

## **MEMORANDUM**

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** November 17, 2025

**SUBJECT:** **Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Repair (Minor) and a Car Wash on Approximately 1.22 Acres Legally Described as Lot 3, Block A, Corners at Valley Parkway Addition, Located at 1111 West Round Grove Road (F.M. 3040), Zoned Local Commercial (LC) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Tarek Bazzi, Kwik Kar, on Behalf of Ryan Ghoutiemeh, Royss LLC, the Property Owner (Case No. 25-07-11-SUP).**

### **BACKGROUND:**

Kwik Kar is a car repair company that provides minor automotive repair services such as oil changes, state inspections, and tune ups. Kwik Kar plans to occupy the existing automotive repair and carwash buildings at 1111 West Round Grove Road (FM 3040). 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 a car wash, which operated at this site for several years before ceasing operation. On January 6, 2025, the original SUP was terminated, and a new SUP was granted for a new Quick Quack car wash, without vehicle repair services. This SUP automatically terminated since Quick Quack did not move forward with the project and the use of the property as a carwash did not begin operations. The current applicant is seeking a new SUP allowing both minor automotive repair and a carwash similar to the original SUP approved in 2019. The Planning & Zoning Commission recommended unanimous approval (5-0) on October 21, 2025.

### **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 facades or parking but is proposing to update the landscaping to conform with the previously approved plans.

#### *Landscaping*

Additional landscape improvements proposed for the interior of the site include the addition of three (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 allowed in this area, but can be planted elsewhere within the site. The applicant is proposing to plant additional Dwarf Buford Holly within the existing shrub row along the street to fill in any existing 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 of SUPs. Staff 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 promotes the Big Move of Diverse and Thriving Neighborhoods in this area. Though the plan calls for urban mixed-use residential development, the site is located on the edge of an area designated as an employment center and is being improved 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 aesthetic 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 being met by providing an enhanced site.*

**CITY STAFF'S RECOMMENDATION:**

That the City Council approve the ordinance as set forth in the caption above.