

MEMORANDUM

TO: Clarie Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: May 4, 2026

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Sales and Leasing on Approximately 15.428 Acres Legally Described as Lot 1, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East, Located at 1144 North Stemmons Freeway (IH-35E), and Zoned Light Industrial (LI) District and General Business (GB) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; 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. A dealership has been at this location since 1979, according to historic aerials. The dealership expanded in 1984, 1992 and finally in 1997 to the current configuration on the site. 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) requires a special use permit (SUP) for all new automobile sales and leasing facilities in the City. The Planning and Zoning Commission recommended unanimous approval (5-0) on April 7, 2026.

ANALYSIS:

Site, Landscaping and Building

The dealership is located within the 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, a small strip may be subject to TxDOT acquisition as the highway expands. The future acquisition does not affect the proposed site layout but will trigger different code requirements at the time of acquisition. 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 IH-35E Corridor Overlay District 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 overlay district 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
Showroom West (Street Facing)	9066	9142	101	
Showroom South	6243	4173	67	33
Showroom North	6243	4173	67	33
Showroom East	8921	1722	19	81
Showroom Total	30473	19210	63	37
Service South (Street Facing)	11166	4997	45	55
Service North	11166	369	3	97
Service East	2527	118	5	95
Service West	2525	0	0	100
Service Total	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 the character envisioned 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 and is one of the main thoroughfares 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 replacement of 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 meeting 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 City Council approve the ordinance as set forth in the caption above.