

PUBLIC HEARINGS

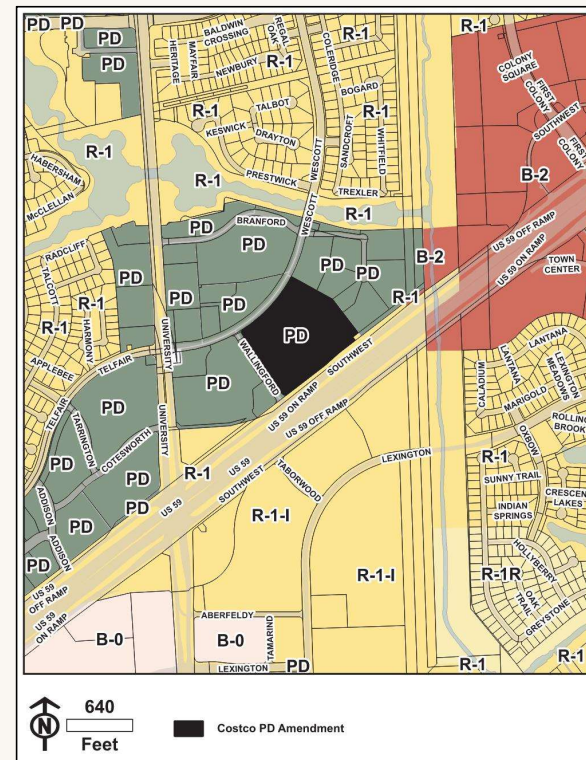
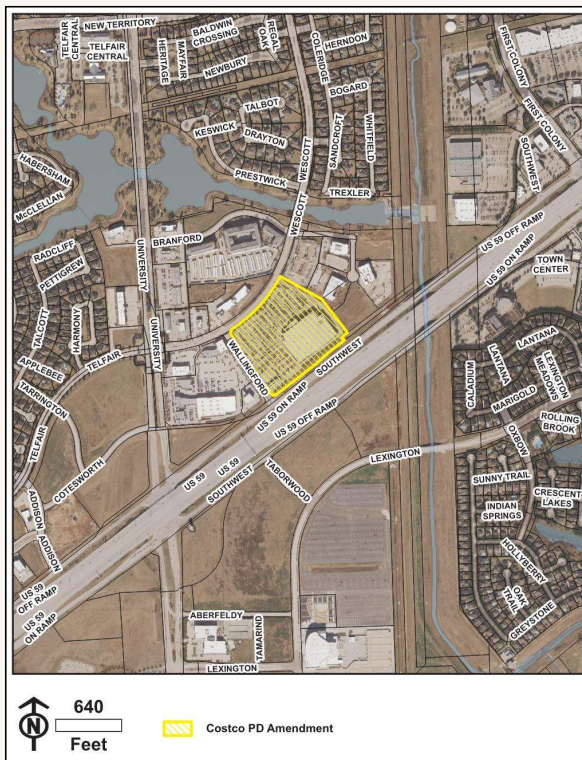
ORDINANCE NO. 2291

**Amending The Costco Wholesale Corporation – Telfair
Center Lakefront District Planned Development (PD)
Final Development Plan, Located At The Southeast
Corner Of Wallingford Avenue And Westcott Avenue;
Re-adopting The Final Development Plan; And
Repealing Ordinance No. 1869**

