

## **MEMORANDUM**

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** November 17, 2025

**SUBJECT:** **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting 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 and Zoned Heavy Industrial (HI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Sean Faulkner, Foresite Group, LLC, the Applicant, on Behalf of Koble Investment Property, LLC, the Property Owner (Case No. 25-03-4-SUP).**

### **BACKGROUND:**

The site, located 200 feet west of the intersection of Valley Ridge Boulevard and East Main Street, was illegally being used for material storage without the approval of a special use permit (SUP) or engineering site plan. Code Enforcement staff issued the property owner a citation for unsightly matter and illegal use of outside storage in January 2025 and gave the property owner a 30-day notice to submit an application for an SUP or cease the use after attending a Development Review Committee meeting on February 12, 2025. An application for an SUP for a contractor's yard was submitted on March 17, 2025. The owner of the proposed contractor's yard currently operates the office and shop for KIK Underground at 106 Hillside Drive in Lewisville and plans to move all operations to the new site once site construction is complete. The Planning and Zoning Commission recommended unanimous approval (5-0) on October 21, 2025.

### **ANALYSIS:**

Two new buildings will be added to the site: an office building and a service building. Two driveways will connect to East Main Street and a U-shaped drive aisle will encircle the two buildings. The developer will also improve a portion of East Main Street by increasing the width of the pavement 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 Boulevard. The property will be screened by a 6-foot-tall screening wall where the contractor's yard is visible from the right-of-way of Valley Ridge Boulevard. This screening wall will be situated at the back of a 30-foot landscape strip containing a single row of shade trees spaced 30 feet on-center with a second alternating row of understory trees spaced 30 feet on-center. The area where the screening wall and landscape strip will be placed will be elevated to the same level as the curb and proposed sidewalk along Valley Ridge Boulevard. in

order to provide effective screening of not only the proposed contractor's yard, but also the existing concrete plant and truck parking lot to the west of the site.

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

- 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 Lewisville 2025 Vision Plan Big Move of Economic Vitality Big Move by improving the quality of business space in this area of 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 special use permit brings this property into compliance and will provide much-needed screening and landscaping along this portion of Valley Ridge Blvd., which currently has full visibility of the outside storage components of several heavy industrial uses to the west that were developed before the adoption of screening and landscaping requirements. The proposed improvements will greatly improve the aesthetics of the general area.*
- 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.*
- E. Conformity with all zoning regulations and standards.  
*The property will meet all zoning and development standards required by the UDC once site construction is complete. Staff is working with the applicant to establish a timeline of development process milestones to keep the project moving forward without delay.*

**CITY STAFF'S RECOMMENDATION:**

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