

COSTCO PD AMENDMENT

Request for a proposed PD Amendment for the existing 16.415 acre Costco development located at 17520 Southwest Freeway. The existing Planned Development Ord. 1869 allows for a Costco Wholesale facility with a fueling station that allows for a maximum of 10 pumps and 20 fueling stations. The current site contains 8 pumps and 16 fueling stations. The applicant is requesting to add 4 additional pumps creating 8 fueling stations. This modifies the total number of onsite fuel dispensers from 16 to 24 which exceeds the maximum allowance in the current PD. Therefore, the applicant is requesting this amendment to the PD to modify the maximum allowance.

The existing development was analyzed for traffic circulation, queueing, parking, and access. Two new driveways have already been approved by city staff, and both internal and external circulation has been reviewed and concurred with via a Traffic Impact Analysis. The additional dispensers anticipate moving cars through the site in a shorter amount of time because more cars can be filling simultaneously.

PLANNING & ZONING COMMISSION RECAP

Planning & Zoning Commission held a Public Hearing on January 26, 2023 followed by Consideration & Action. Planning & Zoning Commission then voted to Recommend Approval of the Planned Development Amendment for the Costco Wholesale Development Ord. 2291.

PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land's Internet Home Page. All property owners within 200' of the subject property were notified. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has received no inquiries and is not aware of any opposition to the rezoning.



NOTICE OF PUBLIC HEARING

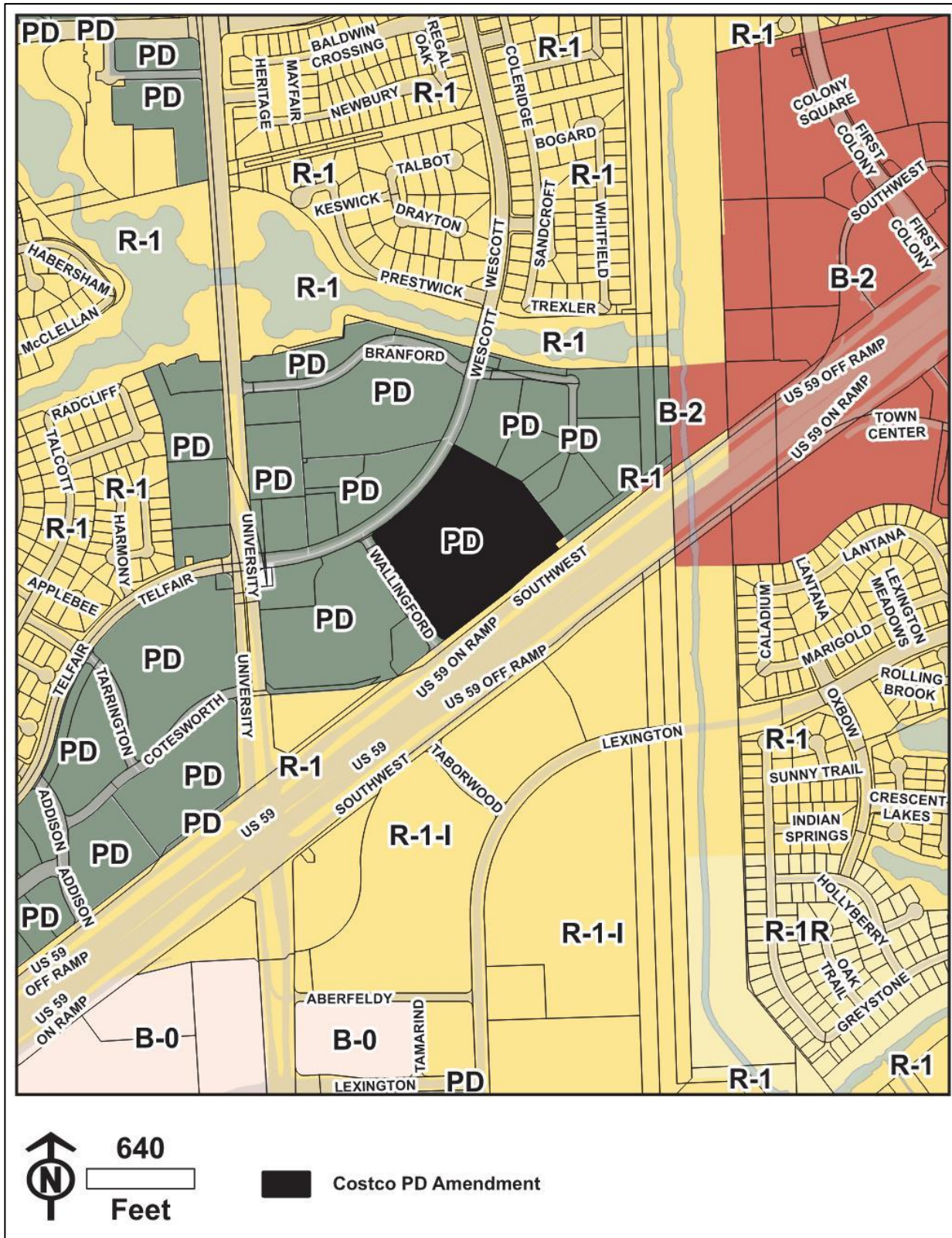
PROPOSED AMENDMENT TO ORDINANCE 1869 ALLOWING FOR ADDITIONAL FUEL DISPENSING STATIONS AT THE COSCTO FUELING FACILITY AT 17520 SOUTHWESY FWY