Laura Waller

Planner II

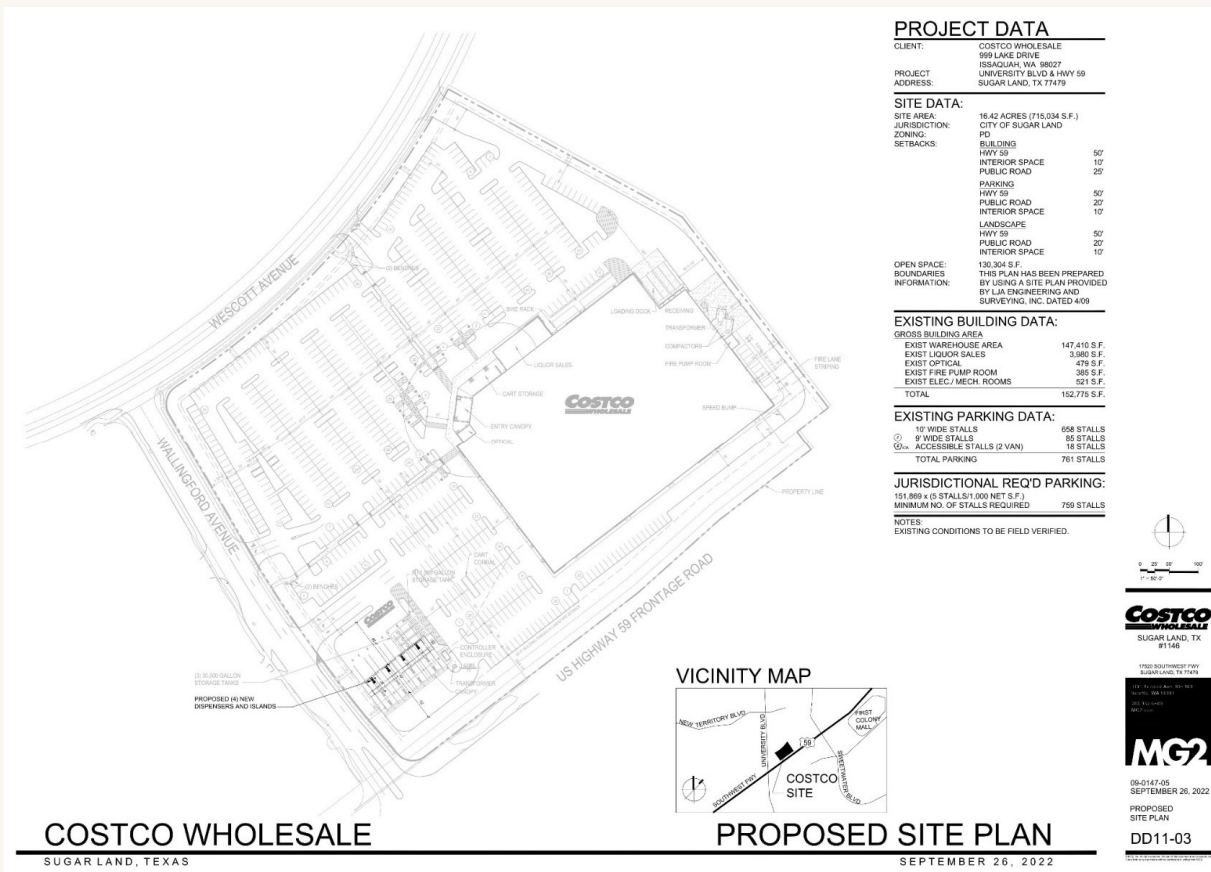
Costco Wholesale Ord. 1869 Amendment



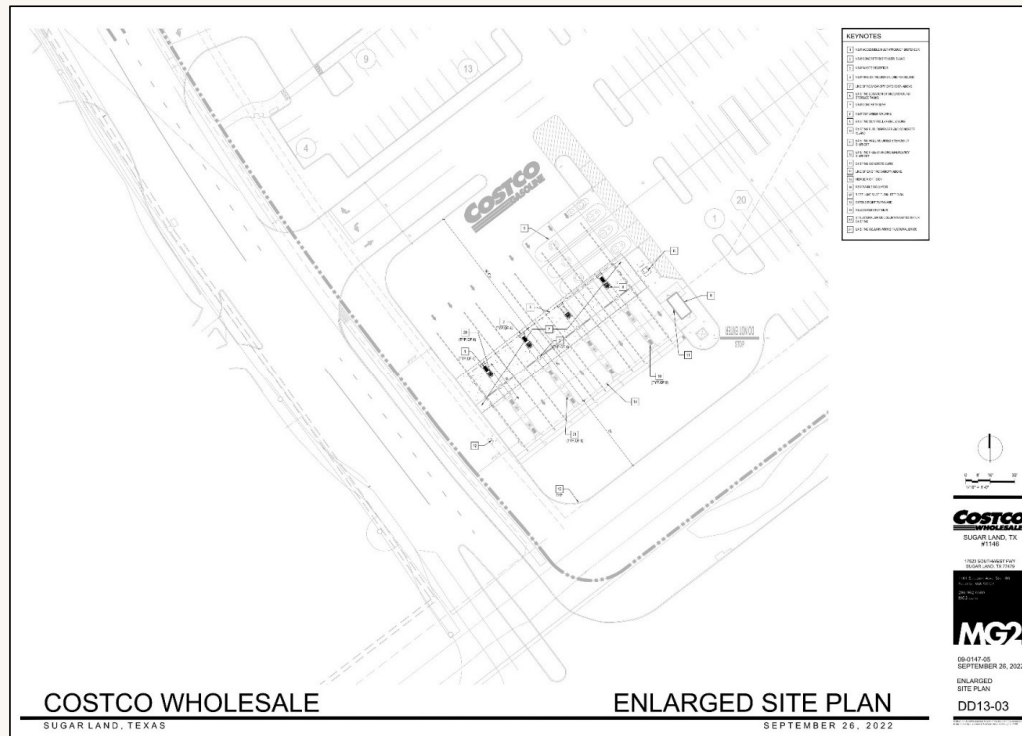
Case Overview

- **Costco Wholesale Ord 1869 allows for a max of 10 pumps & 20 fueling stations**
- **Existing development has 8 pumps & 16 fueling station**
- **Request to add 4 pumps creating 8 fueling stations would exceed the 10/20 maximum**
- **PD Amendment removes the numerical cap in Exhibit B**
- **New regulation is to follow the site plan layout**
- **Internal and external circulation analyzed, TIA concurred, site driveway and internal layout redesigned & under construction to improve internal and external traffic**





