

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: August 4, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Repair (Minor) on Approximately 0.61 Acres Legally Described as Thomas Addition, Lot 1, Block A, Located at 500 South Kealy Avenue, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Ezekiel Kaufman, Mobile Tire, LLC, the Property Owner (Case No. 25-06-9-SUP).**

BACKGROUND:

Mobile Tire is a minor automotive service shop looking to occupy the existing building at 500 South Kealy Avenue. The subject property is within 200 feet of a single family residence and does not meet supplemental standards regarding landscaping and bay door orientation and therefore requires an SUP. The new business offers off-site tire repair and replacement services. The proposed business only operates on vehicles off-site of their establishment and will not store any customer cars on the premises. The applicant is requesting a special use permit (SUP) to allow this minor automotive service facility. On July 15, 2025, the Planning & Zoning Commission unanimously recommended approval of this case (7-0).

ANALYSIS:

Site & Landscaping

The proposed location was previously a service contractor, Advent Air Conditioning Inc., and is configured for light industrial uses. The property to the south contains multiple mobile homes. To the east, west, and north are single family residences. All of the immediately adjacent properties are also zoned Light Industrial (LI), including the single-family homes. The business operates as an off-site tire mechanic service and therefore no storage or servicing of automobiles takes place on the property. The location will act as a headquarters for storing the dispatch vehicles and necessary equipment. The appearance of the property has been enhanced by the replacement of the previous chain link fence with a tubular steel fence and fresh paint. The applicant has contemplated adding trees to the grass areas along both south Kealy and Thomas Street; however, these areas lie within the street right-of-way and contain water lines and overhead power lines; therefore, these areas are not suitable to plant trees. The applicant is proposing no changes to the exterior site or the landscaping beyond the painting and fencing improvements they have already made. The site is within the Old Town Design District; therefore, any exterior alterations requiring a permit or new signage would require the approval of a Letter of Design Approval from the Old Town Design Review Committee (OTDRC).

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 property is configured for light industrial uses and is surrounded by light industrial zoning. There are homes nearby, but the proposed use is less intense than the previous use and several uses allowed by right. The SUP will have a condition that vehicles in need of repair will not be stored and that all repair activities will take place off site. The applicant spoke with some of the residential neighbors. One neighbor attended the Planning and Zoning Commission meeting. They expressed some concerns about unrelated properties staff is looking into but were generally supportive of a less intensive use than the previous Air Condition company.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
Automotive uses are not typically considered compatible in Old Town; however, based on the existing design and proposed conditions, negative impacts are not anticipated, and the SUP prevents an existing building being occupied by allowed, more intense uses.
- C. Enhancement or promotion of the welfare of the area;
The specialized services offered by this business will lessen the intensity of the use of the property, which in turn promotes the welfare of this area. The conditions of the SUP on vehicle repair and storage help preserve neighborhood quality. The appearance of the property has been enhanced by the replacement of the previous chain link fence with a tubular steel fence.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There are no expected detrimental effects to the public health, safety, or general welfare of the area as the property was designed to accommodate light industrial uses and the conditions prevent storage or service of vehicles on the site.
- E. Conformity with all zoning regulations and standards.
Any changes to the site that require a permit would need to be approved by the OTDRC.

Staff finds the request more compatible and less intense than potential permitted uses and is in alignment with the Big Move of Old Town as outlined in the Lewisville 2025 Vision Plan.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the special use permit with the following conditions:

Staff Memo

SUP – 500 South Kealy Avenue

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1. Vehicles in need of repair shall not be stored or repaired outdoors on site.
2. All repair activities shall take place off site.
3. No outside storage shall be allowed on the site.