

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Lauren Cook, Planner I

**DATE:** October 15, 2024

**SUBJECT:** **Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station; Located at 751 West Main Street, on 10.5078 Acres Legally Described as Lot 4-R1R, Block C, of Valley Ridge Business Park West, Zoned General Business District (GB); as Requested by Ryan Alvarez, Kimley Horn & Associates, on Behalf of Wal-Mart Stores #18-6381, the Property Owner. (Case No. 24-05-6-SUP).**

### **BACKGROUND:**

Walmart Inc. is a multinational retail corporation with two supercenters and one Sam's Club, a subsidiary of the Walmart company, operating in Lewisville. They have requested an SUP for their Sam's Club store located at 751 West Main Street to add an additional two fuel dispensers to their existing fuel station. Additionally, they will be relocating existing landscape planters, re-striping directional arrows, adding additional queue lane striping, and extending the canopy to cover the new fuel dispensers.

### **ANALYSIS:**

The two new fuel dispensers will be added to the western portion of the site. The drive aisle that borders the existing site on the west will be converted into a queue lane for the new dispensers. Four new trees will be added to the site, and an existing Chinese Pistache will be removed and replaced with an approved native species. The canopy will be extended to cover the new dispensers and the existing portion will be repainted to match. The new columns will be brick, and the existing columns will be surrounded with brick to match.

*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 site is zoned General Business district and is surrounded by other car-centric uses.*
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;  
*The Lewisville 2025 Vision Plan promotes beautification on the Main Street. The project involves bringing the site up to current development standards and improving existing infrastructure on-site.*
- C. Enhancement or promotion of the welfare of the area;

*The addition of two new fuel dispensers will reduce queuing and traffic on-site by providing more lanes for customers to use.*

- D. Whether the use will be detrimental to the public health, safety, or general welfare; and  
*There are no expected additional detrimental effects to the public health, safety, or general welfare of the area.*
- E. Conformity with all zoning regulations and standards.  
*The SUP will bring the site up to date to current development standards.*

Additionally, the site is located within the I-35E Corridor Overlay District Transition Subdistrict. As an addition of non-air-conditioned space, the following district regulations apply to this site:

- A. Placement  
*The site meets setback requirements.*
- B. Orientation  
*The site does not face any public street frontage.*
- C. Pedestrian Circulation  
*Existing walkway protected by bollards surrounding existing maintenance building on-site.*
- D. Off- and On-Street Parking  
*Parking is provided in parking lot near the work site.*
- E. Awnings / Canopies  
*There are no principal entrances for a building that require an awning. The fuel canopy covers all fuel dispensers and expanded portion will match material and color of existing.*

**CITY STAFF'S RECOMMENDATION:**

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.