

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** April 7, 2025

**SUBJECT: Public Hearing: Consideration of a Special Use Permit for Automobile Sales and Leasing; on Approximately 15.428-Acres, Legally Described as Lot 11, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East; Located at 1144 North Stemmons Freeway (IH-35E), Zoned Light Industrial (LI) District and General Business (GB) District; as Requested by Dynamic Engineering Consultants, on Behalf of Pack Properties II LTD the Property Owner (Case No. 25-09-12-SUP).**

### **BACKGROUND:**

Sam Pack's Five Star Ford operates an auto dealership at the northeast corner of North Stemmons Freeway (IH-35E) and Valley Ridge Boulevard that has existed since 1979, according to historic aerials. The dealership expanded in 1984, 1992 and finally in 1997 to the configuration it exists in today. The property owner is now proposing to demolish all buildings on the site and build a new dealership office and service center with an updated design and building elevations. The Unified Development Code (UDC) includes supplemental regulations for vehicle and related uses requiring a special use permit (SUP) if located on an intersection of two collector or higher classification thoroughfares and if service bay doors are facing a public street. This dealership is located along Valley Ridge Boulevard and the IH-35E frontage road, both of which are a higher classification thoroughfare from a collector. Also bay doors are proposed to face a public street additionally triggering approval of an SUP.

### **ANALYSIS:**

#### *Site, Landscaping and Building*

The dealership is located within Transition Subdistrict of the IH-35E Corridor Overlay District. Since the applicant proposes to redevelop the entire site, all requirements of the IH-35E Overlay District and the supplement standards of the UDC for vehicle and related uses apply to this proposal.

Below is a table highlighting the changes this project will entail. Please note all numerical measurements are approximate.

Current Site	Proposed Changes
40,000 square-foot showroom	60,000 SF Showroom
15,000 square-foot service center	43,000 square-foot service center
Tilt-wall showroom building materials on street facing facade	80% brick showroom materials on street facing facades
Corrugated metal service center	Tilt-wall and brick service center
Adequate perimeter landscaping	Enhanced perimeter landscaping
Non-existent internal landscaping	Enhanced internal landscaping
A pole sign	A low-profile monument sign

As the site is located along the IH-35E frontage road, portions of the property may be subject to TxDOT acquisition as the highway expands. The applicant has confirmed the property will conform with Section 7. of the Transition Subdistrict of the IH-35E Corridor Overlay District requirements which provide modified standards related to acquisition of property by a governmental entity.

*Proposed Alternative Standards*

The subject property is located in the Transition Subdistrict of the IH-35E Corridor Overlay District, which has some of the highest development standards in the City. Many of the standards were developed for mixed use or commercial development, and were not intended for an auto-dealership. Five Star Ford meets many of the overlays standards, but is requesting the following alternative standards:

- a) To waive the required parking lot landscape islands and required plantings in the display and storage areas

Section 4 of the Transition Subdistrict standards require a parking lot island and shade tree every eight parking spaces. The purpose of this requirement is to provide shade for customer parking and other required parking and does not distinguish between parking stalls utilized for auto sales and display. The applicant is requesting that this requirement be waived as it would limit the sales inventory on the site and would increase maintenance due to bird activity. Staff has no objection to this request.

- b) To allow a reduction of the landscape standard for employee parking from one landscape island every eight parking spaces, to one landscape island every fifteen parking spaces, a 53.3% reduction.

Section 4 of the Transition Subdistrict standards require a parking lot island and shade tree every eight parking spaces. The applicant is requesting to utilize the base UDC standard, which is one landscape island every fifteen parking spaces for their employee parking. Staff has no objection to this request since the current employee parking does not have any tree coverage, and the internal landscaping is being substantially increased in the proposed improvements.

- c) To waive the streetscaping requirements along the IH-35E frontage road.

