

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: November 3, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 52.589 Acres of Land, Legally Described as First Broadcasting Addition, Block A, Lot 1 and Block B, Lot 1, Located on the East Side of Huffines Boulevard, on Both the North and South Sides of the Future Corporate Drive; From Light Industrial (LI) District Zoning and Specific Use (SU) District Zoning to Planned Development Light Industrial (PD-LI) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; 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, public facilities, and adjacent and area land uses while protecting and enhancing the aesthetic and visual quality of the City.

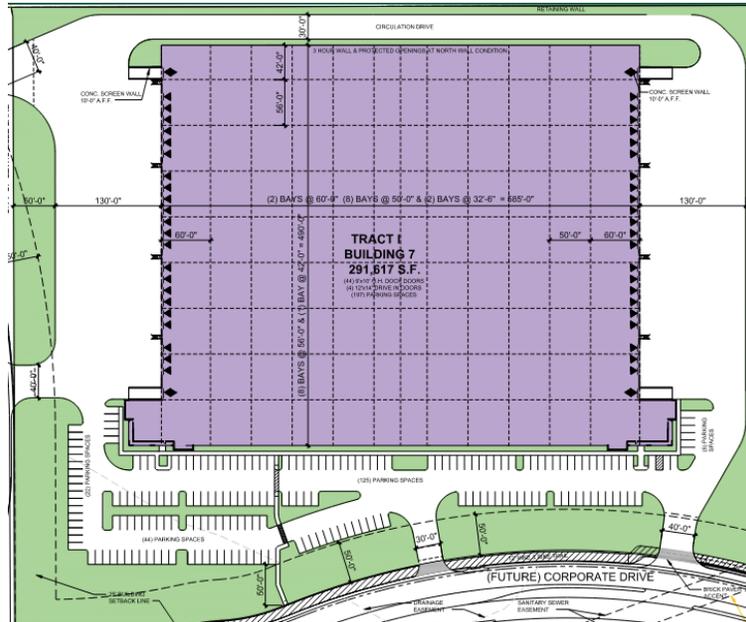
Prologis, an industrial developer that has completed several industrial projects in Lewisville, proposes to build two distribution warehouse buildings at Huffines Boulevard and the future Corporate Drive extension. The developer initially met with staff prior to the adoption of the warehouse distribution supplemental standards that were added to the Unified Development Code (UDC) on February 17, 2025, and has worked with staff to ensure the design of this development meets the intent of those standards. The Planning and Zoning Commission recommended unanimous approval (6-0) on October 7, 2025.

ANALYSIS

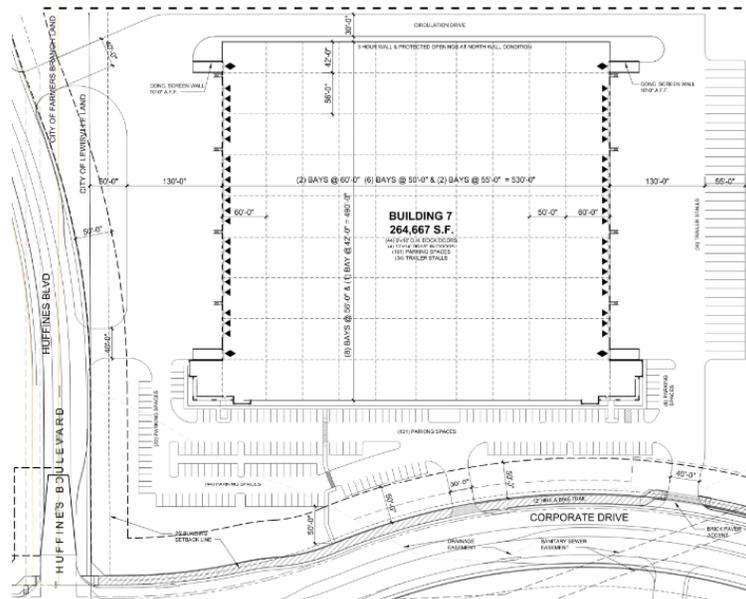
Layout

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 illustrated below 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 northern building will feature an 8% brick facade, with brick provided on the two street-facing corners, as those areas are 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 attached architectural renderings for sightline diagrams to see views from Corporate Drive, Huffines Boulevard, and Bunker Hill Lane 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 including:
 - A 12-foot-wide trail connecting Bunker Hill Lane and Corporate Drive on the eastern portion of the property
 - A short loop trail on the northwestern portion of the property
- Three benches and three trash receptacles will be provided where the trails meet the sidewalk
- A 20-foot by 20-foot concrete trail head will be provided at Bunker Hill Lane that will also serve as a parking area for maintenance vehicles

Alternative Standards:

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

Section VII.3.24 of the UDC lists supplemental standards that are required for distribution warehouse facilities. These standards require 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 as outlined 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 attached 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 Lane, 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 Lane 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 tree mitigation and preservation efforts along with construction of new public hike and bike trails that will provide recreational access to the neighborhoods to the south.

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

Section VII.3.24 of the UDC 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 result in the complete removal of existing mature vegetation, the proposal is to leave the current landscape untouched and supplement it with additional tree plantings in any barren areas. 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 Drive, the northern property is at a higher elevation than the street. A berm at this location between the street and the parking lot would create too steep a slope on the Huffines facing side.

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

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

UDC Section VII.3.24 requires that distribution warehouse facilities provide a 50-foot landscape buffer adjacent 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 contains single-family residential uses. 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 a more effective screen between the two property types.

Staff finds this planned development is in alignment with the Lewisville 2025 Vision Plan Big Move of Economic Vitality while supporting the Big Move of Diverse and Thriving Neighborhoods within the adjacent neighborhoods to the south.

CITY STAFF'S RECOMMENDATION:

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