



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 22, 2026
SUBJECT: ZC26-0158, Ordinance No. 3961, Public hearing and consideration of a request from Dent Tex for a special use permit for truck rental at 7507 Boulevard 26, being 0.654 acres described as Lot 10R, North Edgley Addition.
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

On behalf of Dent Tex, Paul Conover is requesting a special use permit for truck rental associated with an existing business on a 0.654-acre property located at 7507 Boulevard 26.

GENERAL DESCRIPTION:

The property is located at the northeast corner of Boulevard 26 and Ken Michael Court. The site is developed with a 6,400-square-foot building constructed in 1987 and designed for automobile service and repair uses. Single-family residential uses are located north of the site and to the west across Ken Michael Court. An auto repair shop is also located across from the site on Ken Michael Court, with the Oncor electric distribution line easement to the east.

The applicant currently operates a dent repair business on the property and proposes to add U-Haul truck rental as an accessory use on the property. The property is zoned C-2 (Commercial), and truck rental requires approval of a special use permit in this zoning district. The applicant proposes to keep up to two trucks for rental on the site at one time, with the trucks being parked near the rear northeast corner of the site. The proposed conditions of approval would disallow the applicant from parking the rental trucks on the south or west side of the property along Ken Michael Court.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.



CURRENT ZONING: The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outdoor storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
WEST	R-2 (Single-Family Residential) C-2 (Commercial)	Low Density Residential Retail Commercial	Single-family residence Auto repair business
SOUTH	C-1 (Commercial)	Retail Commercial	Auto repair business
EAST	C-2 (Commercial)	Retail Commercial	Oncor distribution right-of-way

PLAT STATUS: The property is platted as Lot 10R, North Edgley Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 21, 2026, meeting and voted 7-0 to recommend denial.

RECOMMENDATION:

Deny Ordinance No. 3961.