

KWIK KAR Lube & Wash

1111 W Round Grove Rd

Lewisville, TX 75067

Date: July 2, 2025

To: City of Lewisville Planning Department

Subject: Narrative for SUP Application – Kwik Kar

Dear Planning Staff,

Kwik Kar is applying for a Special Use Permit (SUP) for Minor Automobile Repair at our existing facility. The intent of this letter is to provide a detailed overview of our operation, consistent with your application requirements.

Business Operations

- Business Name: Kwik Kar
- Address: 1111 W Round Grove Rd, Lewisville, TX 75067
- Hours of Operation: Monday–Saturday, 8:00 AM – 6:00 PM
- Employees: 5 full-time technicians and 1 service manager
- Services Offered: Routine oil changes, state inspections, brake services, fluid flushes, diagnostic checks, tire rotation/replacement, and similar light mechanical work
- Vehicle Storage: All vehicles are serviced same-day. No overnight outdoor storage will occur. Customers pick up vehicles before close of business.
- Parking & Flow: The site meets the parking requirement as shown in the previously approved plan (19 spaces required/provided). No changes to traffic flow or access points.

Impact on City Resources

- We do not anticipate any negative impact to city services such as water, sanitation, policing, or schools. The proposed use is low-intensity and fully self-contained.

- We use environmentally responsible procedures for handling and disposing of automotive fluids and parts.

Alignment with Lewisville 2025 Plan

This project supports the Lewisville 2025 Plan, particularly the goals under the “Thriving Neighborhoods” and “Sustainability” Big Moves. By reactivating a well-located site for a needed community service, we are contributing to local economic vitality and supporting neighborhood-level convenience.

We look forward to working with city staff and council to gain approval of our request. Please don't hesitate to contact us for further details.

Sincerely,

Tarek Bazzi

Owner, Kwik Kar