



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, April 7, 2026

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the March 17, 2026 Regular Meeting.](#)

C. Public Hearing

2. [Public Hearing: Consideration of a Special Use Permit for Automobile Sales and Leasing; on Approximately 15.428-Acres, Legally Described as Lot 11, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East; Located at 1144 North Stemmons Freeway \(IH-35E\), Zoned Light Industrial \(LI\) District and General Business \(GB\) District; as Requested by Dynamic Engineering Consultants, on Behalf of Pack Properties II LTD the Property Owner \(Case No. 25-09-12-SUP\).](#)

D. Announcements

E. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ AM.

Planning Department

**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 17, 2026**

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, March 17, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Jack Tidwell, Ainsley Stelling, Francisca Al-waely, Joshua Peterson

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the March 3, 2026, Regular Meeting.

A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).

Item C: Public Hearing

Commissioner Stelling advised that she would be recusing herself from Agenda Item C-2. The appropriate Conflict of Interest Affidavit had been filled out and filed with the Planning Department. Commissioner Stelling stepped away from the dais at 6:31 p.m.

2. Public Hearing: Consideration of a Special Use Permit for a Backyard Cottage; on an Approximately 0.3084-Acre Lot, Legally Described as Lot 1, Block A, Park Place Addition; Located at 1001 Forest Park Drive, Zoned Single Family Residential (R-12); as Requested by Ainsley Stelling and Jeff Woods, the Property Owners. (Case No. 26-01-2-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Wilbert Soriano with WIS Design PLLC was present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. *A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Rick Lewellen. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, April 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

Commissioner Stelling returned to the dais at 6:34 p.m.

Item D: Announcements

There were no announcements.

Item E: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:34 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: April 7, 2025

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for Automobile Sales and Leasing; on Approximately 15.428-Acres, Legally Described as Lot 11, Block A, Frontier Ford and Lot 5, Block B, Valley Ridge Business Park East; Located at 1144 North Stemmons Freeway (IH-35E), Zoned Light Industrial (LI) District and General Business (GB) District; 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 that has existed since 1979, according to historic aerials. The dealership expanded in 1984, 1992 and finally in 1997 to the configuration it exists in today. 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) includes supplemental regulations for vehicle and related uses requiring a special use permit (SUP) if located on an intersection of two collector or higher classification thoroughfares and if service bay doors are facing a public street. This dealership is located along Valley Ridge Boulevard and the IH-35E frontage road, both of which are a higher classification thoroughfare from a collector. Also bay doors are proposed to face a public street additionally triggering approval of an SUP.

ANALYSIS:

Site, Landscaping and Building

The dealership is located within 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, portions of the property may be subject to TxDOT acquisition as the highway expands. 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 subject property is located in the Transition Subdistrict of the IH-35E Corridor Overlay District, which 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 overlays 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 character envisions 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’s frontage road and is one of the main throughfares 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 replacing 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 meets 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.

