



BARGHAUSEN

# PROJECT NARRATIVE ALTERNATIVE STANDARDS REQUEST

---

## Costco Wholesale Fueling Facility Expansion

851 Highway 121  
Lewisville, Texas 75067

APN 226250

Costco Location No. 683

Prepared for:  
Costco Wholesale  
999 Lake Drive  
Issaquah, Washington 98027

September 8, 2023  
***Revised: October 16, 2023***  
***REVISIONS IN BOLD ITALIC***

Our Job No. 11059

---

## **Project Location:**

The project site is located within the Costco Wholesale development and includes the existing fuel facility area along the southeast property boundary. The project disturbance area is 43,744 square feet and the overall Costco property is 14.16 acres (616,722 square feet). The subject property is zoned Light Industrial (LI) and is located in the IH-35E Corridor Overlay Core Sub-District (Southern Gateway Sub-District). Service stations are allowed subject to a Special Use Permit.

## **Project Description:**

### Overview

Costco is seeking an **Alternative Standards approval to allow for the use of split face concrete masonry block for the qualifying elevation areas of the canopy expansion of the fuel facility**. The project involves the construction of a 3,875-square-foot addition to the overhead fuel canopy (7,164 square-foot total) and installation of one (1) 40,000-gallon underground storage tank, six (6) multi-product dispensers (MPDs), new VST Green Machine, four (4) remote fills, and associated site improvements. The intent 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.

### Grading

There are no constraints associated with the new expansion that would require extensive regrading of the site. Grading within the project area can be designed to comply with local regulations.

### Parking and Circulation

The project will remove 25 parking stalls, for an overall total of 746 parking stalls. The IH-35E Corridor Overlay parking standards require that non-residential uses provide one (1) parking space per 300 square feet of gross floor area, for a total of 509 parking stalls. The site will continue to meet the City's minimum parking requirements for the IH-35E Corridor Overlay after the expansion.

### Transportation

The fuel facility expansion is not anticipated to generate a significant number of new trips. Specifically, Costco Wholesale is a member-only business and the site traffic is limited to the membership within the Warehouse market area. A majority of the new trips associated with the expansion can be attributed to latent trips, which represent Costco members who previously chose not to purchase fuel due to lengthy waits and long queues, and after the expansion of the fuel facility have chosen to purchase fuel due to the improved efficiency of the facility. The added dispensers, similar to opening more check stands in a store, will provide more fueling positions, reduce queues, and shorten processing times, thereby improving the efficiency of the facility.

### Architectural Design

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 with split face CMU-wrapped canopy columns. The current canopy height for the existing fuel facility is 17.5 feet. The expansion will match the dimensions and detailing of the existing fuel canopy to result in a seamless extension of the existing design.

## Lighting and Signage

The existing LSI LED under-canopy lighting will be upgraded with CREE LED lighting that will be directed downward to limit the visual impact of the canopy lighting. Lighting will not exceed 0.4 of one foot-candle at the property line.

The project will provide a total of four (4) 20-square-foot canopy fascia signs that will replace the existing four (4) 27-square-foot signs; one (1) fascia sign centered on each canopy fascia. The signs are comprised of "Costco Wholesale" graphics bonded to flat cut aluminum composite metal. City sign standards allow canopy signs in commercial zones with two (2) square feet of signage for each linear foot of canopy. Each sign must be placed on the side of the canopy from which it draws its allowable square footage. A maximum sign area of 120 square feet is allowed on the north and south canopy fascia and 242 square feet is allowed on the east and west canopy fascia. The proposed signage complies with the City's sign regulations.

## Landscaping

The project will remove approximately 99 square feet of landscaping and replace five (5) non-protected trees within the project area. The IH-35 Corridor Overlay District landscape standards require that parking lots must be screened with a minimum five- (5) foot-wide landscape area including a solid evergreen shrubbery hedge with a minimum height of 24 inches. Each row of parking must be configured to have a minimum 10-foot-wide landscape island with 50 percent plant cover per eight (8) parking spaces, with a landscape island required at the end of each parking row. Canopy trees must also be planted at a ratio of one (1) tree per eight (8) parking spaces. Additionally, Land Development Regulations (LDR) require that parking areas larger than 50,000 square feet provide 10 percent interior landscape area. Within the project area, the parking lot area is approximately 7,579 square feet. The project will provide 785 square feet of landscaping within the parking lot area, which results in approximately 10.2 percent interior parking lot landscape area. A hedge will be provided along the south and east frontages to meet the screening requirements. Additionally, the five (5) non-protected trees scheduled for removal will be replaced with five (5) three- (3) inch caliper trees. The project will continue to meet the minimum coverage and planting requirements of the City landscaping standards.

