

## **MEMORANDUM**

**TO:** Planning and Zoning Commission

**FROM:** Lily Sutton, Planner

**DATE:** August 5, 2025

**SUBJECT:** **Public Hearing:** Consideration of a Special Use Permit for an Automobile Repair (Minor) Facility 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; 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 looking 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.

### **ANALYSIS:**

#### *Site & Landscaping*

The proposed location has 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 a commercial and fire security business, an auto parts store, Retro Gear, and SMB car dealership. The property to the south is a hardware warehouse and distribution company, Hillman Group. To the west is the XL Auto Parts store and north is a FedEx Freight. To the east there 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 Centers within the Lewisville Vision 2025 Plan.

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 property is configured for light industrial uses and is surrounded by light industrial zoning. The AO zoning to the east is most likely remaining from when the property was annexed.*

- 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. 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 help preserve neighborhood quality.*

- 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 is 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.*

**RECOMMENDATION:**

That the Planning and Zoning Commission recommend approval of the special use permit with the following conditions:

1. Vehicles in need of repair will not be stored or repaired outdoors on site.
2. Limiting the use of Automobile Repair (Major) to 750 contiguous square feet on the Property
3. No outside storage shall be allowed on the site.