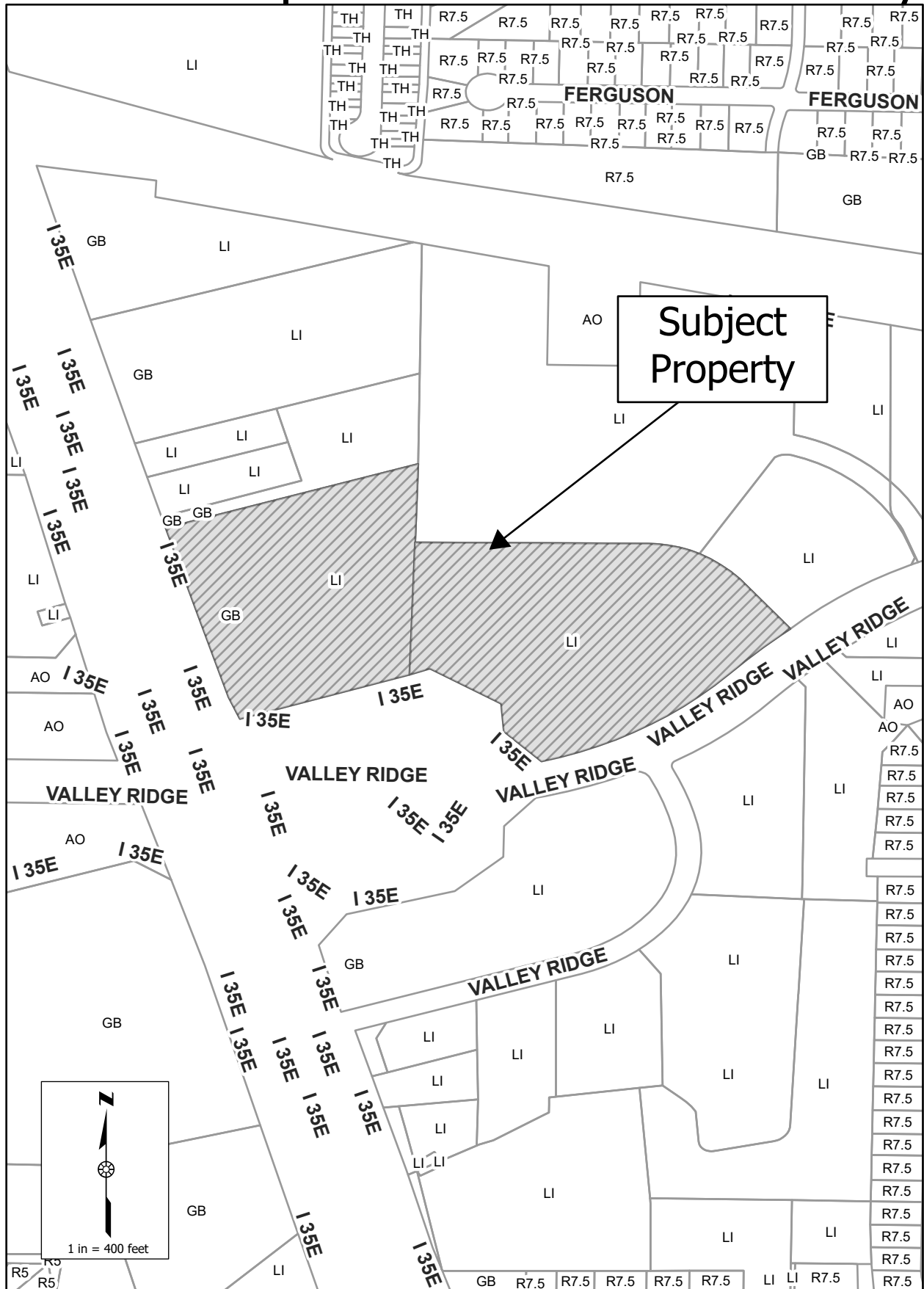
CITY STAFF’S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the special use permit as set forth in the caption above.

Aerial Map - 1144 N Stemmons Fwy



Location Map - 1144 N Stemmons Fwy



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.

