

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 1, 2024

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automotive Repair (Major); on a Portion of Approximately 2.038 Acres Legally Described as Lot 2, Block A, Ratliff Masonry Addition, Located at 720 Valley Ridge Circle, Zoned Light Industrial District (LI); as Requested by Joseph Ward, DTS Interiors LLC, on Behalf of Hermosa Partners Ltd, the Property Owner. (Case No. 24-05-7-SUP).**

BACKGROUND:

Spencer Place at 720 Valley Ridge Circle is an office warehouse development that houses retail, offices, service contractors, and similar uses. DTS interiors is a small business that specializes in custom car upholstery work and proposes to operate out of a lease space in the Spencer Place development. They are seeking a special use permit (SUP) to allow for the use of onsite car upholstery, a type of automobile customization which is classified as automotive repair (major). The SUP regulations, adopted in 2013, require an SUP with all auto repair (major) businesses. The Planning & Zoning Commission recommended unanimous approval (6-0) on June 18, 2023.

ANALYSIS:

The DTS interiors is staffed by the business owner and operator, Joseph Ward. Mr. Ward is a second-generation upholsterer, and the business is a continuation of a family business located in McKinney, Texas. The business specializes in custom and upscale upholstery and Mr. Ward typically only works on one car at a time, and no vehicles will be repaired, stored or displayed outside of the indoor lease space.

The subject property is located approximately 500 feet east of North Stemmons Freeway and Valley Ridge Circle, within the I-35E Corridor Overlay transition district and is zoned Light Industrial District (LI). All adjacent properties to the north, south, east, and west are also zoned Light Industrial District (LI). The site is developed with office and warehouse uses and DTS interiors would occupy a 1,200 square foot space.

Given the unique nature of this lower intensity use of custom car upholstery work, comparative to other vehicular customization or major automotive repair uses, the proposed special use permit is limited to the 1,200-foot lease space.

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.