

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 1, 2024

SUBJECT: **Public Hearing:** Consideration of an Ordinance Approving a Special Use Permit for Boat Sales and Service and Motorcycle Sales and Service; on a Portion of an Approximately 7.662-Acre Lot, Legally Described as Lot 5R, Block A, Crossroads Centre North, Located at 2601 East State Highway 121, Suite 111; Zoned Light Industrial (LI) District; as Requested by Andrea Even, Ventura Texas Marine, the Applicant, on Behalf of AR Reddy Castle Hills LLC, the Property Owner. (Case No. 24-05-8-SUP).

BACKGROUND:

A special use permit (SUP) is required for motorcycle sales and service and boat sales and service uses in the Light Industrial (LI) district zoning. Ventura Texas Marine, a business that specializes in the sales of luxury custom boats and electric motorcycles, proposes to occupy a 2,960 square-foot space within the Prime Office Warehouses, located on the west side of Leora Lane north of East State Highway 121. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 18, 2024.

ANALYSIS:

Site

Ventura Texas Marine will occupy Suite 111 in Building 1 of the Prime Office Warehouses, facing Leora Lane. The space contains a total of 2,960 square feet. The space will be used as a showroom and office only. There will be no outdoor display or outdoor storage of boats or electric motorcycles at this property. Ventura Texas Marine sees customers on an appointment-only basis and does not keep any purchasable inventory on-site. All purchases are custom orders and shipped directly to the customer. The applicant does not propose any changes to the existing site. No impact is expected as all motorcycles and boats on site will be kept in the showroom. The Prime Office Warehouses were completed in 2022 and adhere to current development standards.

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 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 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 use will comply with the Unified Development Code once 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.