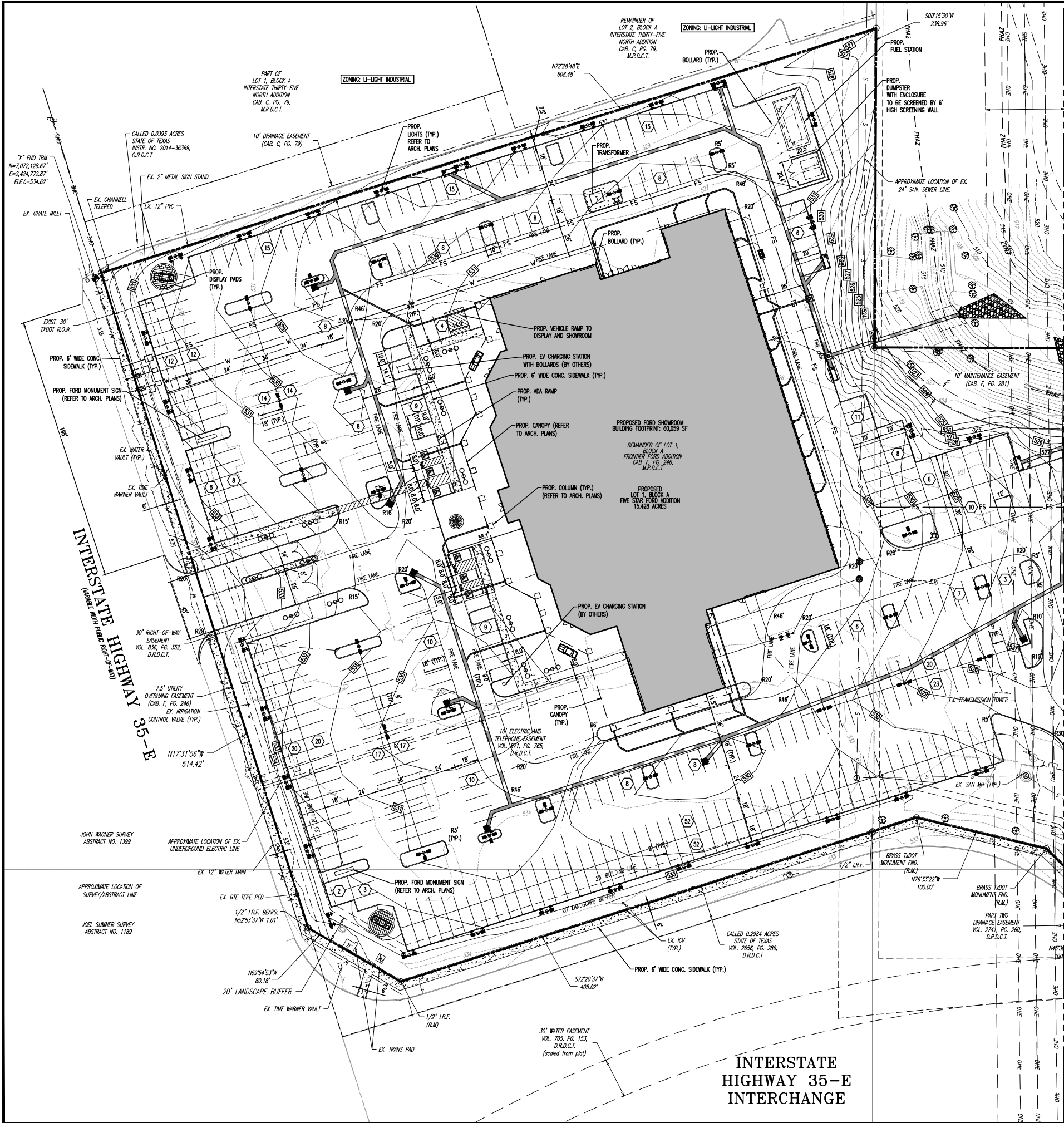
The Lewisville 2025 Plan emphasizes strategic growth, sustainability, and community engagement, all of which are supported by this project.

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.

www.dynamiccec.com

Plotted: 02/27/26 - 4:04 PM, By: jkaplan, Product Ver: 25.0b (LMS Tech), File: P:\UBPC PROJECTS\1455 Som Pack Automotive Group\1455 Som Pack Preliminary Site Plan Package\0145524044722Z.dwg, -----> 1 PRELIMINARY ZONING PLAN A



ENGINEERS NOTES:
 1. EXISTING UTILITIES ARE APPROXIMATE PER AVAILABLE VILLAGE FORD AS BUILTS AND SURVEY DATA. CONTRACTOR TO FIELD VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SITE DATA SUMMARY TABLE		
GENERAL:	REQUIRED	PROVIDED
TOTAL LOT AREA	15.67 AC	682,585.20 SQFT
- SITE ACREAGE	-	15.67 ACRES
- TOTAL BUILDING AREA	-	103,038 SF
- MAX BUILDING HEIGHT	69 FT (max.)	47 FT
- FLOOR AREA RATIO	-	15%
PARKING:	REQUIRED	PROVIDED
- SERVICE BAYS (1 PER BAY)	82	-
- AUTOMOBILE REPAIR OFFICE SPACE (1:300 SQFT)	28	-
- AUTOMOBILE SALES OFFICE SPACE (1:500 SQFT)	58	-
- CAR WASH (1 PER BAY)	3	-
- TOTAL	171	172
SETBACKS:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	25 FT	25 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	25 FT	25 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	25 FT	25 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
LANDSCAPE BUFFER:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	20 FT	20 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	20 FT	20 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	5 FT	5 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
OPEN SPACE:	REQUIRED	PROVIDED
- PERCENTAGE	5%	4.5%*
- ACREAGE	0.78 AC	0.71 AC
- SQUARE FOOTAGE	34,129.26 SQFT	30,713.95 SQFT

