

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: October 21st, 2025

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for a Contractor's Yard; on Approximately 4.967 Acres Out of The J.W. Haven Survey, Abstract Number 541; Located on the North Side of East Main Street Approximately 200 Feet West of Valley Ridge Boulevard, Zoned Heavy Industrial (HI) District; as Requested by Sean Faulkner, Foresite Group LLC on Behalf of Koble Investment Property I LLC, the Property Owner. (Case No. 25-03-4-SUP).**

BACKGROUND:

The site, located on the 1000 block of East Main Street, was illegally being used for material storage without the approval of a special use permit (SUP) or engineering site plan. Lewisville code enforcement issued a citation to the property for unsightly matter and nonconforming use of outside storage in January 2025. The owner was given a 30-day notice to submit an SUP or cease the use after attending a Development Review Committee meeting on February 12, 2025. The application for the SUP for a contractor's yard was submitted on March 21, 2025.

ANALYSIS:

Two new buildings will be added to the site: an office building and a service building. Two driveways will be added off of East Main Street. They are connected by a U-shaped drive aisle that goes around the two buildings. The developer will also improve a portion of East Main Street by increasing the width of the right-of-way adjacent to the property. Paved parking will be added behind the landscape strip along East Main Street. Another landscape strip will be added on the portion of the property adjacent to Valley Ridge Parkway. The property will be screened by a 6-foot-tall screening wall where the contractor's yard is visible from the right-of-way.

The following are the criteria for consideration of an SUP per Section III.9.2 of the Unified Development Code.

- A. Compatibility with surrounding uses and community facilities;
The property is surrounded by properties with both heavy and light industrial uses.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project aligns with the Big Move of Economic Vitality outlined in the Lewisville 2025 Vision Plan by improving the quality of business space in Lewisville.

- C. Enhancement or promotion of the welfare of the area;
The current property was in violation of the city code. The proposed development with the SUP approval brings this property up to code.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There is no expected detrimental effects to the public health, safety, or general welfare of the area related to the development
- E. Conformity with all zoning regulations and standards.
The property meets all zoning standards required by the zoning district.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the special use permit as set forth in the caption above.