

Special Use Permit Application

Subject property and background

Address: 1901 S Stemmons Fwy, Lewisville, TX 75067

Legal description: CORPORATE SQUARE BLK A LOT 5R-1

Building: a rectangular concrete building (cinder block on slab foundation) measuring 56.6' in width, 131.4' in length, and approximately 19' in height.

Land: 1.47 acres, developed, concrete parking lot, and landscaped perimeter.

See attached maps, survey, and plat for detailed information about location, measurements, and metes & bounds.

The property was originally developed in the late 1990s by Gary Goscha and partners as “built to suit” for a tenant, National Tire & Battery (NTB), a national auto service center. They occupied and operated the building for about 25 years as an automotive repair center until the end of their lease term.

Current zoning

The property is currently zoned for **Light Industrial (LI)** per chapter VI.2, the official zoning map, under article VI, the zoning districts, of the city of Lewisville Unified Development Code. The use of the property as an Automotive Repair (Minor) facility is allowed but requires an approved Special Use Permit (SUP).

Since the property was operating as an automotive repair facility for many years and the intended future use remains consistent with the same line of business, the applicants are not anticipating any significant change or impact on the transportation, police, water, sewer, or drainage demands in the area.

The adjacent properties, one to the south, and the other bordering the northwest corner of the property are also zoned for Light Industrial (LI). Also, all the other properties in the immediate area fall under the same zoning.

Property status & proposed use

In November of 2023, the Goscha Family Trust, the seller, entered into an agreement with the Saldi Family Trust, the buyer, to purchase the property in its current condition. The buyer and a prospective tenant, Premier 1 Auto care, entered into an agreement to completely renovate the building and improve the entire property for the tenant to use as an automotive repair facility. Since the approval of a special use permit (SUP) is an essential element of the transaction, the applicants attended two pre-submittal meetings with the City of Lewisville’s Development Review Committee (DRC) in November and December of 2023 where they learned more about the process, requirements, and compliance needed for consideration.

The buyer and the tenant, collectively referred to as “the applicants,” are requesting a Special Use Permit (SUP) for Automotive Repair (Minor), defined under Article II of the Unified Development Code as “Automotive Repair (Minor) – The repair or replacement of brakes, parts,

tires, and batteries; diagnostic services; oil and filter changes; emergency road service; performing state inspections; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles.”

Development plan

The proposed project is a complete renovation of the existing building without changing its footprint. The applicants hired Iain Dickie, Architect, and Virtual Energy Solutions (VES), to create a comprehensive architectural plan for the project that is consistent with the IH35 E Corridor Overlay District standards, the City of Lewisville’s ordinances, and the City’s 2025 vision plan. The renovation plans will create a more functional & efficient work space for the tenant and a safe, clean, and comfortable work environment for the technicians and employees. The following is a summary of the renovation plan (for more details, refer to the attached Architectural Site Plan):

Building exterior:

- Increase the height of the front of the building (east elevation) to 24’
- Install new partial height applied stone veneer covering more than 80% of the facade, add cast stone and decorative stucco with reveals.
- Complete exterior paint and restoration of the cinder block on all sides. Proposed color is Paraffin from PPG, an earthy color, beige/gray neutral tone.
- Install new refinished metal coping and new downspouts & scuppers.
- Add 14 new insulated overhead doors, 8 to replace the existing doors on the north side of the building, and 6 new doors on the south side of the building.
- Replace the entire roof with new insulated roofing materials.
- Install a new HVAC system for the service (work) area, proposed 15 ton machines X2, ground mounts and screens for the condensers at the back of the building.

Building interior:

- Service area: convert the storage area into a new work space, 6 bays and additional space, complete renovation that will include resurfacing with epoxy, full paint, upgrading light fixtures, new lifts, equipment, etc..
- Customer service area: complete renovation, new flooring, bathrooms, paint, etc..
- Staff offices and breakroom: complete renovation.

Landscaping:

- Preserve the existing canopy trees, around 14 mature oaks and elms mainly at the front and back of the property.
- Add 8 canopy trees, 2.5” in caliper or larger, 4 on the north side and 4 on the southside of the property’s perimeter.
- Add new shrubs, mainly boxwoods, to the front of the building and sections of the property’s perimeter.
- Refer to page 1 of the Architectural Site Plan to view the location of the existing and proposed trees and shrubs.

Signage:

- Remove the existing pole sign from the NE corner of the property.
- Install one large sign on the front of the building, one large sign on the north side of the building, and one monument sign near the back entrance.
- Refer to page 3 of the Architectural Site Plan to view the signs locations.
- Refer to the attached signage proposal for further details.

List of attachments

1. Location map
2. Copy of the recorded plat
3. New survey, dated in April, 2024
4. Tax certificate
5. Owner's authorization letter
6. Architectural Site Plan
7. Signage proposal
8. Landscaping proposal

Contact information

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Premier 1 - Lewisville

Premier 1 Auto Care

Existing building renovation

CORPORATE SQUARE BLK A
LOT 5R-1

1.47 Acres

Light Industrial (LI)

Automotive Repair (Minor)