## Construction

Construction of the addition to the existing fuel facility will be completed in one (1) phase and commence after receipt of the applicable permits and approvals. The fuel facility may remain open during the construction.

## Purpose of Request

### **Alternative Standards Request**

***We are requesting an approval to use split face masonry block in lieu of the 80 % brick or stone requirement as listed in the Lewisville Texas Code of Ordinances Sec 17.5.4 (C)(3)(1).***

Pursuant to the City of Lewisville Unified Development Code, Chapter 4, Section 9, Alternative Standards shall be approved if the following findings are made:

1. The requested alternative standard is justified by the purposes and intent of the UDC;

**Response:** The purposes and intent of the City of Lewisville Unified Development Code to promote the health, safety, morals, and general welfare of the City. The alternative standard will meet the objective of "promoting a desirable visual environment through creative development techniques and good civic design and arrangement," by allowing the expansion of the fuel facility to utilize matching materials, finishes, and colors to maintain a cohesive singular appearance.

2. The requested alternative standard is consistent with the comprehensive plan;

**Response:** The subject site falls within the Southern Gateway subarea of the Lewisville 2025 Vision Plan and the Retail/Restaurant (RR) and Gas Station (GS) land use designation of the I-35E Corridor Redevelopment Plan. The existing warehouse use with the expansion of the accessory fuel component will continue to provide a service for the surrounding community and further the goals of sustaining economic vitality identified in the Lewisville 2025 Vision Plan. The 2025 Vision Plan states that efforts must be put into strengthening the district through new investment in existing buildings. The expansion of the fuel facility invests in the existing building and will refresh its appearance resulting in an aesthetic improvement consistent with the comprehensive plan.

3. The requested alternative standard is consistent with the general purpose and intent of the applicable development regulations and the character of the zoning district;

**Response:** The site is zoned Light Industrial (LI), which is intended to provide areas for light and medium intensity manufacturing firms and incidental services that are provided.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Architectural Standards	80% brick or stone	Alternative Standard Requested: The fuel canopy expansion is designed to match the existing structure and includes a smooth finished metal-wrapped canopy fascia with split face CMU-wrapped canopy columns. <b><i>Utilizing the same materials, colors and finishes will maintain a unified theme and avoid new elements from appearing glued on or appended.</i></b>

4. The related development application meets all other applicable standards and requirements of this UDC;

**Response:** The Alternate Standards request is only to allow the use of Split Face Block in lieu of Brick or Stone. The related Special Use Permit application meets all other applicable standards and requirements of the this UDC.

5. The degree of modification requested is the minimum amount necessary;

**Response:** Please refer to the table below to see the minimum amount/percentage of split face block requested as an alternate standard to brick or stone in order to comply with this UDC. It is necessary to utilize the same materials, colors and finishes in order to maintain a unified theme and avoid new elements from appearing glued on or appended.

<b>Wall Location</b>	<b>East</b>	<b>North</b>	<b>West</b>	<b>South</b>
<b>Canopy</b>	<b>359 sq. ft./ 70.7%</b>	<b>178 sq. ft./ 61.4%</b>	<b>359 sq. ft./ 70.7%</b>	<b>178 sq. ft./ 61.4%</b>
<b>Existing Split Face Masonry Block/% of Façade</b>	<b>112 sq. ft./ 22 %</b>	<b>0 sq. ft. / 0%</b>	<b>0 sq. ft. / 0%</b>	<b>75 sq. ft./ 25.9%</b>
<b>New Split Face Masonry Block SF / % of Façade</b>	<b>37 sq. ft. / 7.3 %</b>	<b>112 sq. ft. / 38.6 %</b>	<b>149 sq. ft. / 29.3 %</b>	<b>37 sq. ft. / 12.8 %</b>
<b>Total Façade Area (SF) / % of Qualifying Façade</b>	<b>508 sq. ft. / 100 %</b>	<b>290 sq. ft. / 100 %</b>	<b>508 sq. ft. / 100 %</b>	<b>290 sq. ft. / 100 %</b>

6. The requested alternative standard will not adversely impact adjacent properties and uses;

**Response:** The alternative material for the fuel facility canopy will not adversely impact adjacent properties and uses. The proposed canopy will match the existing canopy, creating a more cohesive visual appearance to maintain the aesthetic for adjacent properties.

7. The requested alternative standard addresses a unique condition exclusive to the property or proposed development;

**Response:** The requested alternative standard is exclusive to the proposed development as the intent is to match the existing Costco fuel facility materials and finishes including the smooth finished metal-wrapped canopy fascia and split face CMU-wrapped canopy columns.

## **Conclusion**

The responses above and application materials demonstrate that the expansion meets the approval criteria for **an Alternative Standards Request**. The City's approval of this application is respectfully requested.