

February 27, 2026

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

**RE: Alternative Standard Request Letter
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 Alternative Standard Request is for the civil improvements proposed for the existing 15.67-acre automobile dealership located at 1144 North Stemmons Freeway within the IH-35E Overlay District. The following alternative standards are requested to accommodate the unique operational requirements and safety of this development while preserving the spirit and intent of the IH-35E Overlay and its visitors:

- **Open Space Requirement:** Reduce the required open space from 5.0% to 4.5% to allow efficient site utilization while maintaining functional landscaping/screening.
- **Parking Lot Landscaping:** Permit display and storage parking stalls to be landscaped by end-island landscape islands in lieu of internal islands to maximize inventory protection and discourage bird activity to protect dealership inventory.
- **Parking Standards:** Apply base parking standards for automobile sales rather than IH-35E Overlay standards, as base standards better reflect anticipated employee and customer traffic.
- **Tree Planting Requirements:** Maintain IH-35E Overlay tree planting requirements for customer parking areas. Allow tree plantings triggered by employee parking requirements to be located on-site but outside the parking lot area to discourage bird activity and protect dealership inventory. Base UDC standard of 1 island per 15 stalls will apply to employee parking identified within the attached Alternate Standards Exhibit.
- **Pedestrian Amenity Requirement:** Waive the pedestrian amenity requirement along the IH-35 frontage road to enhance pedestrian safety and discourage pedestrian activity adjacent to a major thoroughfare.

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- **Bay Door Location:** Bay doors facing the public ROW are present in existing conditions and are required for the operation of the existing land usage. Bay doors orientation shall be permitted to remain, and plantings shall provide screening within the dedicated open space.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC

A handwritten signature in cursive script that reads "Cassandra Huggins".

Cassandra A. Huggins, P.E.
Principal / Branch Manager