

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: January 6, 2025

SUBJECT: **PUBLIC HEARING: Consideration of a Special Use Permit for a Car Wash; on a 1.22-Acre Lot, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road (FM 3040), 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 in August 2023. The company aims to further its growth in Lewisville and is proposing to remodel an existing carwash at 1111 West Round Grove Road, within an area of the City addressed by 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 regulations for automotive and related uses found in the Section VII.3.20 of the Unified Development Code (UDC), and thus a special use permit (SUP) is required for this use to be permitted at this location. One inquiry from the adjacent day care center to the north was made regarding this SUP. Once staff provided details related to the project, the representative from the day care center indicated that they were in full support of the SUP. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 5, 2024.

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 West Round Grove Road is currently undeveloped.

Currently, along the rear of 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 UDC landscape regulations. The proposed development seeks to remedy these site concerns and provide a higher quality building facade, 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 islands 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 water 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 UDC exterior lighting standards and noise from this site will not impact adjacent residential. The addition of exterior lighting, landscaping, and staff presence should also improve the safety of this area.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria to approve 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 identified by the Southwest Lewisville Small Area Plan. The plan also stresses extending the green space and recommends the addition of furthering the planting of native tree species. This business meets the service needs of residents in the Southwest area, which has a higher homeownership rate 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. The staff has no objection to the request and recommends approval.

CITY STAFF'S RECOMMENDATION:

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