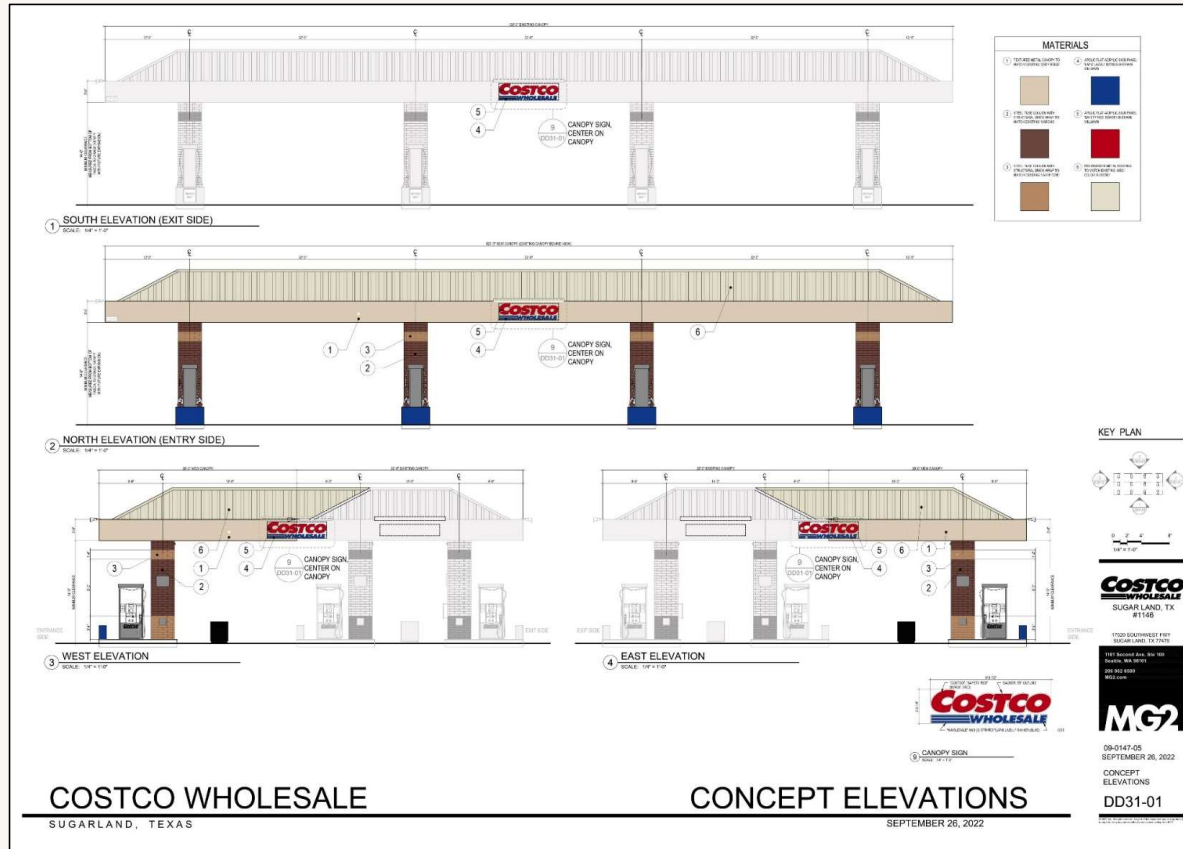
Enlarged Site Plan



Not to be codified



Elevations



PD Changes in Exhibit B & B-2

- (i) Maximum effective area: 150 square feet
- (ii) Maximum Height: 12 feet
- (iii) Minimum setback: 10 feet
- (iv) Number per foot of frontage: 1 per 250 feet
- (v) Maximum number of signs: 2

(b) Freestanding signs must not be located with 250 feet of another freestanding sign on the same premises.

- (i) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.

(c) All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.

(d) Exterior finishes for freestanding signs shall be primarily masonry.

(e) Additional regulations on freestanding signs within the Development Code, Section 4-24 (d) through (h), remain applicable.

H. Additional Regulations.

1. Repair bays may be oriented in any direction provided they are located a minimum of fifty feet (50') from the adjacent public right-of-way and are screened from onsite views.

2. Conditions for Fuel sales within this Final Development Plan:

- (a) One site for fuel sales is allowed per the attached site layout plan.
- (b) Fuel sales canopy and associated buildings shall be constructed in accordance with Exhibit B-5 *Fuel Canopy Elevations*.
- (c) Lighting shall be recessed under any canopy and in fixtures throughout the site.
- (d) Pump islands and dispensing positions shall be constructed in accordance with Exhibit B-1, *Final Site Layout Plan*.
- (e) No outdoor speakers, except those required by law at pump stations.
- (f) Canopy column facades will be 100% brick and / or stone.
- (g) Canopies shall have a pitched or mansard roof.
- (h) Minimum landscape buffer shall include:
 - (i) Hedges at least three feet in height at time of planting screening the entire parking lot perimeter.
 - (ii) Trees shall have a minimum 4-inch caliper, and a minimum 10-foot height as measured from the ground level when planted.

EXHIBIT B - 2 PERMITTED USES

PUBLIC ADMINISTRATION:		
Civilian	9211	X
Police Protection	9221	X
Legal Counsel and Prosecution	9231	X
Fire Protection	9241	X
Public Order and Safety	9251	X
Finance, Taxation and Monetary Policy	9111	X
Administration of Human Resources	9411-9451	X
Environmental Quality and Housing	9511-9531	X
Administration of Economic Programs	9611-9661	X
NON-CLASSIFIABLE ESTABLISHMENTS:		
Adult Day Care	99	X
Dwellings - Single Family Attached, Townhouses	99	
Dwellings - Multi-Family	99	
Parks and Recreational Facilities, Public or Private	99	X

NOTES:

1. Use not permitted within 100 feet of Tellur Lake greenbelt.
2. Conditions for Convenience Stores with Gas Stations (SIC 5411) and Car Washes (SIC 7542):
 - a. Lighting shall be recessed under any canopy and in fixtures throughout the site.
 - b. No outdoor speakers, except those required by law at pump stations.
 - c. Canopy column facades shall be 100% brick and/or stone.
 - d. Canopies shall have a pitched or mansard roof.
 - e. Minimum landscape buffer shall include:
 - i. Hedges at least three feet in height at time of planting and screening the entire parking lot perimeter.
 - ii. In addition to minimum required street trees, one additional tree shall be planted for every 50 feet of parking lot perimeter.



P&Z Commission Recap

- **P&Z Commission held a Public Hearing Jan 26th at which no speakers were present.**
- **Questions and discussion primarily revolved around the extent of changes and concerns about existing traffic.**
- **Applicant and staff provided feedback regarding the changes to the existing traffic that would be implemented before the pumps are added, traffic flow during construction, and traffic flow after the pumps are built.**
- **P&Z Commission then unanimously voted to Recommend Approval of the amendment to the existing FDP.**



Recommendation & Next Steps

- **Staff recommends Hosting Public Hearing followed by 1st Reading of Ordinance 2291**
- **Staff and Commission Recommend Approval of Ordinance 2291 for the Costco Wholesale Corporation – Telfair Center Lakefront District Final Development Plan**



APPLICANT PRESENTATION





**Planned Development Amendment Request
for a
Proposed Fuel Facility Expansion
17520 Southwest Freeway
City of Sugar Land
City Council
February 7, 2023**

