



Retail Fuel Station Ordinance Overview

Presentation to the

Economic Development Council Committee

October 21, 2026

Presented by

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How a fuel station opens today

Three agencies issue separate approvals. Their processes run at the same time and do not depend on each other.



How other Texas cities handle gas stations

Each city below decides gas station locations through zoning, and some add extra standards

Austin

Sets site-specific standards, including screening and limits on:

16 fuel dispensers

8 vehicle queue lanes

Dallas

Allows gas stations only in zoning districts where the use is specifically permitted

San Antonio

Requires distance from residential and other sensitive uses:

100 ft for tanks under 50,000 gallons

200 ft for tanks over 50,000 gallons

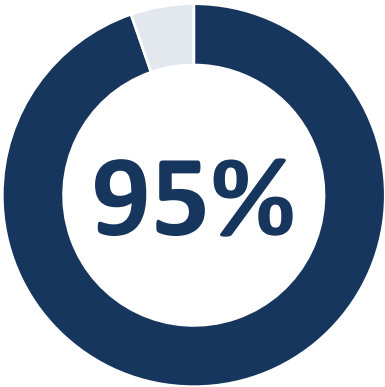
El Paso

Requires stations to meet the city's standard zoning and development rules



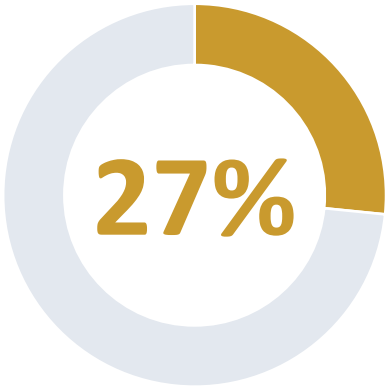
What Houston's data shows

188 fuel station applications in the City of Houston (Harris County portion) over the past 4 years



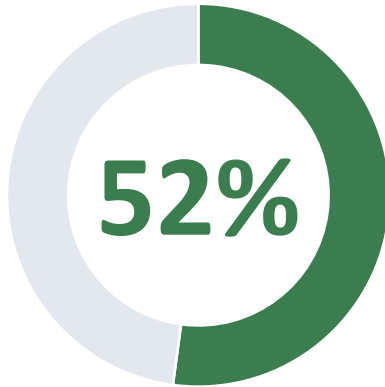
are on major thoroughfares

178 of 188 applications



**are on roads 80 ft wide or less,
or on smaller streets**

50 of 188 applications
These would get the closer review.



**had homes within 50–100 ft of
the site**

98 of 188 applications



Proposal

A new City ordinance that guides where new retail fuel stations can be built



PRESERVE

the character of residential areas



PROMOTE

predictable, orderly growth of
commercial development

How the ordinance is structured

Four key features



Part of the development code

Adds a new **Division 9** to **Chapter 42** of the City's Code of Ordinances



Forward looking

Applies to new retail fuel station applications going forward



Two-step location review

Step 1 checks the road. Step 2, if needed, checks how much of the surrounding area is residential.



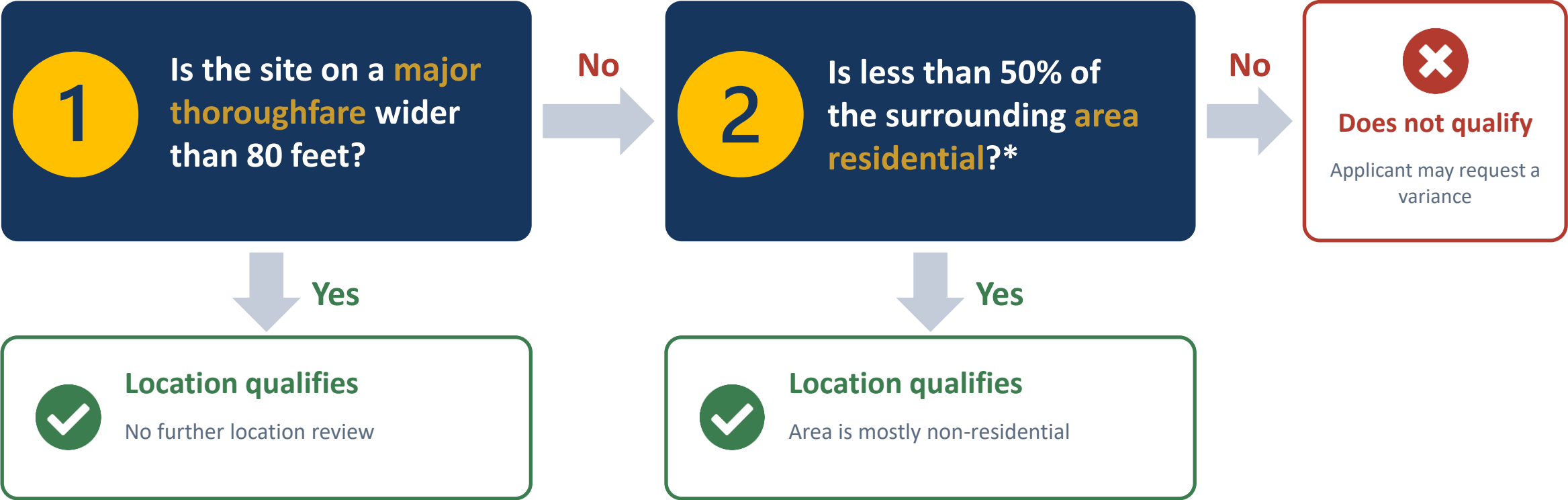
Variance option

A process to request an exception when a site's circumstances call for it



The two-step location test

Every new fuel station site is checked in this order



**The ordinance sets specific criteria for measuring the residential share of the area around the site.*



Example: 1909 Washington Avenue

How the two-step test would apply to a real application site



STEP 1 · ROAD

Washington Avenue
80-ft major thoroughfare, not wider than 80 ft → go to Step 2

STEP 2 · RESIDENTIAL SHARE

80%

Within 50 ft

57%

Within 100 ft



Does not qualify

More than half of the surrounding area is residential



Example: 5204 Live Oak Street

How the two-step test would apply to a real application site



STEP 1 · ROAD

Southmore Boulevard
80-ft major thoroughfare, not wider than 80 ft → go to Step 2

STEP 2 · RESIDENTIAL SHARE

100%

Within 50 ft

100%

Within 100 ft



Does not qualify

More than half of the surrounding area is residential



Ordinance Schedule

Date	Actions
Wed., October 21, 2026	Presentation to Economic Development Council Committee
Thurs., November 12, 2026	Presentation to Planning Commission – Set Public Hearing on December 17, 2026
Thurs., December 17, 2026	Public Hearing at Planning Commission
Wed., January 6, 2027	City Council – Set Public Hearing on January 13, 2027
Wed., January 13, 2027	Required Public Hearing at City Council and possible consideration
Wed., January 20, 2027	City Council Consideration





Questions

Retail Fuel Station Ordinance