

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Division Manager

Date: September 22, 2025

RE: **DRP25-13: 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 located at the southwest corner of W. Honeycutt 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. The 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 on an approximately 2.21 ac. site on APN # 510-24-001G. The site is located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.
2. The proposed development will consist of the following elements:
 - a. 7-pump fuel station with canopy.
 - b. Approx. 6,168 square foot convenience store.
 - c. Approx. 4,800 square foot fuel station canopy.
 - d. Parking for 43 vehicles.
 - e. Internal and external pedestrian connection to surrounding streets.
3. The development as shown on Exhibit B – Site Plan will be developed in a single phase.
4. Access to the site will be via driveways accessed off N. Porter Rd. and W. Honeycutt 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. September 2, 2025 – Notices mailed to property owners within 600 feet of the site.
 - b. September 2, 2025 – Sign posting of the site.

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

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Elevations

Exhibit E – Color Landscape Plan

Exhibit F – Photometric Plan

