

February 27, 2026

City of Lewisville
151 W Church St.
Lewisville, TX 75057

**RE: Statement of Expected Impact
Five Star Ford – Lewisville
1144 N Stemmons Freeway
Valley Ridge Business Park West, Block B, Lot 5
Frontier Ford, Block A, Lot 1
Lewisville, Denton County, TX**

This statement of expected impact is in support of the proposed demolition and reconstruction of the existing 15.67-acre car dealership located at 1144 North Stemmons Freeway in the City of Lewisville, Denton County, Texas. The proposed improvements include the reconstruction of a 60,059 square foot showroom and a 42,979 square foot commercial vehicle service shop. Below are the statements addressing the impact and compatibility of the proposed development.

The proposed development is not anticipated to significantly impact public infrastructure.

- No changes in traffic patterns or volume are expected beyond current levels.
- No additional demand for police services is anticipated.
- The development does not include residential components and will not have educational impacts.
- Existing water and sewer capacity is sufficient; no increase in demand is anticipated.
- A minor increase in drainage is anticipated due to the additional impervious surface area.

The proposed improvements align with the goals and strategic initiatives outlined in the Lewisville 2025 Vision Plan.

- The project supports the City's economic vitality by enhancing Lewisville's position as a regional employment center and attracting investment in commercial services.
- It aligns with the growth component of the Vision Statement by welcoming business development and reinforcing Lewisville's identity as a community positioned for success.
- The improvements complement the Sustainability goals by utilizing existing infrastructure and minimizing additional strain on public services.
- The development is consistent with the plan's objective to maintain and enhance Diverse and Thriving Neighborhoods by supporting nearby employment and commercial activity without disrupting residential areas.

The Lewisville 2025 Plan emphasizes strategic growth, sustainability, and community engagement, all of which are supported by this project.

There is a potential TxDOT ROW acquisition at this property. Ownership acknowledges the site will need to meet Section V. Modified Standards related to Acquisition of Property by Governmental Entity of the IH-35E Overlay District at the time of TxDOT ROW acquisition.

The proposed development maintains the existing use of the property as a car dealership. As such, it remains compatible with surrounding land uses and zoning districts. The improvements enhance the current operations without altering the character or function of the area.

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