Costco Wholesale Corporation

Planned Development Amendment Request
2-7-2023



Costco Wholesale Warehouse & Fuel Facility Location

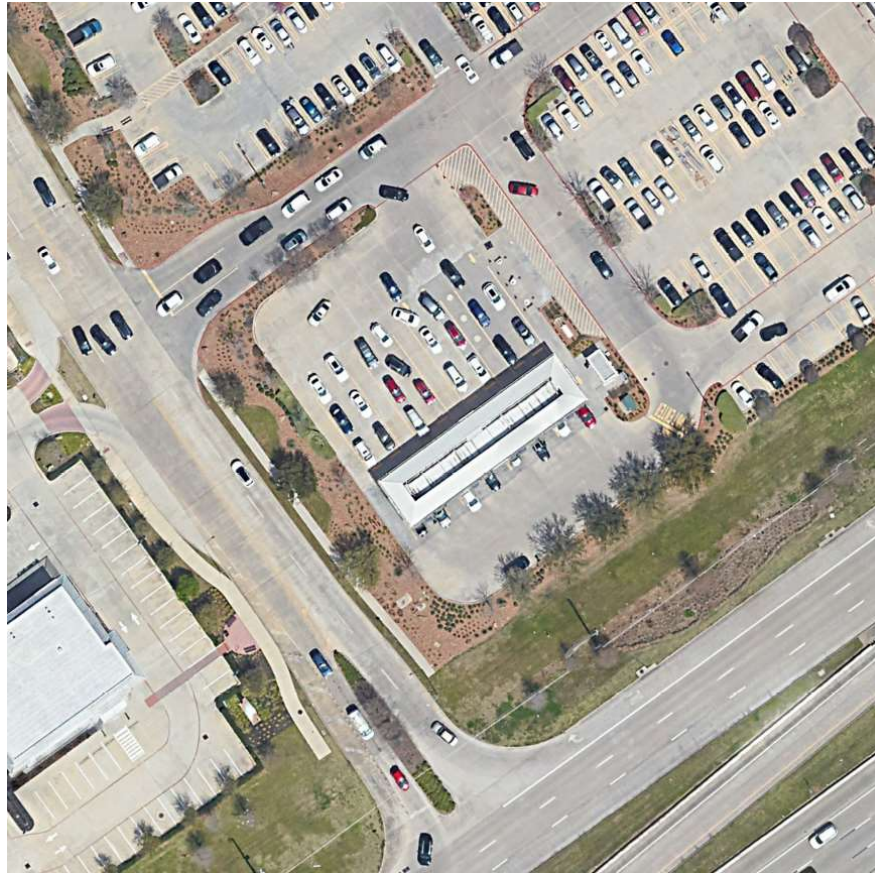


Planned Development Amendment Request
2-7-2023

Costco Property:
16.42 Acres



Costco Existing Fuel Facility



Planned Development Amendment Request
2-7-2023



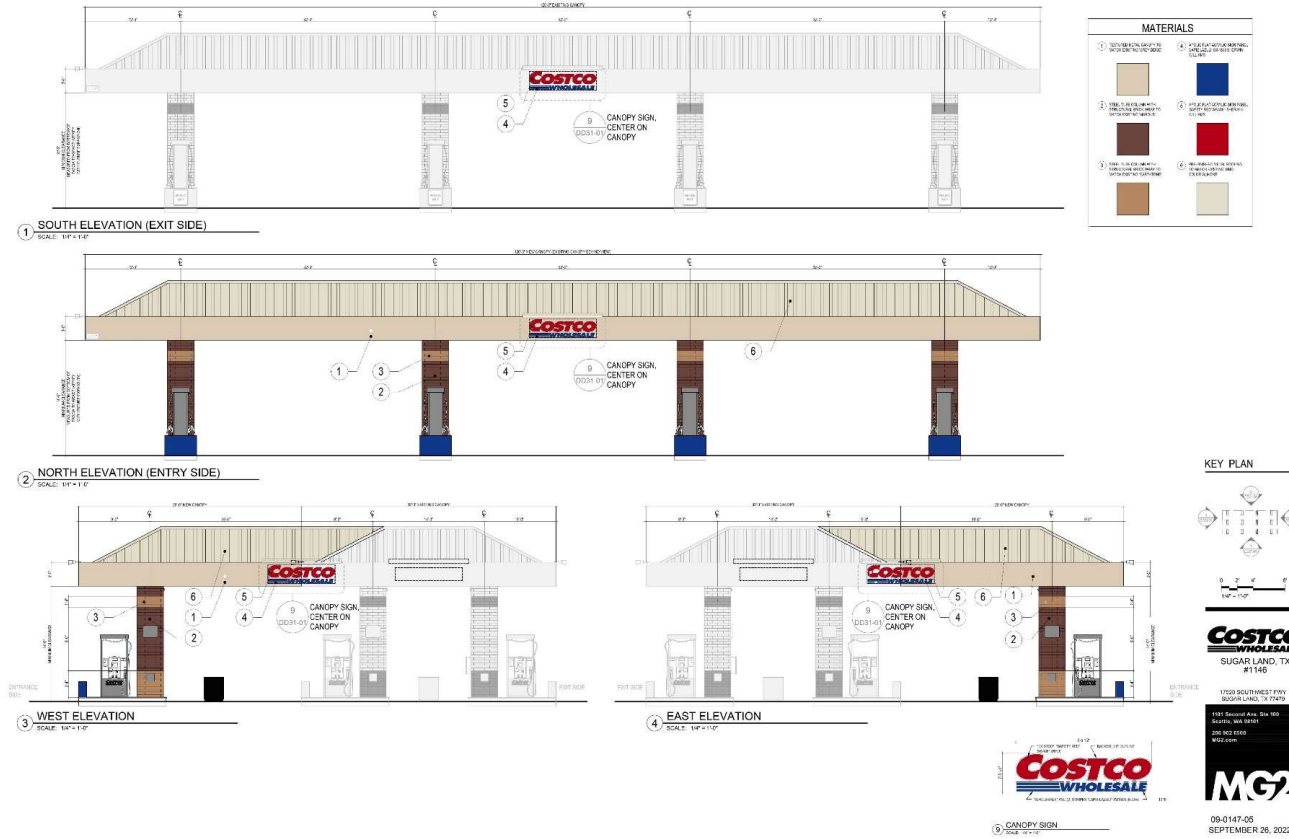
Costco Proposed Fuel Facility



Planned Development Amendment Request
2-7-2023



Costco Proposed Fuel Facility

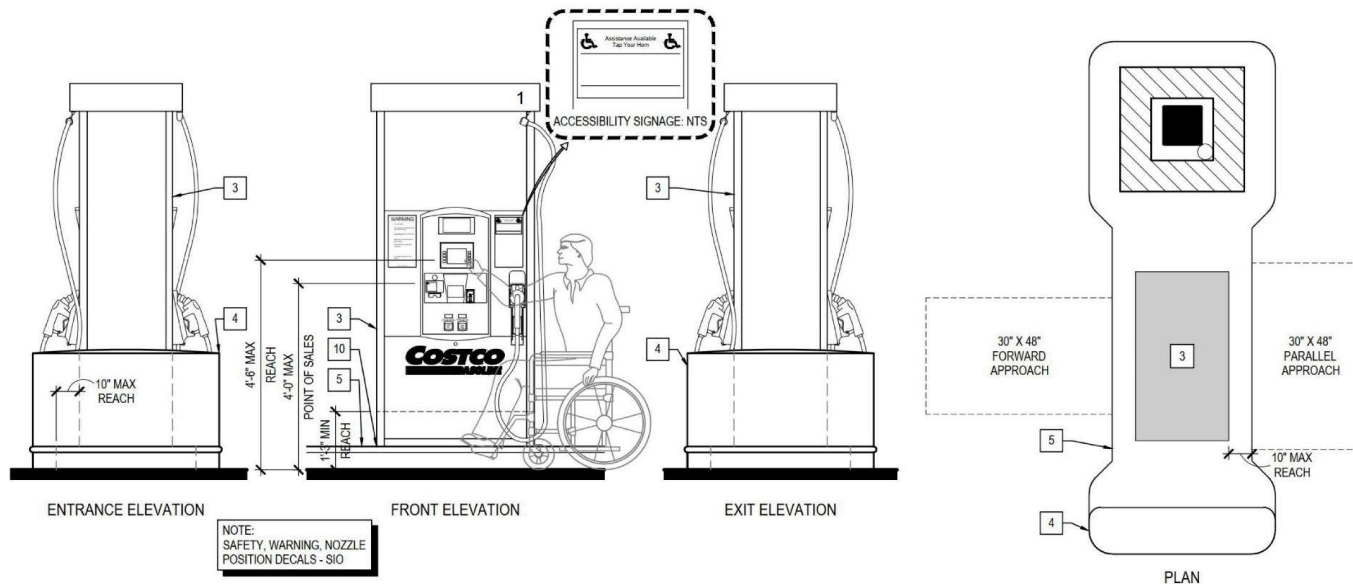


Planned Development Amendment Request

2-7-2023



Costco Proposed Fuel Facility Dispenser Details



8 DISPENSER ELEVATIONS