City Council Public Hearing 5:30 p.m., February 07, 2023, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed Planned Development Amendment for the existing Costco Wholesale development located at 17520 Southwest Fwy. further described as the entirety of Telfair Commercial Tract 4A FBCPR 20120254 located in the Alexander Hodge League, A-32 Fort Bend County, Texas.

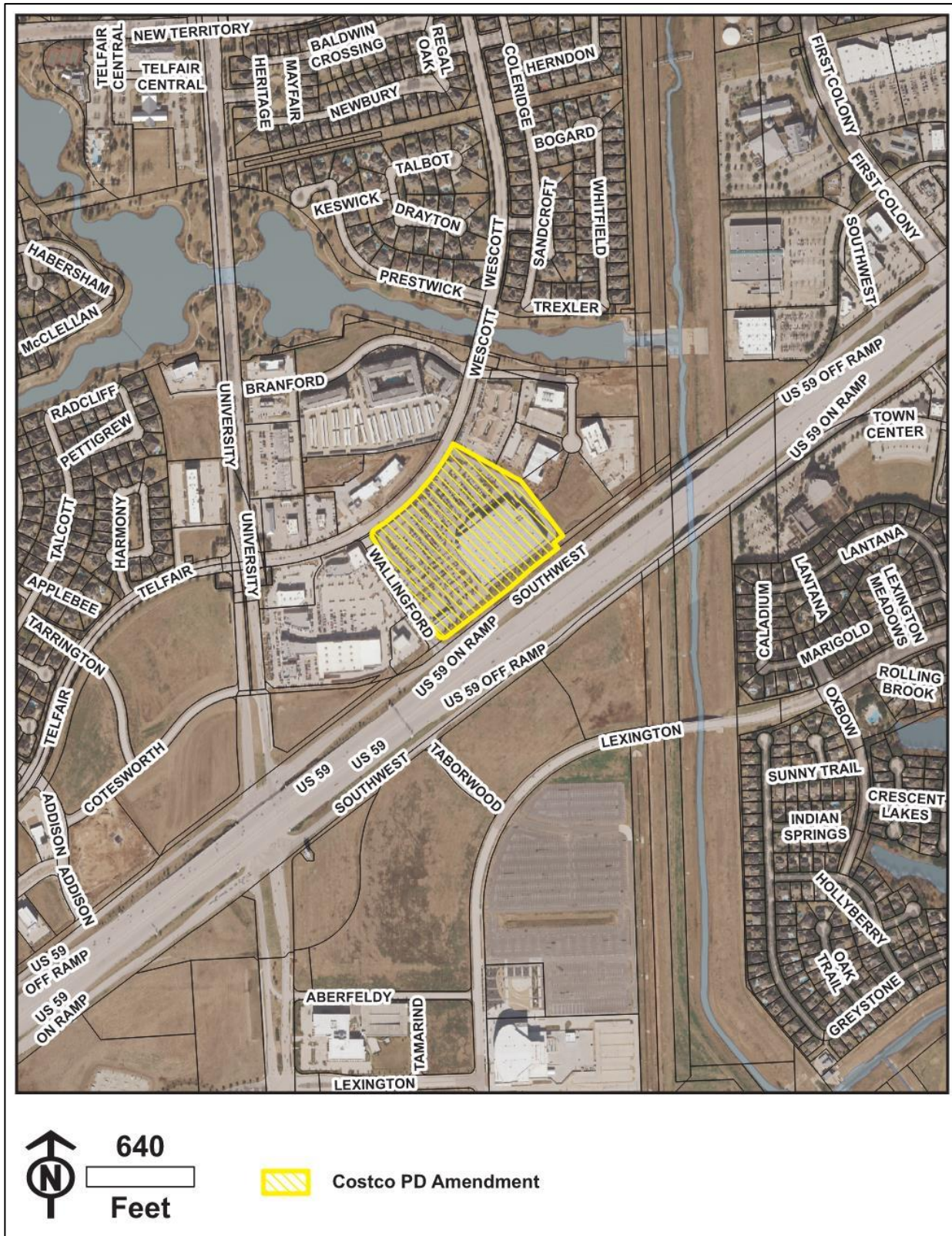
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The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council no later than Friday, February 03, 2023. Request details or provide feedback on the proposed PD amendment online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

