



07/31/2019

Main & Mill Business Association
105 W. Main St.
Lewisville, TX 75057

Dear Lewisville City Council and City Staff,

Main & Mill Business Association is aware of the SUP request being made by Jose Salguero, owner of Alex Paint and Body, for a building expansion. We are requesting that you take into consideration the impact this expansion will have on the Old Town District. Please review our concerns below detailed below.

The intersection of Main Street and Railroad Street is a main thoroughfare into Old Town Lewisville. The subject property is highly visible to passengers traveling on the DCTA train and all other traffic coming into the district. There are several complaints on file of excess car parts, equipment, and miscellaneous debris piled around the property in plain sight. The property is not maintained per city ordinance and often has overgrown grass and weeds.

Currently, there is a lack of adequate parking on the property. Since its existence, the adjacent lot is utilized on a regular basis for disabled and wrecked automobiles. This is in violation of the parking district zoning intent, allowing parking for customers & employees only. Any expansion that decreases the available parking will allow for the continuous violation of the ordinance, as well as, not meeting the minimum requirement of parking spaces. During a OTDRC meeting when Mr. Salguero was questioned about the concern of the intended use of the parking lot he stated the lot would be utilized by employees and customers due to inadequate parking on the property.

The adjacent property owned by Mr. Salguero had several appearances in-front of the P&Z board as well as city council. The initial request to use the property as a parking lot was denied. A later appearance with the P&Z board granted Mr. Salguero mixed use zoning/PK zoning. With a request by the property owner to build the parking lot first for additional parking with statements by Mr. Salguero as follows; "and that the only cars that would be parked on the proposed lot are working, drivable cars", in the short term with an ultimate goal of building a

structure in the future.

M&MBA is respectfully requesting that a review of the Planning and Zoning Commission minutes from June 16, 2015 (and those appearances that followed) where it was advised by Planning Manager Richard Luedke, that the "Planning commission give careful consideration to the requested zone change" and statements by the P&Z members were "changing the zoning would add an additional hindrance to the redevelopment of the site" and "the Commission needed to be diligent in protecting the Old Town Development Plan and the Lewisville 2025 Plan". At that time, the motion passed by a vote 4-2 in denial.

On April 19, 2016, AP&B property appeared before the P&Z again with a request to zone the back portion of the lot to PK zoning allowing OTMU2 zoning along the Main Street frontage for a future building(s). Staff indicated that the concept plan showed a two story building with approximately 1,800 square feet per floor. On a consistent basis, over several years disable vehicles have been parked on this lot.

At the July 2, 2019 P&Z meeting it was recommended by staff to deny this particular request of a SUP and a motion was made to deny the request with a 5-1 vote. When Chairman Davis commented on some of the outside storage of the site, the owner explained "this was temporary due to cleaning being done on the inside of the building". I can personally attest to the fact that over the past several years complaints have been made to code enforcement about the abundance of disregarded car parts & equipment around the entire property. I have included images taken on the 30th of July that will reflect the statement made by Mr. Salguero are false. The grass and weeds that have completely incased the disregarded auto parts will show the amount of time outdoors in plain view of any one who passes by have well exceeded "temporary" status.

If a SUP was to be granted this would directly impact the potential future development of the adjacent lot. With the Old Town development Plan for that lot projecting future office buildings the expansion will indeed affect the ability to construct these buildings and they would not be able to meet parking requirements should the parking be designated for Alex Paint and Body.

Lastly, the intended use of this property is not in line with the 2025 plan, big moves no. 9, nor the TOD plan adopted by city council, as well as, the Old Town Master Plan. We would like to reiterated the sentiments by city staff that the redevelopment opportunity is high in Old Town and several planning efforts have been made over many years by several boards, task force & public input by Lewisville residence t& key stakeholders to achieve this vision and adopted by city council. Granting a SUP in this instance will set a precedence that directly contradicts the efforts made by many. This is a gateway to OTL and is highly visible by all individuals who travel through the OTL district. Visitors and residents should not have a view to his continuing disregard for current codes and the old wrecked parts & equipment

that are on display around his property.

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