

## **MEMORANDUM**

**TO:** Donna Barron, City Manager  
**FROM:** Richard E. Luedke, Planning Director  
**DATE:** November 5, 2018  
**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Repair Shop; on Approximately 9.632-Acres; Legally Described as Lot 2R3, Block A, Waters Ridge Addition Phase II and Located at 1900 Lakeway Drive, Zoned Light Industrial District (LI); as Requested by Bret Flory, Cross Architects, PLLC, on Behalf of Columbia Texas Lakeway Industrial, LLC, the Property Owner. (Case No. SUP-2018-10-14).**

### **BACKGROUND:**

The request is for Protech Automotive Solutions to locate in 24,800 square-foot lease space within a 130,000 square-foot building in Water's Ridge Industrial Park. The building was built in 2017 and meets current City codes. The applicant plans to make minor changes to the rear of the building by stripping additional parking spaces on existing concrete and providing a ramp entrance. The Planning Commission recommended unanimous approval (7-0) of special use permit request at their meeting on October 2, 2018. One letter was received in opposition to this request, representing less than seven percent of the 200-foot buffer area.

### **ANALYSIS:**

Protech Automotive Solutions is an automotive repair company that focuses on the repair of car electronic systems. They work with repair shops such as Caliber Collision and Service King. Once body repair and mechanical work is complete, cars are taken to Protect to for repair of electronic systems. An SUP is required for the proposed use since the primary activity of the business is a specialized type of automotive repair. The proposed location will also function as the headquarters for Protech. Approximately 60 employees will work at this site.

Approximately 8,700 square feet would be allocated for office space and 14,048 square feet would be allocated for the shop area. It is anticipated this shop area would also function as a training area. Cars would be transported on flatbed trucks from repair shops such as Caliber Collision and brought inside the building for repairs. No wrecked vehicles will be parked or stored outside at any point. Most vehicles brought to the site will have little or no visible damage. Vehicles would then be returned to the primary repair shop for the owner to pick it up.

### **Building Design**

The existing building exterior is composed of concrete tilt wall with chamfered edges and color variation added for visual interest. Aside from adding a new twelve-foot overhead door and ramp on the rear of the building, no façade changes are proposed. The applicant has submitted a detail of the new door and pictures of the existing structure.

### Site Plan

Based on the proposed breakdown of uses within the lease space, 114 spaces parking are required for Protech. Protech will stripe 28 additional spaces on existing concrete at the rear of the building. An additional 21 spaces will be provided inside the building and the remaining spaces are existing and located around the exterior of the building. The property owner will need to ensure future tenants have adequate parking, and City staff will review parking demands with new tenant applications. An engineering site plan will not be required since no building or paving expansions are proposed on the site.

### Landscape Improvement

Landscaping was installed in 2017 that met City landscaping standards. To offset the changes being made in the rear of the building, the applicant is proposing a row of living screening around the truck parking bays. Planting at this location will help screen the new rear parking and ramp from Lakepointe Drive. The live screen proposed is a row of Nelly R. Stevens Holly which can grow up to 20 feet tall and 15 feet wide in ideal growing conditions.

### Signage

There are no permanent freestanding signs on the site and no freestanding sign is proposed for Protech. Protech is proposing only one wall sign of approximately 60 square feet. This meets the City of Lewisville sign ordinance.

The proposed development provides several important benefits, including the relocation of a business headquarters with 60 new jobs while producing no visual impact to the surrounding area since all repair work and vehicle storage will occur inside the building. The applicant will not have wrecked vehicles parked or stored outside and will add landscaping to screen the modified entry ramp area at the rear of the building to improve aesthetics along Lakepointe Drive. No variances are requested with the SUP.

### **RECOMMENDATION:**

It is City staff's recommendation that the City Council approve the Ordinance as set forth in the caption above.