

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: September 8, 2025

SUBJECT: **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Automotive Repair (Minor) on Approximately 0.972 Acres Legally Described as Bennett Park Center Addition Lot 1, Block A, Located at 519 Bennett Lane, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Timothy Gotcher, EcoPal Mobile Detail LLC, on Behalf of KJS Properties, LLC, the Property Owner. (Case No. 25-03-3-SUP).

BACKGROUND:

EcoPal Mobile Detail is a minor automotive service shop proposing to occupy a 750 square-foot portion of an existing building at 519 Bennett Lane. The business offers on-site detailing and repair services. Most services are completed the same day. The applicant is requesting a special use permit (SUP) to allow this minor automotive service facility. The Planning and Zoning Commission recommended unanimous approval (7-0) on August 5, 2025.

ANALYSIS:

Site & Landscaping

The proposed location contains two existing multi-tenant buildings that are configured for light industrial uses. The applicant is seeking to occupy a 750 square-foot portion of the north building. Other businesses on the same property include Remote Alert, a commercial security and fire protection business; Retro Gear, an auto parts store; and SMB Auto Sales. The property to the south contains Ferguson Plumbing Supply. To the west is the XL Auto Parts store and to the north is a FedEx freight facility. To the east is a vacant lot zoned Agriculture Open Space (AO). All other immediately adjacent properties are also zoned Light Industrial (LI). The applicant is proposing no changes to the exterior site or the landscaping. This area is designated as an Employment Center in the Lewisville 2025 Vision Plan.

Listed below 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 except for the AO zoning to the east.

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

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. The SUP has the conditions that no vehicle repair will take place outdoors on site and no outside storage is allowed.

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

The conditions of the SUP 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 helps preserve neighborhood quality and improve aesthetics.

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

Given that there is no repair or storage of vehicles outdoors, 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 on the site.

- E. Conformity with all zoning regulations and standards.

The applicant is not looking to make any additional changes to the site elements. Any changes to the site that requires a permit would need to follow all current standards within the Unified Development Code.

CITY STAFF’S RECOMMENDATION:

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