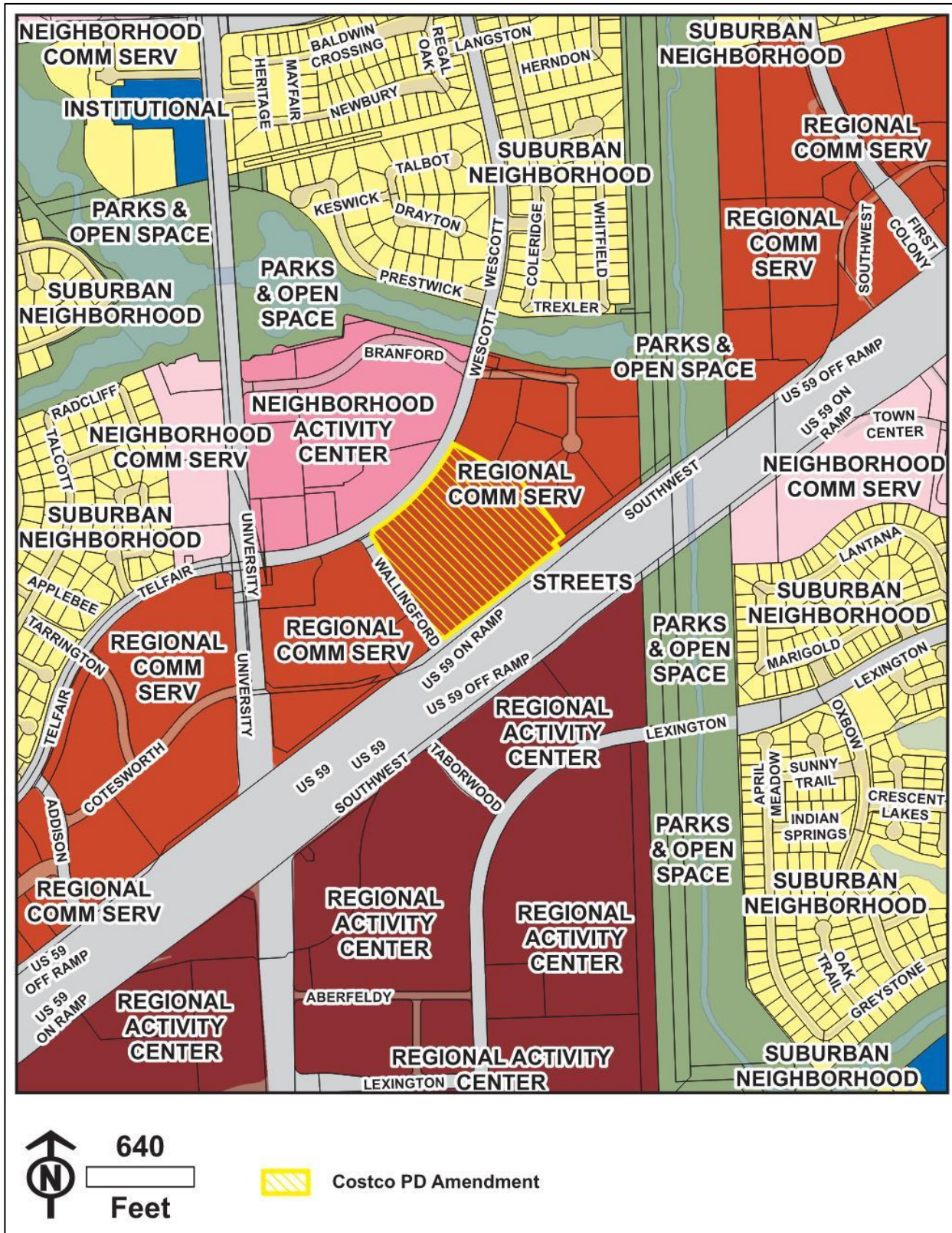
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP



