



## Legislation Text

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**File #:** 18-0326, **Version:** 3

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**Public Hearing:** Consideration of an Ordinance Granting a Special Use Permit for a Gasoline Service Station with One Associated Variance Regarding Signage; on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. SUP-2018-09-13).

### **ADMINISTRATIVE COMMENTS:**

The proposed gas station does not meet the criteria for approval listed in Sec. 17-29.5(c) of the zoning code which states that the SUP must be compatible with any adopted comprehensive plans or small area plans. The project does not comply with the Lewisville 2025 Plan and would be contrary to established vision for this important gateway into Lewisville. One variance is requested with this SUP: To allow a low profile/monument sign greater than 6 feet in height. The Planning and Zoning Commission recommended unanimous denial (5-0) of special use permit request at their meeting on September 4, 2018. Due to the recommendation for denial, a super majority (4 of 5) vote by City Council is required to approve this request.

### **RECOMMENDATION:**

That the City Council deny the ordinance and associated variance as set forth in the caption above.

**AVAILABLE FOR QUESTIONS:** Richard E. Luedke, Planning Director

**PRESENTATION:** Andrew Malzer, RaceTrac Petroleum, Inc., Applicant  
Brad Williams, Winstead PC., Attorney for Applicant