3102 GRANITE DR
MISSION TX 78574

S6450-00-000-0017-00 (291021)
DEL BOSQUE MARIO
3100 GRANITE DR
MISSION TX 78574

S2974-00-000-0001-00 (701322)
CVS PHARMACY INC
C/O CVS CAREMARK CORPORATION STORE
1CVS DR NO 6204-01
WOONSOCKET RI 2895

S2974-00-000-0009-00 (701330)
IGLESIAS IRVIN GABRIEL
2406 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0010-00 (701331)
RODRIGUEZ FILIBERTO
3000 GRANITE DRIVE
MISSION TX 78574

S2974-00-000-0011-00 (701332)
GUZMAN JOSE R & CLAUDIA
2403 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0012-00 (701333)
RODRIGUEZ FILIBERTO
3000 GRANITE DRIVE
MISSION TX 78574

S2974-00-000-0013-00 (701334)
VALADEZ PEDRO J & CAROLINA
2407 SANDSTONE DR
MISSION TX 78574