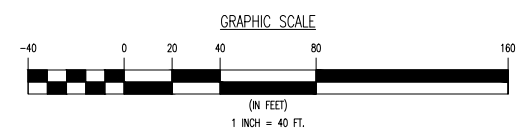
*ALTERNATE STANDARD REQUESTED FOR REDUCED OPEN SPACE REQUIREMENT AND BASE ZONING PARKING REQUIREMENT

SITE LEGEND

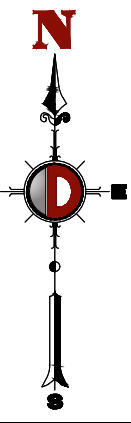
- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- OH --- EXISTING POWER POLE & O.H. ELECTRIC LINES
- --- PROP. PIPE RAILING
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. IRRIGATION CONTROL VALVE
- EXIST. UTILITY POLE
- EXIST. WATER METER
- EXIST. CATCH BASIN
- EXIST. STORM DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. LIGHT POLE
- EXIST. CLEANOUT
- EXIST. PED POLE
- EXIST. SIGN
- EXIST. BACKFLOW PREVENTOR
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. DRAINAGE MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP. CLEAN OUT
- PROP. END SECTION
- PROP. FIRE HYDRANT
- PROP. WATER METER
- PROP. IRRIGATION METER
- PROP. REMOTE FDC
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. BACKFLOW PREVENTOR

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 TOPOGRAPHIC SURVEY, 15.428 ACRES CITY OF LEWISVILLE, DENTON COUNTY
 NORTH TEXAS SURVEYING, L.L.C.
 1010 WEST UNIVERSITY, MOCKEY, TX. 75069
 SURVEYOR FILE NO: 2024-0140
- APPLICANT:
 DYNAMIC ENGINEERING CONSULTANTS, PC
 CASSANDRA HUGGINS, PE
 714 S. GREENVILLE AVENUE, SUITE 100
 ALLEN, TX 75002
 P: 972-244-2100
 EMAIL: CHUGGINS@DYNAMICCEC.COM
- PROJECT OWNER:
 SAM PACK
 PACK PROPERTIES II, LTD
 2070 DIPLOMAT DRIVE
 FARMERS BRANCH, TX 75234
- PARCEL DATA:
 BLOCK A, LOT 1
 TOWNSHIP OF LEWISVILLE
 DENTON COUNTY, TEXAS
 BLOCK B, LOT 5
 TOWNSHIP OF LEWISVILLE
 DENTON COUNTY, TEXAS
- ZONE:
 ZONE LI (LIGHT INDUSTRIAL ZONE) IN US OVERLAY DISTRICT
- EXISTING USE:
 RETAIL AUTO DEALERSHIP
- PROPOSED USE:
 AUTOMOBILE SALES AND LEASING, AND AUTOMOBILE REPAIR
- PARKING:
 A. TOTAL PROVIDED = 805
 B. STANDARD PARKING STALLS (9'X18') = 648
 C. EXTENDED PARKING STALLS (9'X20') = 42
 D. LARGE TRUCK PARKING STALLS (12'X30') = 109
 E. DISPLAY PADS = 6



MATCH LINE
PRELIMINARY ZONING PLAN B
SHEET 2



INTERSTATE HIGHWAY 35-E INTERCHANGE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
 (db) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
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Texas Registered Engineering Firm No. F-13650
 714 S. Greenville Avenue - Suite 100
 Allen, TX 75002
 T: 972.244.2100
 www.dynamiccec.com

TITLE: **PRELIMINARY ZONING PLAN A**

PROJECT: **FIVE STAR FORD-LEWISVILLE**
 1144 N. STEAMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 LI-LIGHT INDUSTRIAL/US 35 OVERLAY, 15.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 02/27/2026
 DRAWN BY: BG SCALE: (H) 1"=40' (V) 1"=40'
 DESIGNED BY: CH SHEET No: 1 OF 4
 CHECKED BY: -
 CHECKED BY: -

PRELIMINARY PLAN FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 02/27/2026. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