SCALE: 1/2" = 1'-0"

1116

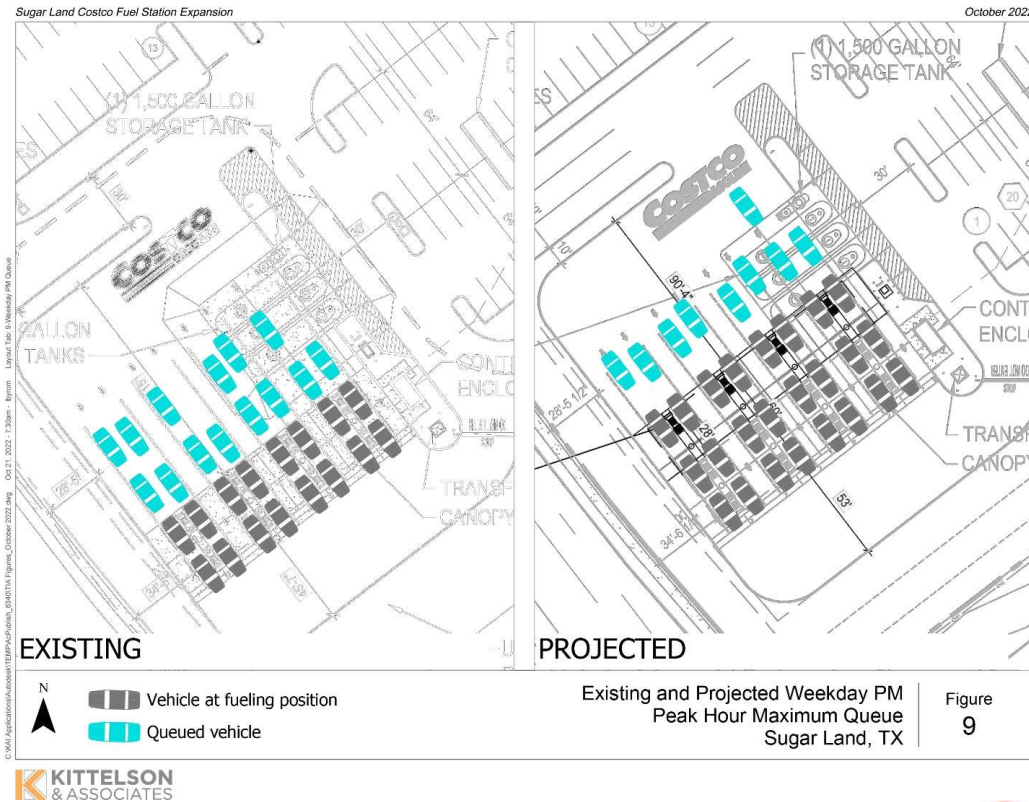
Planned Development Amendment Request
2-7-2023



Costco Fuel Facility Expansion Summary

- Expanding 16 fueling positions to 24 fueling positions (50% increase in fueling positions)
 - New Generated Trips
 - 30 net new weekday PM peak hour trips
 - 39 net new Saturday midday peak hour trips
 - 37 net new Sunday midday peak hour trips
- 34.5% to 38.4% decrease in Peak Hour Queues at gas station post expansion
- Costco national database shows all gas expansions result in more efficient queue processing, shorter wait times, and shorter queues and less idling after expansion.

