

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: December 3, 2024

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor); on an Approximately 1.5871-Acres, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by John Lam, of Alltrades, on Behalf of AIP Eagle Court, LLC, the Property Owner (Case No. 24-11-20-SUP).**

BACKGROUND:

Liberty Hail is a paintless dent repair business. The business will operate from 9:00 AM to 5:00 PM Monday through Friday, and 10:00 AM through 4:00 PM on the weekend. They will not store any vehicles outside the premises. This type of business is considered a Automotive Repair (Minor) in Lewisville's Unified Development Code and requires the approval of a special use permit (SUP).

City Council has approved two additional Special Use Permits for minor automotive services at this address in different suites. D Taylor Automotive on March 15, 2021 and Texas Star Automotive on November 4, 2024.

ANALYSIS:

Site, Landscaping and Building

The proposed business will be located in the Alltrades Industrial Park located off of Eagle Court. The Industrial Park was developed in 2019 and met all of Lewisville's development regulations. Liberty Hail is not making any changes to the site and will only be operating in one of the tenant spaces. The site, landscaping and building will not be altered from what was approved in 2019. As a part of this Special Use Permit the applicant is committing to not storing any customer cars outside after business hours. No additional free-standing signage is proposed with this Special Use Permit.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

The surrounding uses and facilities are industrial, and the proposed use is consistent and compatible.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

Though the Lewisville 2025 vision plan calls for diverse and thriving neighborhoods in this location, the area is largely industrial with an adjacent electrical substation and rail line. Furthermore, the property is located off of a cul-de-sac and has minor frontage and visibility on public rights-of-way.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP continue to promote economic welfare of the area and allow similar uses to operate here without the need of additional Special Use Permits.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

Staff does not identify any negative impacts to the public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

The physical site will remain largely unchanged. This is an appropriate location for minor automotive businesses.

Summary

Staff feels the proposal meets the compatibility criteria for SUP approval. This use will have minimal impact of adjacent properties.

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approve of the requested Special Use Permit as set forth in the caption above.