

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: October 7, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change from Light Industrial (LI) District and Specific Use (SU) District to Planned Development – Light Industrial (PD-LI) District, on 52.589 Acres Legally Described as First Broadcasting Addition, Block A, Lot 1 and Block B, Lot 1 Located on the East Side of Huffines Boulevard, Approximately 1,000 Feet West of Holfords Prairie Road on Both the North and South Sides of the Future Corporate Drive; as Requested by Pulley Studios, Inc., and Prologis the Applicant, on Behalf of Dallas Broadcasting LLC, the Property Owners (25-04-3-PZ).**

BACKGROUND

The Planned Development (PD) district is intended to accommodate innovative forms of development by tailoring regulations to better accomplish the City's adopted plans for development, redevelopment and revitalization. A planned development district should mitigate the impacts of development upon the environment, traffic, public services and facilities, and adjacent and area land uses, and protect and enhance the aesthetic and visual quality of the City.

Prologis an industrial developer that has completed several industrial projects throughout Lewisville. They are seeking to build two distribution warehouse buildings at Huffines Boulevard and the future Corporate Drive extension. The developer initially met with staff prior to the adoption of the Warehouse Distribution Supplemental Standards adopted on February 17, 2025, and has worked with staff to ensure the design of this development meets the intent of those standards.

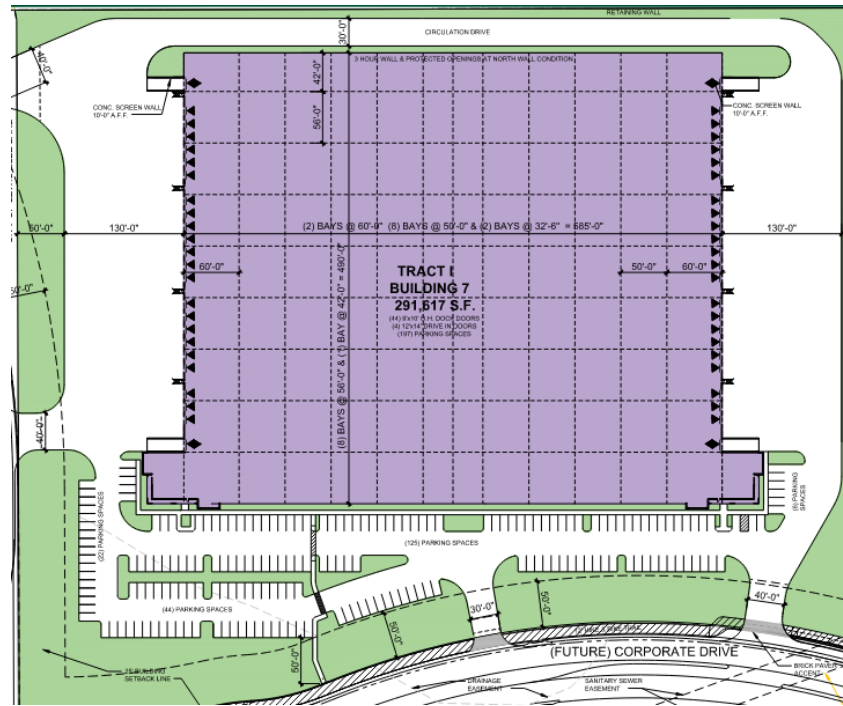
ANALYSIS

Layout

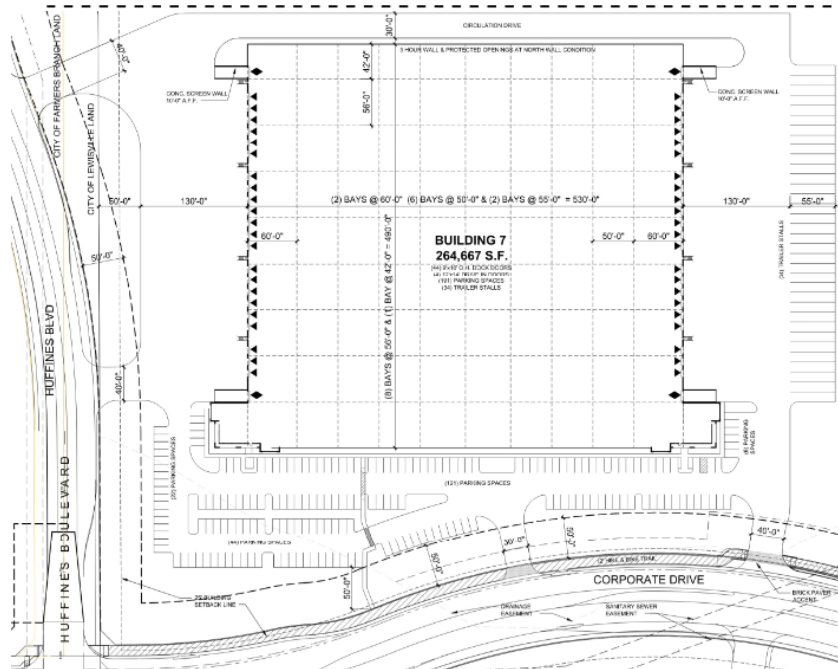
The site plan features two distribution warehouses with a combined area of 684,338 square feet. These buildings are located on the north and south sides of the future Corporate Drive extension. The building on the southern tract is set back 230-feet from the street, which allows a significant amount of existing vegetation to remain.