Section 5 of the Transition Subdistrict standards require pedestrian scaled lighting and other streetscaping elements such as benches, trash receptacles, and bike racks along the public right-of-way to create a comfortable pedestrian environment in line with Lewisville’s Complete Street Policy. The policy also states that context is important when providing complete streets elements. Staff has no objection to this request as the IH-35E frontage road is not a suitable location for streetscaping elements and instead, the applicant is providing these elements along Valley Ridge Boulevard.

- d) To allow bay doors to face a public street.

The supplemental standards for vehicle and related uses prohibit service bay doors facing public streets. The applicant is proposing bay doors to face Valley Ridge Boulevard due to the geometry of the site. Staff has no objection to this request as the applicant is proposing enhanced landscape screening of these service doors from the public right-of-way.

- e) To allow less than 80% brick or stone for certain elevations

Elevation	Required (SF)	Provided (SF)	% Provided	% Reduction
<b>Showroom West (Street Facing)</b>	9066	9142	101	
<b>Showroom South</b>	6243	4173	67	33
<b>Showroom North</b>	6243	4173	67	33
<b>Showroom East</b>	8921	1722	19	81
<b>Showroom Total</b>	30473	19210	63	37
<b>Service South (Street Facing)</b>	11166	4997	45	55
<b>Service North</b>	11166	369	3	97
<b>Service East</b>	2527	118	5	95
<b>Service West</b>	2525	0	0	100
<b>Service Total</b>	27384	5484	20	80

The above table highlights the percentage of brick or stone provided for each proposed elevation. Section 3 of Transition Subdistrict requires 80% brick or stone for each exterior wall. The applicant is meeting this requirement for the most prominent elevation fronting the IH-35E frontage road but is not meeting the requirement for the remaining elevations. Please refer to the attached elevations for detail. Staff is in support of this alternative standard request as the current elevations have 0% brick or stone, and many elevations contain corrugated metal. The primary service building has a total of 63% brick or stone, utilizing tilt wall for the remaining materials. The service building only provides 20% brick or stone, primarily surrounding the customer entrance, and utilizing tilt wall for the remaining elevations. Staff has no objection to the increased deviation as the applicant has provided enhanced landscaping between the service building and street, which will screen the building.

All proposed alternative standards are considered as part of the SUP application.

*Compatibility Criteria for Approval*

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for special use permits. Staff’s analysis for each criterion is outlined below:

**A. Compatibility with surrounding uses and community facilities.**

The surrounding uses and facilities are zoned Light Industrial (LI) District and consist of a variety of warehouse and vehicle related uses. The proposed use currently exists and is being enhanced and redeveloped to a higher standard; therefore, increasing compatibility with the overall area.

**B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.**

The IH-35E Corridor Redevelopment Plan, adopted in 2014, identifies this area as a long-term driver for continued economic development growth and emphasizes that due to the prominence of large parcels such as the subject site, it is important to ensure compatible character along the corridor. The improvements proposed with this SUP request allow continued economic growth and enhances the site to meet character envisions by the plan.

The Lewisville 2025 Vision Plan Big Move for Gateway and Identity Focal Points provides guidance that distinctive gateways into the city and identity focal points at additional key intersections are needed. This property is located at the key intersection of Valley Ridge Boulevard and IH-35E’s frontage road and is one of the main throughfares leading to Old Town. The updated site plan design and enhanced pedestrian accommodations along Valley Ridge Boulevard, as well as the improved aesthetic elements such as updated building elevations and replacing a pole sign with a low-profile monument sign, accomplishes this goal by implementing improvements at this intersection.

**C. Enhancement or promotion of the welfare of the area.**

The proposed redevelopment brings increased functionality to the site, provides additional services to Lewisville residents, and drastically improves the aesthetics of the general area.

**D. Whether the use will be detrimental to the public health, safety, or general welfare; and**

Staff does not identify any negative impacts to the public health, safety, or general welfare.

**E. Conformity with all zoning regulations and standards.**

The site meets all development standards not identified as an alternative standard.

*Summary*

Staff finds the proposal meets the compatibility criteria for SUP approval. This use will have a positive impact on adjacent properties and will further the goals of the IH-35E Corridor Overlay 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.