

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Manager

Date: July 14, 2025

RE: **DRP25-09: Terrible's C – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed gas station with convenience store and accessory car wash located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. This submittal is the 2nd review submittal of the DRP application as provided by the applicant. This 2nd submittal has taken into account and includes responses to comments the applicant received from the neighborhood meeting held on May 22, 2025, and the Planning and Zoning Commission hearing held on June 9, 2025, for the companion rezone case ZON25-03. The revised proposal consists of the following:

1. An application by Tim Rasnake, of Archicon Architecture & Interiors, PC, on behalf of Terrible's Gas Stations, to develop a gas station with convenience store and accessory car wash on an approximately 3.55 ac. site on APN # 510-30-002D. The site is located at the southeast corner of W. Bowlin Rd. and N. Porter Rd.
2. The proposed development will consist of the following elements:
 - a. 14-pump fuel station with canopy. (Previously 20-pumps.)
 - b. Approx. 6,222 square foot convenience store. (Previously 6,284 square feet.)
 - c. 800 square foot accessory attached accessory carwash facing west towards N. Porter Rd. and commercial development. (Previously facing north towards residential development.)
 - d. Three (3) vacuum stalls along N. Porter Rd. (Previously located on east side of the property nearer to residential development.)
 - e. Parking for 44 vehicles. (Previously 46 spaces.)
 - f. Internal and external pedestrian connection to surrounding streets and the ERV Porter multi-family development.
3. The development as shown on Exhibit B – Site Plan will be developed in a single phase.

MEMO

Planning and Zoning Division

4. Access to the site will be via driveways accessed off N. Porter Rd. and W. Bowlin Rd.
5. The applicant has conducted all required public notification required by the city's Zoning Ordinance. Notification for this project included the following:
 - a. June 25, 2025 – Notices mailed to property owners within 600 feet of the site.
 - b. June 25, 2025 – Sign posting of the site.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

- Exhibit A – Combined 1st Submittal Documents (Site, Floor, Elevation, Landscape, Photometric)
- Exhibit B – Combined 2nd Submittal Documents (Site, Floor, Elevation, Landscape, Photometric)