The planned development standards offer two options on the northern tract. The first option maximizes the building square footage. The second option allows the building to be reduced by 55 feet on the eastern side for the addition of a truck parking area on the eastern portion of the site.

The two options are substantially similar but the difference between them exceeds the threshold for minor amendments to be approved by staff.



Configuration 1



Configuration 2

Architecture

The two buildings will primarily be constructed with tilt-wall materials. No masonry is required as 50-foot landscape buffers are provided. The building on the northern tract will feature an 8% brick façade, with brick focused on the two street-facing corners, as that area is most visible from public rights-of-way. The southern building will not have any masonry, due to its very low visibility from public roads. Please refer to the architectural renderings for sightline diagrams to see views from Corporate, Huffines and Bunker Hill to the building.

Open Space, Landscape and Trails

The developer is proposing the following standards regarding landscaping, trails and open space:

- 15% of the existing protected trees will be preserved
- A 50-foot-wide landscape buffer along all public rights of way
- 12-foot-wide trails on the southern tract
 - A 12-foot-wide trail connecting Bunker Hill and Corporate on the eastern portion of the property
 - A short loop trail on the northwestern portion of the property
- 3 benches and 3 trash receptacles will be provided where the trails meets the sidewalk
- A 20' x 20' concrete trail head will be provided off of Bunker Hill to allow for maintenance

Alternative Standards

- a. To allow truck courts to face the public rights of way

Section VII.3.24 of the Unified Development Code lists supplemental standards that are required for distribution warehouse facilities. The UDC requires that truck docks must not face public or private streets, open spaces, or residential properties. The applicant's plan includes truck docks that face both a public street and existing residential properties, broken out below.

Northern Building (Tract I)

The northern building's truck docks face Huffines Boulevard. To mitigate the visibility of the truck docks, the applicant has incorporated berms and vegetation. The provided sightline diagrams confirm that the design effectively screens the docks.

Southern Building (Tract II)

The southern building has truck docks facing Corporate Drive, Bunker Hill, and residential properties to the south.

- The truck docks facing Corporate Drive are over 4,000 feet from the street and are screened by existing vegetation and landscaping.
- The trucks docks facing Bunker Hill and the southern residential properties are buffered by a 50-foot landscape buffer, which includes berms and vegetation.

City staff supports this request due to the proposed mitigation efforts and the new public amenity.

- b. To allow the existing topography and vegetation to serve in lieu of new berms and plantings in addition to the 50-foot landscape buffer and trees along Corporate Drive and a section of Huffines Boulevard.

Section VII.3.24 of the Unified Development Code requires a 50-foot landscape buffer with a landscape berm, two rows of shade trees and a row of understory trees along the public rights of way, and adjacent to any lesser intense use.

Along Corporate Drive on the southern tract, the applicant proposes an alternative approach due to their topography and setbacks. Instead of a new berm and plantings, which would conflict with existing mature vegetation, the plan is to leave the current landscape untouched and supplement it with additional tree plantings. The applicant has provided sight studies to demonstrate how this alternative landscaping will effectively screen the site from public view.

Along the section of Huffines Boulevard at Corporate the northern property is at a higher elevation than the street. A berm to increase = above the parking lot elevation would create too steep a slope on the Huffines facing side.

Staff has no objection to this request, as the proposed plan respects the existing vegetation while still meeting the intent of the landscape standards.

- c. To allow the existing vegetation within 175-foot setback to provide adequate screening in lieu of the required masonry screening wall and landscape buffer where adjacent to a residential use

Unified Development Code (UDC) Section VII.3.24 requires that distribution warehouse facilities provide a 50-foot landscape buffer where they're next to less intense uses. This buffer must include a landscape berm, two rows of shade trees, a row of understory trees, and an 8-foot-tall masonry screening wall.

The property east of the southern tract is single-family residential. Rather than clear 50 feet of existing trees to meet the standard, the applicant is requesting to keep a 175-foot natural buffer in this area. City staff has no objection to this request, as it preserves a significantly larger natural buffer than the required 50 feet and provides effective screen between the two property types.

Staff finds this planned development is in alignment with the Lewisville 2025 Vision Plan Big Move of Employment Centers.

RECOMMENDATION

Staff Recommends the Planning & Zoning Commission recommend approval of the planned development as presented.