



November 20, 2024

City of Lewisville – Planning Department  
151 W. Church Street  
Lewisville, TX 75057

Statement of Expected Impact and Narrative

AIP Eagle Court, LLC  
1504 Eagle Court, Suite 9  
Lewisville, Texas, 75057

To whom it may concern,

Regarding the SUP application for 1504 Eagle Court, Suite 3, Liberty Hail is a paintless dent repair business that performs their services on vehicles. With the services offered, there will not be a negative impact in regards an increase in transportation, police, education, water, sewer, or drainage demands. The use is not detrimental to the public health, safety, or general welfare.

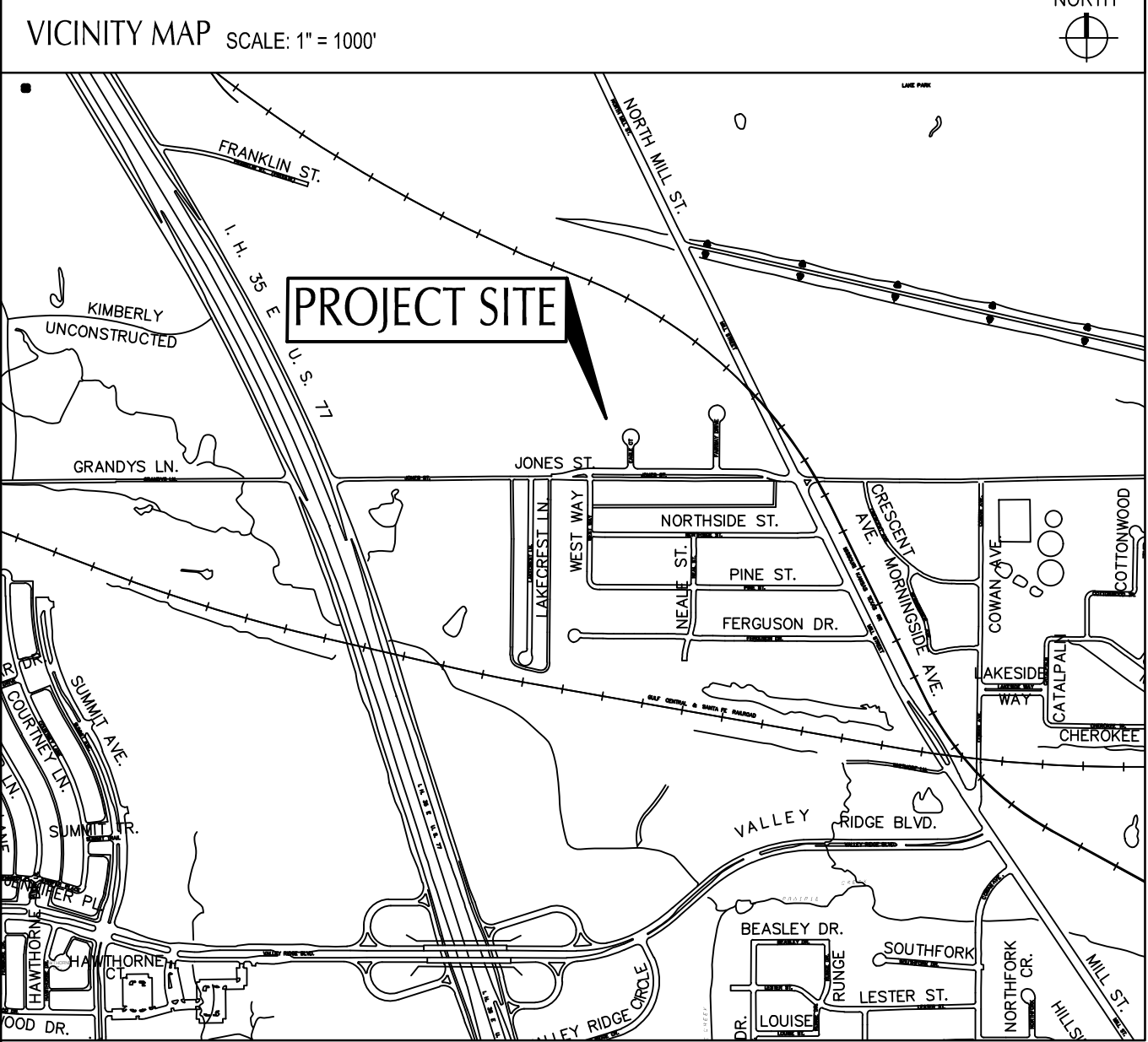
With the Lewisville 2025 Plan, the Vision Statement of what Lewisville wants to be like when it turns 100 and beyond is “a community characterized by diversity, connectivity, resource management and growth.” Specifically, for growth, is attracting and welcoming businesses and residents. Liberty Hail is based in Houston and is looking to have their first location outside of Houston here to operate their business within the city and to be a member of the Lewisville business community.