Costco Proposed Fuel Facility Stacking Plans



Planned Development Amendment Request
2-7-2023



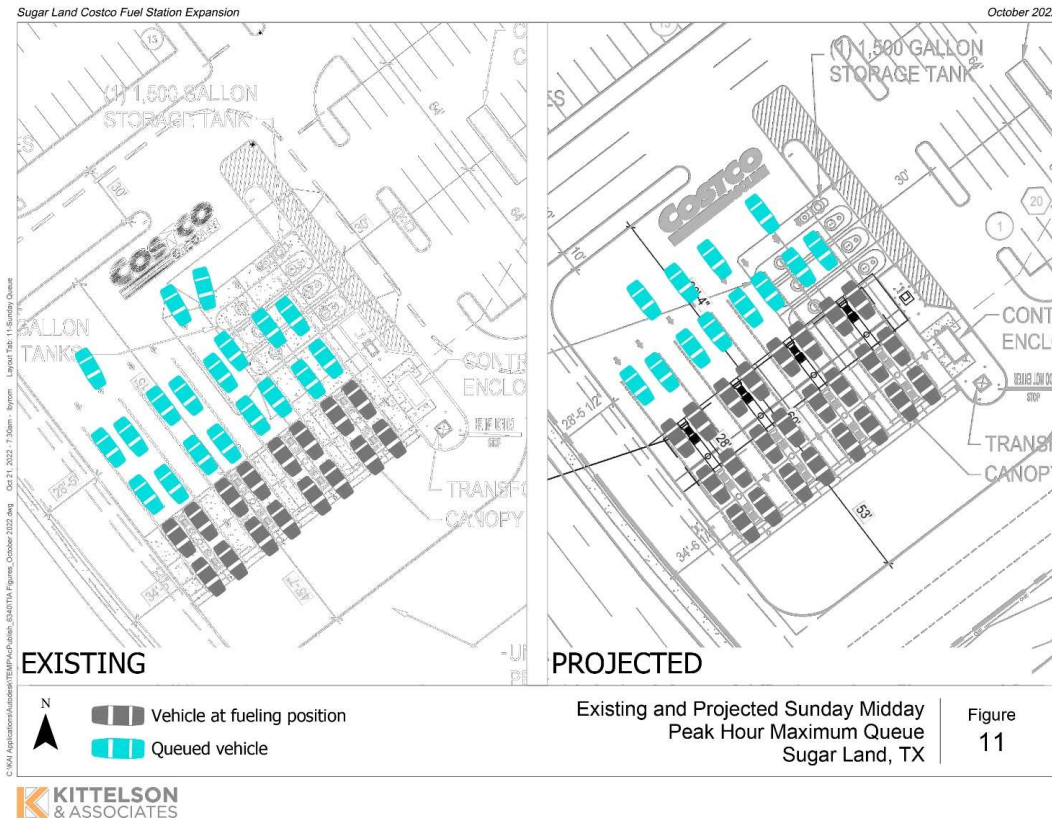
Costco Proposed Fuel Facility Stacking Plans



KITTELSON & ASSOCIATES
Planned Development Amendment Request
2-7-2023



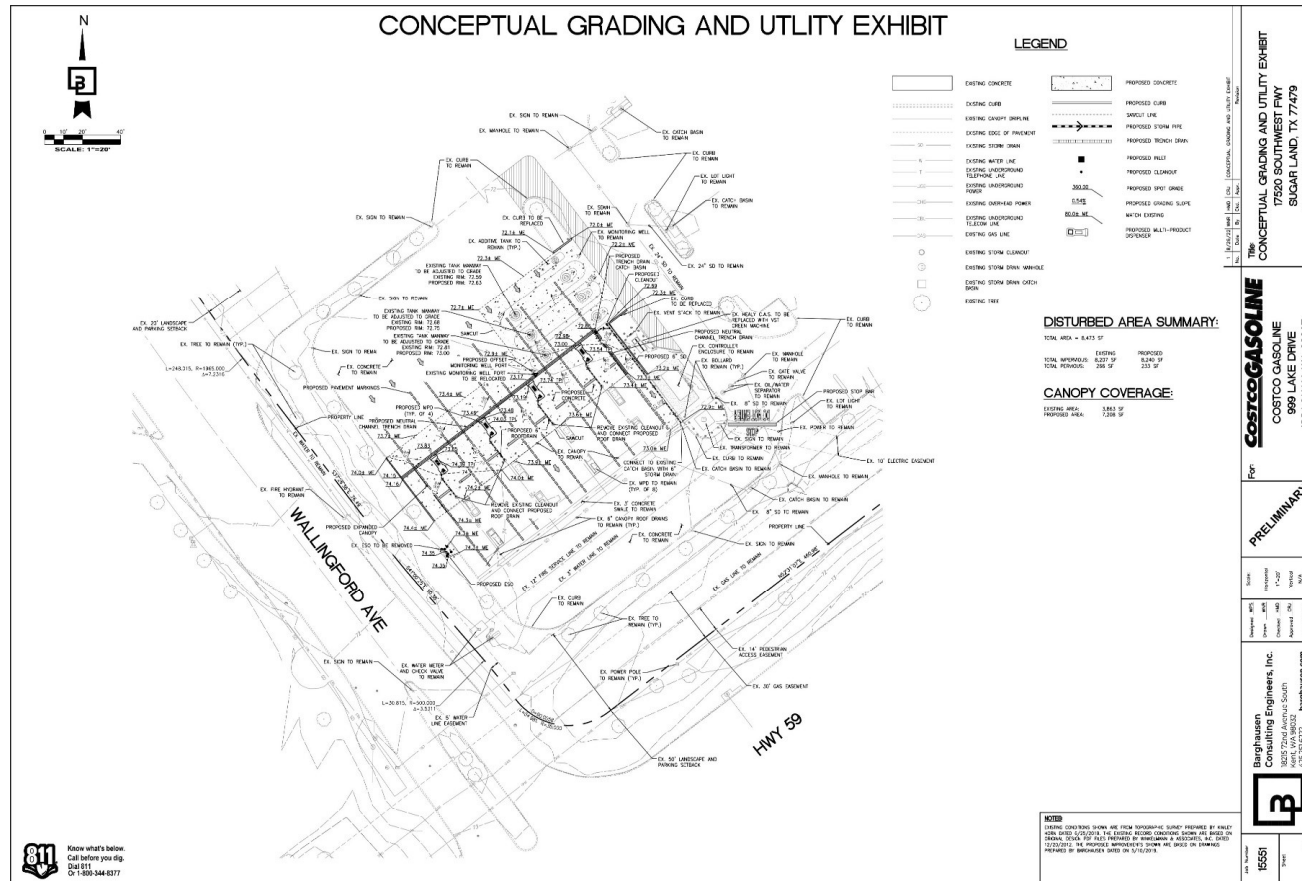
Costco Proposed Fuel Facility Stacking Plans



