

Legislation Text

File #: 19-4583, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z1119-0120, submitted by Mohammad Habis on behalf of Lucky Texan No. 9, for a change of zoning from Light Commercial to Planned Development - Service Station to allow a convenience store with more than eight fueling positions, a restaurant, and a laundromat in addition to other uses allowed in the Service Station zoning district located at 2650 Interstate Highway 30.

(One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

The applicant has begun construction of a convenience store that will include a restaurant and laundromat. Existing plans include four fuel pumps (eight fueling positions) as part of the convenience store. The applicant is requesting rezoning to expand the fueling to allow 10 fuel pumps with 20 fueling positions. The Planned Development ordinance would allow laundromats as a permitted use that would normally not be permitted in Service Station (SS) zoning, but would prohibit other uses typically allowed in the SS district such as truck rental, auto repair and car washes. Other stipulations are included that will enhance security of the property.

On December 9, 2019, the Planning and Zoning Commission voted unanimously to approve Application No. Z1119-0120, submitted by Mohammad Habis on behalf of Lucky Texan No. 9, for a change of zoning from Light Commercial to Planned Development - Service Station.

Recommended/Desired Action

After the public hearing, staff recommends approval with recommended conditions.

Attachment(s)

Staff report & maps
P&Z minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong