

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: October 21, 2025

SUBJECT: **PUBLIC HEARING:** Consideration of a Special Use Permit for Automotive Repair (Minor) and Car Wash; on Approximately 1.22 Acres, Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at West 1111 Round Grove Road (F.M. 3040), Zoned Local Commercial (LC); as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Royss LLC, the Property Owner (Case No. 25-07-11-SUP).

BACKGROUND:

Kwik Kar, the applicant, is a car repair company that provides minor automotive repair services such as oil changes, state inspections, and tune ups. The applicant plans to occupy the existing automotive repair and carwash buildings at 1111 West Round Grove Road. The supplemental standards listed within Section VII.3.20. of the Unified Development Code (UDC), require a special use permit (SUP) for automotive repair and carwashes in the Local Commercial (LC) district. In 2019, an SUP for Kwik Kar was approved for minor automotive repair and car wash. On January 6, 2025, the original SUP was terminated, and a new SUP was granted for a Quick Quack car wash, without vehicle repair services. The initial SUP was rescinded due to failure to install the required landscaping approved with the ordinance. Quick Quack planned to redevelop the site, but has suspended this project indefinitely. The current applicant is looking to get a new SUP allowing both minor automotive repair and a carwash.

ANALYSIS:

Site

The site features an existing tunnel style self-serve car wash and an automotive service building with two service bays. The two existing buildings are connected by a metal canopy. The applicant is not proposing any changes to the existing building façades or parking but is proposing to update the landscaping to conform with the previously approved plans.

Landscaping

Additional landscape improvements are proposed for the interior of the site including the addition of 3 new shade trees. Due to the location of existing water line easement that runs along the southern property line and adjacent to West Round Grove Road, installation of new trees in the existing landscape strip is not encouraged. There is a row of existing Dwarf Buford Holly shrubs along Round Grove Road. Some of these shrubs are missing and the applicant is proposing to plant additional shrubs to fill in any gaps. The additional landscaping will comply with the landscape plan that was previously approved with the SUP in 2019.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

The surrounding uses and facilities are commercial, and the proposed use is consistent and compatible. The existing buildings were developed for the use of a carwash and minor vehicle repair.

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

The Lewisville 2025 Vision Plan designates this area as diverse and thriving neighborhoods. Though the plan calls for urban mixed-use residential development, the site is located on the edge of the employment center designation and is improving the site while maintaining the current use.

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

The proposed SUP will improve this location while adding additional tree coverage, enhancing the economic and environmental welfare of the area.

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

As the site was developed for the intended minor vehicle repair and car wash, staff does not see any negative impacts to public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

This is an existing site, and no changes are proposed besides the updated landscaping. The design standards are primarily being met by providing an enhanced site.

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the requested special use permit as set forth in the caption above.