

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: May 20, 2024

SUBJECT: Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automotive Repair (Minor); on a Portion of Approximately 7.662 Acres Legally Described as Lot 5R, Block A, Crossroads Center North Addition, Located at 2601 East State Highway 121, Suite 206, Zoned Light Industrial District (LI); as Requested by Jason Burrell, Masterpiece Printing, on Behalf of RLS Realty LLC, the Property Owner. (Case No. 24-03-3-SUP).

BACKGROUND:

Lakeside at 121 is an office warehouse development built to house service contractors, warehouse showrooms, and similar uses. Currently four of the five proposed buildings have been built in the first phase of this project. Masterpiece Printing is a company that prints and installs vinyl on automobiles and operates out of an 1,812 square-foot tenant space within Lakeside at 121. They are seeking a special use permit (SUP) to allow the onsite application of vinyl on cars. The SUP regulations, adopted in 2013, required an SUP with all automotive repair (minor) businesses. The Planning and Zoning Commission recommended unanimous approval (6-0) on April 16, 2024.

ANALYSIS:

Masterpiece Printing is a company that prints, cuts, and applies marketing and protective vinyl to automobiles. They primarily print and prepare vinyl at their place of business and install the vinyl in the field for corporate fleets. The SUP would allow them to have the ability to work on automobiles at this location. No more than two cars will be worked on in-house at a time, and no cars will be stored outside.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
The surrounding area consists of office-warehouse and distribution warehouses. The project will have no major impact on any surrounding uses.

- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
The Lewisville 2025 Vision Plan promotes the Big Move of Economic Vitality. The proposal will offer specialized services to the surrounding community and will further the goal of reinforcing economic vitality and promoting a small business.

- C. Enhancement or promotion of the welfare of the area;
The specialized services offered by this business will further the goal of reinforcing economic vitality which in turn promotes the welfare of this area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
The use is not detrimental to the public health, safety, or general welfare of the area.
- E. Conformity with all zoning regulations and standards.
The project will comply with all other regulations of the Unified Development Code if the SUP is approved.

Staff finds the request consistent with area uses and zoning and in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.