

## MEMORANDUM

**TO:** Planning & Zoning Commission  
**FROM:** Grace Martin-Young, Planner  
**DATE:** November 5, 2024  
**SUBJECT:** **PUBLIC HEARING: Consideration of a Special Use Permit for a Car Wash; on a 1.221-Acre Lot, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road, Zoned Local Commercial (LC); as Requested by Hailey Peterson, Lonestar Builders, on Behalf of ROYSS, LLC, the Property Owner. (24-02-2-SUP)**

### **BACKGROUND:**

Quick Quack is a car wash company that has over 100 locations in six states. The company was approved for a special use permit at a similar facility on Lakeside Circle last year. The company aims to further its growth in Lewisville and is proposing to remodel an existing carwash at 1111 West Round Grove Road, within the Southwest Lewisville Small Area Plan which highlights this area as a gateway into the city with green neighborhoods and a hub for businesses. This location does not meet distance standards from adjacent automotive uses required by the supplemental use standards for automotive and related uses found in the Unified Development Code VII.3.20, and thus a Special Use Permit is required for this use to be permitted at this location. One inquiry has been made regarding this permit.

### **ANALYSIS:**

All adjacent properties are zoned Local Commercial (LC) District. Adjacent uses include a quick-service restaurant to the east and an auto repair shop to the west. A daycare center is located to the north, and the land to the south across Round Grove is currently undeveloped.

Currently, along the rear to the site is a turf strip which separates the Property from the northern daycare and is a hub for litter and other trash. The existing dumpsters are located to the west of the site and do not comply with current screening requirements. The current landscape buffer additionally does not meet current Unified Development Code landscape regulations. The proposed development seeks to remedy these site concerns and provide a higher quality building façade which is detailed in the sections that follow.

#### *Landscaping*

Quick Quack is proposing the addition of 19 native trees as well as shrubs across the site. The added landscaping will be planted in the rear turf strip mentioned above, in the existing front and side landscape strips, and in four newly added landscaping medians along the carwash and vacuum stalls.

### *Building*

The proposed building alterations will be consistent with the style and materials approved for the Lakeside Circle Quick Quack location. These elevations include a muted variation of the brand color yellow and will consist of 91% brick and stone veneers. Additionally, the building alterations will add more windows along the tunnel for enhanced visual appeal.

### *Health and Safety*

The site does not expand the current impervious pavement percentage and improves the environmental sustainability of this auto use through the addition of plant materials, particularly trees and newer technologies which improve the resource use of this location. Quick Quack utilizes a water reclamation and reuse system which will decrease the impact of the carwash on the city's wastewater system.

The site will comply with the Unified Development Code exterior lighting standards, and noise from this site will not impact adjacent residential. The addition of exterior lighting, landscaping and staff presence should work to improve the safety of this area.

### *Compatibility Criteria for Approval*

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

This site has been functioning as carwash and is compatible with adjacent uses.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

The property enhances the streetscape and contributes to the business hub called for by the Southwest Lewisville Small Area Plan. The plan also stresses extending the green and recommends the addition of furthering the planting of native tree species, this development. This business meets a services need of residents, which in the Southwest area homeownership is higher than other parts of the City.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP will revitalize the use at this location while adding additional tree coverage, enhancing the economic and environmental welfare of the area.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

As the use is not changing, staff does not see any negative impacts to the public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

As noted in the background section, failure to meet subsection point D. of the supplemental use standards for automotive uses caused the need of an SUP for this property. Point D requires a Special Use Permit for all auto uses within (a) 1,000 feet of an existing vehicle and related use; (b) at the intersection of two (2) collector or higher classification thoroughfares as shown on the Thoroughfare Plan; or (c) within 200 feet of property zoned for or developed with single-family, duplex, or multi-family uses.

Besides this requirement, which is being mitigated through the site improvements provided with this SUP, the property will meet or exceed all other zoning and development regulations.

*Summary*

Staff feels the proposal meets the compatibility criteria for SUP approval with the proposed building design and landscape enhancements. Staff has no objection to the request and recommends approval.

**CITY STAFF'S RECOMMENDATION:**

That the Planning & Zoning Commission recommend approval of the requested Special Use Permit as set forth in the caption above.