NARRATIVE OF AMENDMENT



October 24, 2022

Ms. Laura Waller
Planner II -Planning & Development Services Dept.
The City of Sugar Land
2700 N. Town Center Boulevard
Sugar Land, Texas 77479

RE: Costco Wholesale
Fuel Facility Expansion
17520 Southwest Freeway, Sugar Land
Telfair Center Lakefront District Planned Development Amendment
PD#-1869

Dear Ms. Waller,

On behalf of Costco Wholesale Corporation, please find the following attached documents in support of our request for a Planned Development District- Amendment for the proposed expanded fuel facility:

1. Site Plans-DD12-03 as prepared by MG2, dated 9-26-2022;
2. Fuel Facility Stacking Plan as prepared by MG2, dated 9-26-2022;
3. Fuel Facility Elevations as prepared by MG2, dated 9-26-2022;
4. Site Lighting Plan as prepared by TE Inc., dated May 2022;
5. Conceptual Piping and Tank Site Plan as prepared by Barghausen, dated 8-22-2022
6. Landscape Plan as prepared by Weisman Design Group, dated October 14, 2022.
7. Trip Generation Estimate as prepared by Kittelson & Associates, dated October 2022

Project Narrative

Costco's Wholesale Warehouse is located at the southeast corner of Wallingford Avenue and Wescott Avenue. The fuel facility is located at the southwest corner of the Costco property with access from Wallingford Avenue. The fuel facility has operated at this location since 2013 as an allowed use under the PD, Planned Development zoning district. The existing fuel facility was approved under the Final Development Ordinance # 1869.

1955 Raymond Drive, Suite 119 | Northbrook, IL 60062 | 847.498.0800 | www.crossengineering.net

CIVIL ENGINEERING & CONSULTING

Costco Final Development Plan Amendment

The Planned Development Amendment will allow the expanded Costco fuel facility to continue to operate as an allowed use conforming to all standards as identified in the zoning code. The primary purpose of the fuel expansion is to improve current operations and reduce queuing at the existing facility. While a minor increase in trip activity is expected, other Costco facility expansions have shown that this increased volume is better served by the benefits of providing more pumps to expedite vehicle processing during peak times. The Costco Gasoline program has been focused currently on building new fuel facilities with a greater number of fueling positions and expanding the older stations to accommodate current and future membership growth and demand. Please refer to the Traffic Report by Kittelson & Associates, Inc. for additional information regarding the nominal number of trips generated by this proposed expansion.

The fuel facility expansion will consist of the addition of four fuel pumps or eight additional dispensers for a total of twelve fuel pumps resulting in twenty-four dispensers increasing the processing capacity by 50 percent. A reduction in peak period queues and wait times is anticipated at the Sugar Land location. The 3rd bay of pumps will be located north of the existing two -bays.

The existing metal canopy will be expanded to provide weather protection over the new pump dispensers. Four new masonry columns will be constructed providing support for the extended canopy. The columns will match the existing masonry block colors and textures.

Existing Costco signage located on the canopy fascia will be replaced with a new Costco sign on all four sides of the canopy fascia. Refer to the fuel facility elevation exhibits for additional details.

The fuel queuing lanes will be extended north for stacking control. The general site circulation around the fuel facility will remain in its current configurations with the exception of an improved Wallingford Avenue entrance drive allowing for a longer right and left turn out queuing lanes. A second entrance off of Wallingford Avenue has recently been put into place to relieve internal traffic congestion and provide an alternative way for members to exit the property. The total parking provided for the property is 761 stalls.

The fuel expansion will provide numerous benefits to Costco members. Our findings based on data at numerous sites across the county have consistently shown that more fueling positions improve the service provided to members and decrease overall queuing, wait times, and vehicle idling. The additional fueling systems will serve to process the current peak demand more efficiently and effectively at the fuel station which will in turn reduce traffic congestion in the nearby area. Please refer to the Kittelson Associates Trip Generation Estimate Memo for additional information about expected new trips at peak hours.

Costco Final Development Plan Amendment

Typically, one gas attendant is on the property during regular business hours. The hours of operation will be 6AM to 9 PM on weekdays and varies on weekends and holidays.

Costco continues to provide the best quality shopping and services to its members within the City of Sugar Land and surrounding areas. The proposed gas expansion will provide for the needs of Costco to continue to grow and to provide the convenience and services that Costco members and employee's look for and expect. We look forward to working with you and your staff on this Planned Development Amendment application.