1504 Eagle Court is zoned Light Industrial and is directly adjacent to other properties zoned Light Industrial to the north, south, east, and west. As an automotive repair minor classification, the use is compatible with the zoning and would not negatively impact the development or neighboring properties. The hours of operation for Liberty Hail are Monday-Friday from 9:00AM-5:00PM and 10:00AM-4:00PM on weekends. It will be prohibited for cars being serviced to be stored outdoors.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown heron, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Sincerely,

John Lam  
214-529-5477  
[john.lam@855alltrades.com](mailto:john.lam@855alltrades.com)



LOT 16  
FAIRWAY BUSINESS PARK  
CAB. W, SLIDE 986

PARCEL NO. 215289  
BRAZOS ELECTRIC POWER  
COOP INC  
INSTRUMENT NO. 99-40228  
O.R.D.C.T.  
ZONING: LI

SUBJECT TRACT  
LOT 9  
FAIRWAY BUSINESS PARK  
ZONING: LI

LOT 7  
FAIRWAY BUSINESS PARK  
CAB. W, SLIDE 986

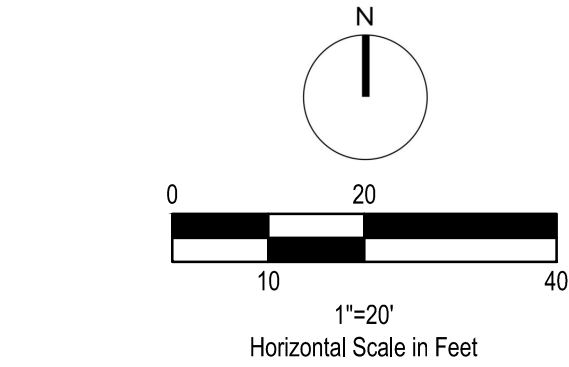
PARCEL NO. 215280  
325 VMH LLC  
INSTRUMENT NO.  
2017-132941  
O.R.D.C.T.  
ZONING: LI

LOT 8  
FAIRWAY BUSINESS PARK  
CAB. W, SLIDE 986

PARCEL NO. 215281  
325 VMH LLC  
INSTRUMENT NO.  
2017-132941  
O.R.D.C.T.  
ZONING: LI

LOT 10  
FAIRWAY BUSINESS PARK  
CAB. W, SLIDE 986

PARCEL NO. 215283  
HFM HOLDINGS LLC  
INSTRUMENT NO.  
2018-1861  
O.R.D.C.T.  
ZONING: LI



BUILDING DATA					
BUILDING	DEPTH (FT)	WIDTH (FT)	# OF 30' x 60' UNITS	# OF 40' x 60' UNITS	1ST FLOOR GROSS AREA (S.F.)
BUILDING	60	280	8	1	16,800

BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT: EAGLE COURT	25'	34.8'
REAR: NORTH	0'	55.7'
SIDE: WEST	0'	53.8'
SIDE: SOUTH	0'	52.0'
SIDE: EAST	0'	81.6'

PARKING SETBACKS		
	REQUIRED	PROVIDED
FRONT: EAGLE COURT	10'	37.6'
REAR: NORTH	0'	4.5'
SIDE: WEST	0'	1.6'
SIDE: SOUTH	0'	5.0'
SIDE: EAST	0'	7.5'

LANDSCAPE SETBACKS		
	REQUIRED	PROVIDED
FRONT: EAGLE COURT	10'	10'
REAR: NORTH	0'	0'
SIDE: WEST	0'	0'
SIDE: SOUTH	0'	0'
SIDE: EAST	0'	0'

PARKING SPACES		
	REQUIRED	PROVIDED
NUMBER OF SPACES	17	75
PARKING REQUIREMENTS		
1 SPACE PER 1000 SF (WAREHOUSE)		
THEREFORE: 16,800 / 1000 = 17 SPACES REQUIRED.		

LAND USE DATA		
	% OF SITE AREA	AREA PROVIDED
BUILDING	24.4%	0.3876 AC.
PAVEMENT/IMPERVIOUS LANDSCAPING	63.4%	1.0055 AC.
TOTAL	100%	1.5870 AC.

#### PROJECT DESCRIPTION

THIS IS A SPECIAL USE PERMIT FOR A LOCATION AT 1504 EAGLE COURT, SUITE 3. THIS IS AN EXISTING DEVELOPMENT OF A MULTI-TENANT BUILDING BY ALLTRADES INDUSTRIAL PROPERTIES. THIS APPLICATION APPLIES ONLY TO THE INITIAL USAGE OF SUITE 3 & 4 OF THE DEVELOPMENT.

#### PROPERTY OWNER

AIP EAGLE COURT, LLC  
1504 EAGLE COURT, SUITE 9  
LEWISVILLE, TX 75057  
CONTACT: TED REA (855-255-8723)



## ALLTRADES INDUSTRIAL PROPERTIES 1504 EAGLE COURT LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK

REV	DATE	DESCRIPTION
	11/20/24	CITY SUBMITTAL

#### LIBERTY HAIL ZONING PLAN SPECIAL USE PERMIT

FAIRWAY BUSINESS PARK  
LOT 9, BLOCK A  
1.587 ACRES  
ZONING: LI  
AUTOMOBILE REPAIR (MINOR)



## Existing Building Elevations

