

## **MEMORANDUM**

**TO:** Planning and Zoning Commission

**FROM:** Lily Sutton, Planner

**DATE:** August 5, 2025

**SUBJECT:** **Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station on Approximately 0.582 Acres, Legally Described as Lot 1, Block A, Mobil Oil Addition, Located at 1298 West Main Street, and Zoned Local Commercial (LC) District; as Requested by MD Mozharul Islam, Civil Urban Associates, INC., on Behalf of Avna Realty INC, the Property Owner. (Case No. 25-05-8-SUP).**

### **BACKGROUND:**

The applicant is seeking to redevelop its current gasoline service station. The project involves the addition of two new structures. One being the overhead canopy, installation of four dispensers and associated site improvements. The second addition is a new, one-story convenience store totaling 5,290 square feet. The redevelopment intends to improve the efficiency of the fuel facility by increasing the number of fueling positions and increasing the aesthetics of both structures. To the west there is another gasoline service station. To the south and east there is a multi-tenant retail business park. To the north is a multifamily complex and to the northwest is a single-family neighborhood. The original gas service station was built prior to the requirement of a Special Use Permit being adopted by City Council in 2013. The proposed updates to the gas service station requires a Special Use Permit in the LC zoning district.

### **ANALYSIS:**

#### *Site*

The site is approximately .582 acres and is currently a gasoline service station. The architectural materials include a smooth finished metal canopy with the retail building consisting a mixture of stone veneer and brick veneer. Two driveways will be provided via Old Orchard Lane and Main Street with circulation designed to accommodate passenger vehicles fueling.

#### *Building*

The proposed project consists of the development of a new gasoline service station, including the construction of a 5,290 square-foot convenience store building and a 2,160 square-foot canopy covering four fuel dispensers. The proposed building will feature windows, glass doors, brick, and stone veneer. The metal canopy is designed to complement the main structure and provide appropriate lighting and necessary safety features. This SUP is the first step in the process, next the applicant will need to apply for an Engineering Site Plan (ESP) and then apply for building permits.

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

- A. Compatibility with surrounding uses and community facilities,  
*The project will redevelop the existing gasoline service station use which remains compatible with the surrounding commercial and retail uses. The project will improve circulation and aesthetics at the intersection.*
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;  
*The Lewisville 2025 Vision Plan also designates this areas for Big Move Diverse and Thriving Neighborhoods. This redevelopment will offer essential services to the surrounding community and improve the function and feel of this corner. This furthers the goal of sustaining thriving neighborhood.*
- C. Enhancement or promotion of the welfare of the area;  
*The redevelopment of the current gasoline service station will provide updated landscaping, parking, lighting, increased circulation and the aesthetics of the new 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 a redevelopment 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 Special Use Permit.*

**STAFF'S RECOMMENDATION:**

Staff recommends the Planning & Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.