

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** December 4, 2023

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Gasoline Service Station With an Associated Alternative Standard Regarding Architectural Requirements; on Approximately 1.0 Acre, Legally Described as Lot1A-1R, Block I, Vista Ridge Addition, Located at 851 State Highway 121 Bypass, Zoned Light Industrial (LI) District; as Requested by Barghausen Consulting Engineers, Inc., on Behalf of the Owner, Costco Warehouse Corporation. (Case No. 23-05-7-SUP)**

### **BACKGROUND:**

Costco plans to expand its current gasoline service station. The project involves an addition to the overhead canopy, installation of six fuel dispensers and associated site improvements. The purpose of the expansion is to improve the efficiency of the fuel facility by increasing the number of fueling positions, thereby reducing queue lengths and wait times resulting in an improved fuel purchasing experience for Costco members. The original gas service station was built in 2004, prior to the requirement of a special use permit (SUP) being adopted by City Council in 2013. The proposed expansion and addition to the gas service station requires an SUP as outlined in the Unified Development Code as they cannot meet one of the four supplemental standards required for vehicle and related uses by providing the minimum landscape buffer of 40 feet in width. The Planning and Zoning Commission recommended unanimous approval (7-0) and the Overlay District Board recommended unanimous approval (7-0) of the alternative standard on November 7, 2023.

### **ANALYSIS:**

#### *Site*

The approximately 1.0-acre outparcel site currently contains a gasoline service station adjacent to the primary lot that contains the main Costco Wholesale building.

#### *Building*

The project area contains no building, but instead contains the fuel canopy, which is designed to complement the existing Costco building. The style, materials, finishes, and colors will match the existing Costco fuel facility including a smooth finished metal-wrapped canopy fascia and canopy columns wrapped with split-face concrete masonry units (CMU). The expansion will match the dimensions and detailing of the existing fuel canopy to result in a seamless extension of the existing structure.

*The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.*

- A. Compatibility with surrounding uses and community facilities;  
*The project will expand upon the existing gasoline service station use, which remains compatible with the surrounding commercial and retail uses. Specifically, the gasoline service station is an accessory to the adjacent use of Costco. The existing station is also adjacent to the Sam Rayburn Tollway and close to I-35E.*
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;  
*The Lewisville 2025 Vision Plan calls for the Big Move Economic Vitality. This expansion will offer essential services to the surrounding community and further the goal of sustaining economic vitality.*
- C. Enhancement or promotion of the welfare of the area;  
*The expansion of the current gasoline service station will provide updated landscaping, screening, and lighting, and maintain the aesthetics of the existing gasoline service station.*
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and  
*The use is not detrimental to the public health, safety, or general welfare of the area and is an expansion of an existing gas service station.*
- E. Conformity with all zoning regulations and standards.  
*The project will comply with the Unified Development Code once the SUP and alternative standard is approved.*

#### *Alternative Standard*

The fuel canopy is designed to complement the existing Costco Warehouse. The style, materials, finishes, and colors will match the existing Costco fuel facility including a smooth finished metal-wrapped canopy fascia and canopy columns wrapped with split face CMU. The expansion will match the dimensions and detailing of the existing fuel canopy to result in a seamless extension of the existing design. The applicant is requesting one Alternative Standard:

- a) To reduce the brick or stone requirement from 80% brick or stone to 100% split-face CMU on the columns, a 100% reduction.

The alternative standard being requested aligns with the purposes and intentions of the UDC and is consistent with the comprehensive plan. Moreover, it maintains harmony with the overall objectives and intent of relevant development regulations and the character of the LI zoning district. Additionally, it adheres to all other applicable standards and requirements specified in the UDC. The modification being sought is kept to the minimum necessary to address the unique condition related to the proposed development. The requested alternative standard will not have any adverse effects on adjacent properties and uses. Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC.

*Summary*

Costco is requesting a special use permit and alternative standard to allow an expansion of the current gasoline service station. The canopy extension will consist of 100% split-face CMU. Staff finds this request consistent with the existing use as well as the surrounding commercial and retail uses. The request also aligns with the Lewisville 2025 Vision Plan and the I-35E Redevelopment Plan by expanding economic vitality.

**CITY STAFF'S RECOMMENDATION:**

That the City Council approve the ordinance and associated alternative standard as set forth in the caption above.