Planned Development Amendment Request
2-7-2023



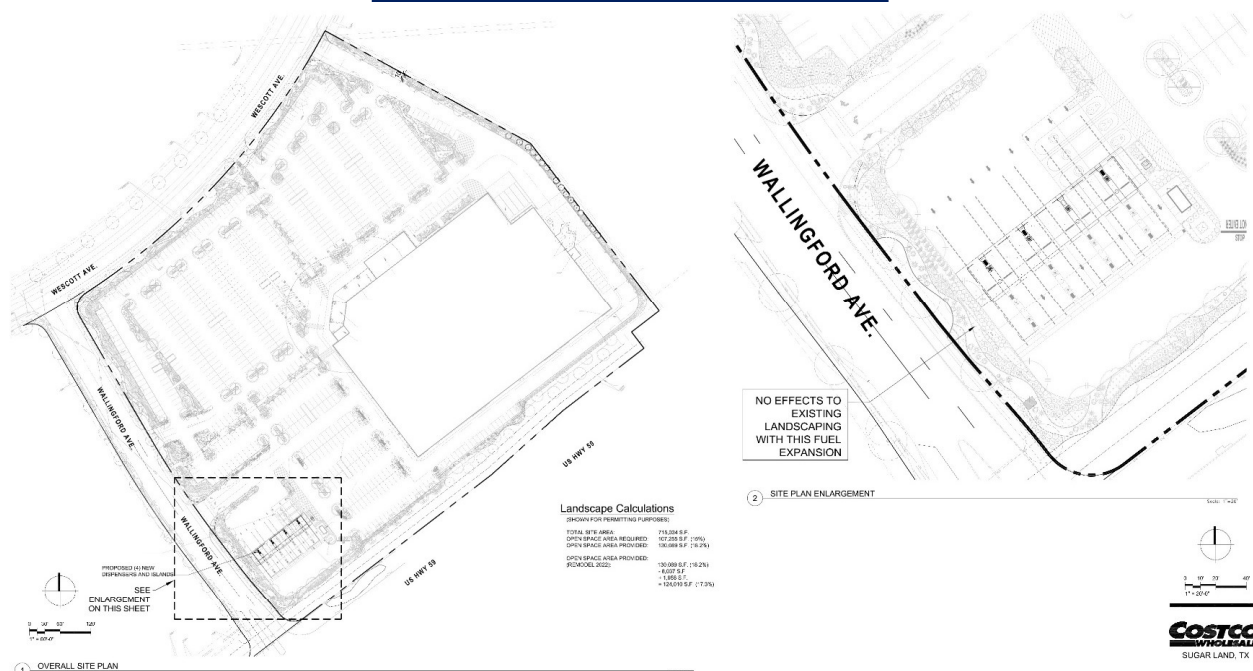
Costco Proposed Fuel Facility Civil Plan



