

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: December 4, 2023

SUBJECT: **PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit for Boat Sales and Service; on Approximately 4.14 Acres Legally Described as Lot 2, Block A, Thompson Addition, Located at 980 State Highway 121 Business, Zoned Light Industrial District (LI); as Requested by Lee Williams, Action Watersports, on Behalf of GT3 Ventures, the Property Owner. (Case No. 23-10-14-SUP).**

BACKGROUND:

The site was developed with two buildings in 2018. A previous special use permit (SUP) was approved in November 2017 for automotive sales and minor automotive services operated by L&L Autolink in the entire eastern building. The western building on the site was developed for a variety of other small businesses. L&L Autolink proposes to downsize operations and lease half of the existing space to Action Watersports, a business that specializes in the sale and minor service of boats. The SUP regulations, adopted in 2013, required an SUP with all boat sales and service businesses. The Planning and Zoning Commission recommend unanimous approval (7-0) on November 7, 2023.

ANALYSIS:

Action Watersports proposes to operate in the eastern half of the eastern building while L&L Autolink downsizes and remains in the western half of the eastern building. There will be no outdoor display of boats at this property, nor will any boats be stored outside. In conjunction with this SUP application, Action Watersports has already removed a pole sign situated on the site and has agreed to replant missing landscaping in accordance with the original SUP approved in 2017.

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 project will be consistent with businesses recently developed in the area with enhanced building materials, architectural design, landscaping, and limited signage with no outside display or storage of vehicles or boats.
- 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.

- C. Enhancement or promotion of the welfare of the area;
The addition of boat sales and service to the site will provide updated landscaping while the inside storage and display of vehicles and boats will elevate the aesthetics of the existing development.

- 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 and allows the sales and service of boats in addition to the sales and service of vehicles at this location.

- E. Conformity with all zoning regulations and standards.
The project 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.