

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: September 8, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting 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; Providing For a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; 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 proposes to redevelop a current gasoline service station. The project involves the addition of two new structures. One being the overhead canopy to include the installation of four dispensers with associated site improvements. The second addition is a new, one-story convenience store, totaling 5,290 square feet. The applicant intends to improve the efficiency of the fuel facility by increasing the number of fueling positions and increasing the aesthetics of both structures. Located to the west is another gasoline service station. To the south and east are multi-tenant retail business parks. To the north is a multifamily development and to the northwest is a single-family neighborhood. The original gasoline service station was built prior to the adoption of the special use permit (SUP) process in 2013. The proposed updates to the gasoline service station requires an SUP in the Local Commercial District. The Planning and Zoning Commission recommended unanimous approval (7-0) on August 5, 2025.

ANALYSIS:

Site

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. Two driveways will be provided via Old Orchard Lane and Main Street with circulation designed to accommodate the fueling of passenger vehicles.

Building

The proposed architectural materials include a smooth finished metal canopy and a retail building consisting of a mixture of stone veneer and brick veneer. The proposed building will feature windows, glass doors, stone veneer, and brick 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 followed by application for an engineering site plan (ESP) and finally building permits.

The following items listed below outline 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 designates this area as part of the Big Move of 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 neighborhoods.
- C. Enhancement or promotion of the welfare of the area;
The redevelopment of the current gasoline service station will provide updated landscaping, parking, lighting, improved circulation and increased 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 with SUP approval.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.