

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: May 7, 2024

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for a Motor Freight Terminal; on Approximately 8.53 Acres, Legally Described as Lot 2, Block E, Waters Ridge Phase 1, Located at 1600 South Stemmons Freeway, Zoned Light Industrial District (LI); as Requested by Jessica Breaux, Amazon, on Behalf of ALM Lewisville LLC, the Property Owner. (Case No. 23-11-16-SUP).**

BACKGROUND:

In 2020, Amazon began operating a last-mile delivery operation out of 1303 Ridgeview Drive. During this time the business began parking delivery vans without a permit at 1600 South Stemmons Freeway, which is directly east of 1303 Ridgeview Drive and formally the site of Studio Movie Grill. In early 2021 the movie theater was demolished. At this time staff reached out to the business to bring the site into compliance. The applicant submitted an Engineering Site Plan in June of 2021, which went through several rounds of review and was ultimately approved by staff in October of 2021. Further measures to improve the site were never undertaken, and the Engineering Site Plan expired.

In July of 2023 Staff met with Amazon to start the process to bring this site up to compliance again. The Unified Development Code, adopted in December of 2022, added the use of a “Motor Freight Terminal” which required the approval of a Special Use Permit (SUP). As the previous permits expired, applicant must now acquire a SUP to bring the site up to compliance.

ANALYSIS:

Amazon’s Motor Freight Terminal is located in Lewisville’s IH-35E Overlay in the Transition Subdistrict. The property does not have any frontage on public right-of-way. With the approval of the SUP the site will be reconfigured to allow the parking of additional delivery vehicles. This reconfiguration will provide more parking lot islands, bringing more trees than were originally on the site.

As this site is connected the 1303 Ridgeview Drive warehouse, an accessible pedestrian route is provided between the structure and proposed motor freight terminal facility. The applicant has committed that all delivery drivers will have access to restroom facilities at 1303 Ridgeview Drive. An agreement formalizing the shared bathrooms will be filed with Denton County during the Engineering Site Plan process.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
The surrounding area consists of office warehouse and distribution warehouses. As a part of this SUP the applicant has committed to only queuing vehicles on the motor freight terminal site to mitigate congestion concerns on Ridgeview Drive.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
The Lewisville 2025 Vision Plan promotes the Big Move Economic Vitality. The proposed use will offer surrounding residences quick delivery of their internet-based purchases.
- C. Enhancement or promotion of the welfare of the area;
The specialized services offered by this business will further the goal of reinforcing economic vitality which in turn promotes the welfare of this area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
The use is not detrimental to the public health, safety, or general welfare of the area. There is a substantial increase of traffic and burden on roads. As they have been operating without permits the impact is clear the main concern of congestion of traffic on Ridgeview Drive is being mitigated.
- E. Conformity with all zoning regulations and standards.
The project will comply with the Unified Development Code once the SUP is approved and an Engineering Site Plan is completed.

Staff finds the request consistent with area uses and zoning and in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.