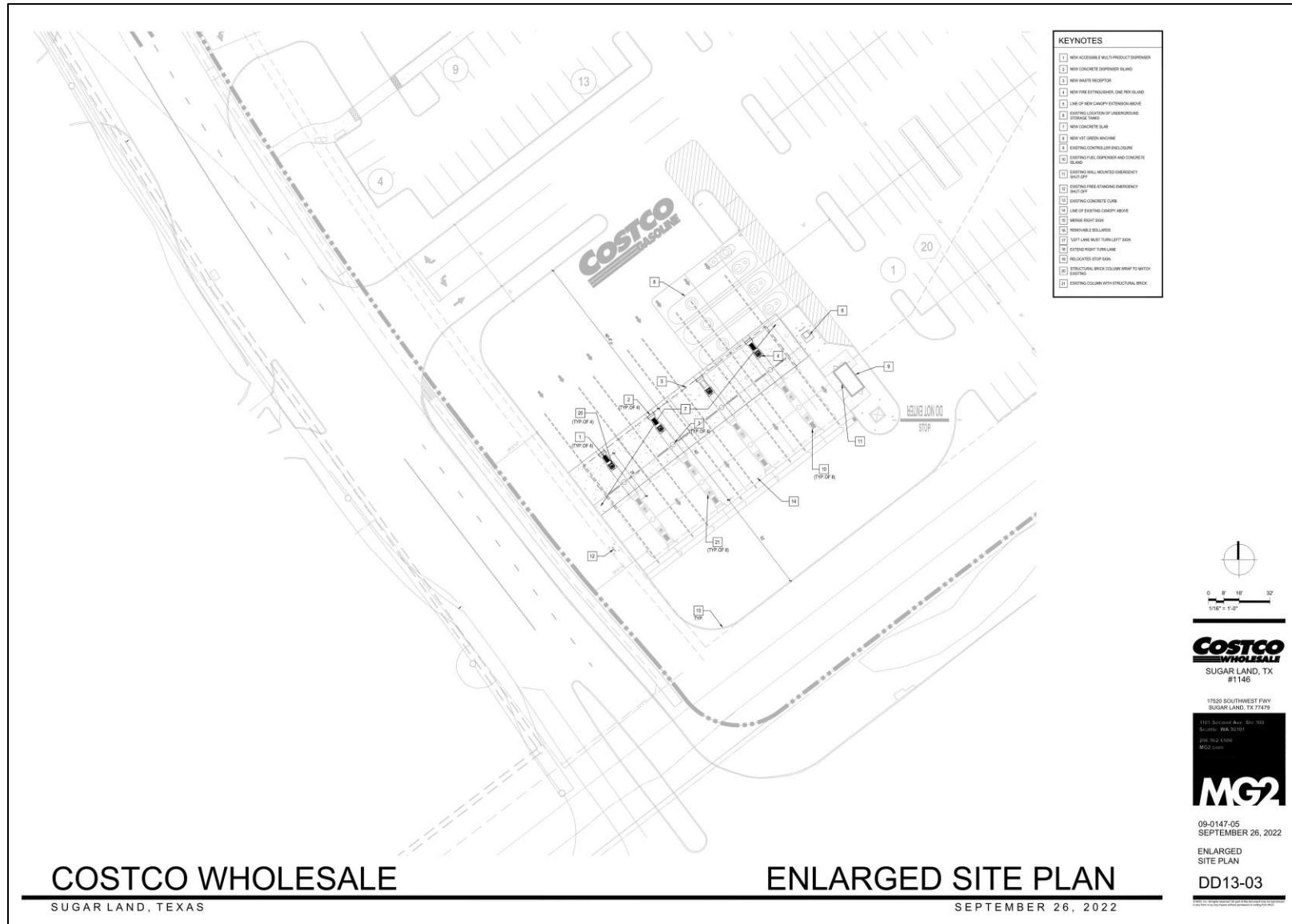
If you have any questions or require additional information, please do not hesitate to contact me directly at 847/498/0800 or via e-mail at scross@crossengineering.net. We look forward to working with you and your staff on this Planned Development Amendment proposal.

Respectfully,
Costco Wholesale Corporation



Stephen J. Cross
Authorized Costco Representative
CC: Larry Dziurdzik, Costco Planning Consultant
Mike Clark, President, Winkelmann & Associates, Inc.

ENLARGED SITE PLAN



STACKING PLAN