Planned Development Amendment Request
2-7-2023

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Costco Landscape Plan



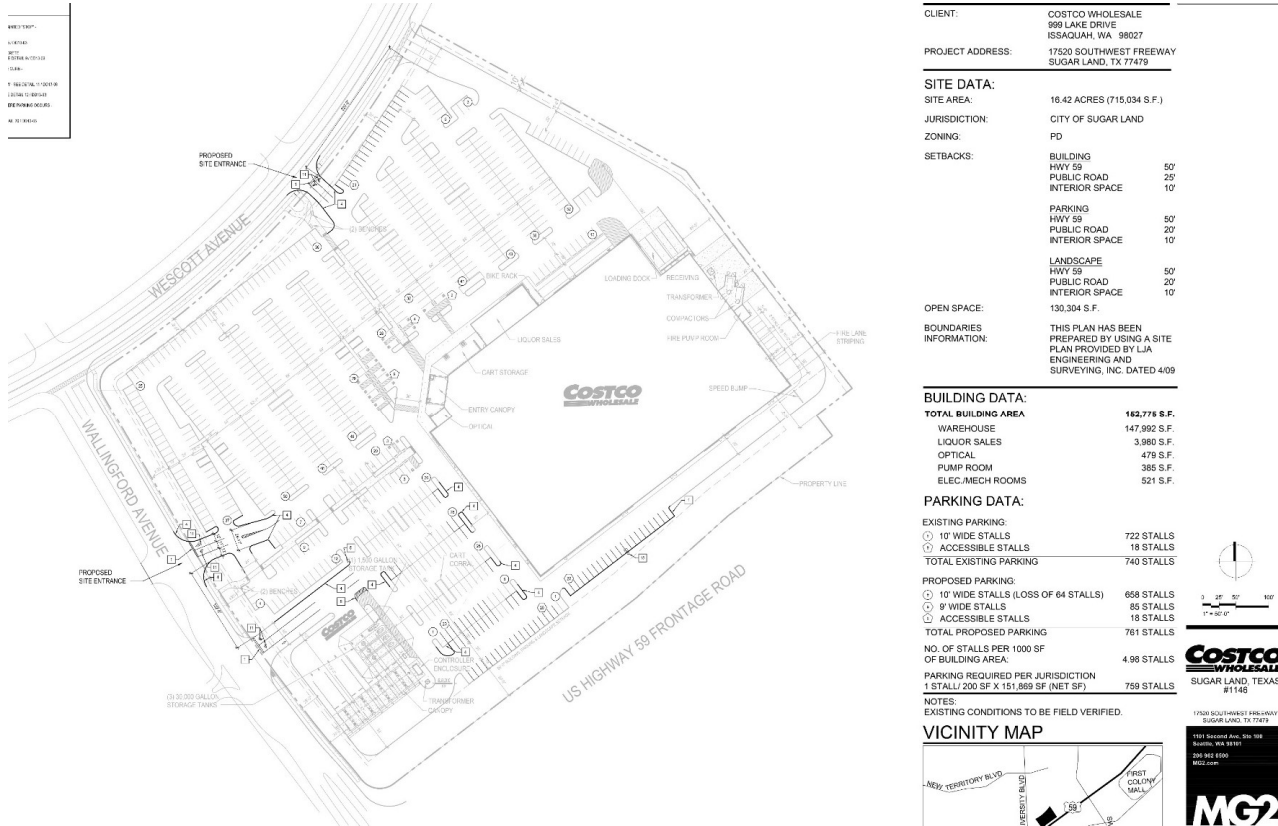
COSTCO WHOLESALE
SUGAR LAND, TEXAS

LANDSCAPE PLAN
OCTOBER 14, 2022

Planned Development Amendment Request
2-7-2023



Costco Proposed Driveway Enhancements



Planned Development Amendment Request

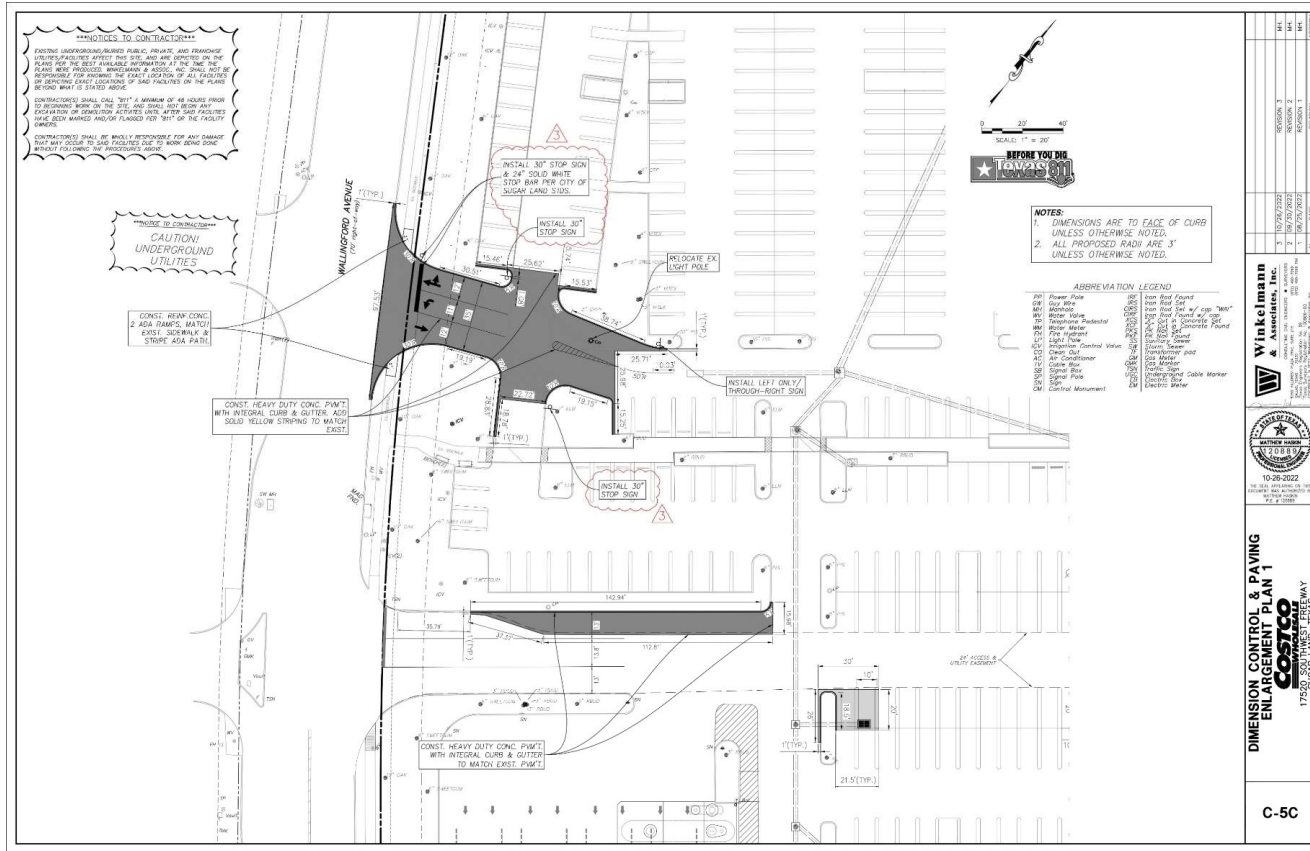
2-7-2023





COSTCO
WHOLESALE

Costco Proposed Driveway Enhancements



Planned Development Amendment Request

2-7-2023



CONTINUATION & CONCLUSION OF PUBLIC HEARING



CLARIFYING QUESTIONS FOR STAFF AND APPLICANT



COUNCIL CONSIDERATION & ACTION