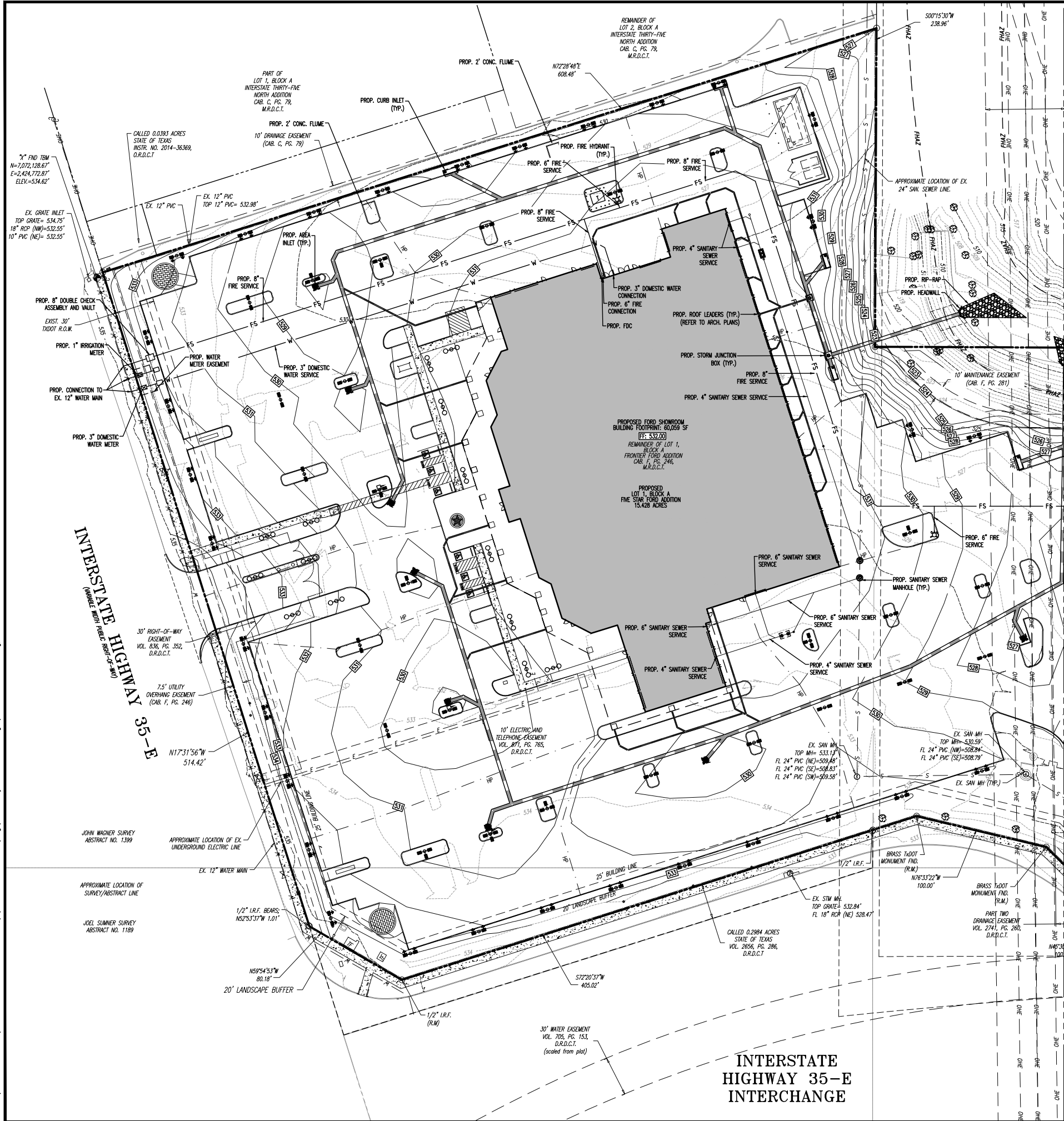
CASSANDRA A. HUGGINS
 PROFESSIONAL ENGINEER
 TEXAS LICENSE No. 148325

PROTECT YOURSELF
 ALL WORK REQUIRES SUPERVISION BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. NO WORK SHALL BE PERFORMED OR USED IN ANY MANNER UNLESS APPROVED BY AN ENGINEER OR ARCHITECT.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 0 13

Product Ver: 25.0h (LMS Tech) - Product: 02/27/26 - 4:05 PM, By: jkaplan, File: P:\UBCP PROJECTS\1455 Som Fock Automotive Group\1455-04472 Lewisville\DWG\Preliminary Site Plan Package\145524044722PG.dwg, ---> 3 PRELIMINARY GRADING & UTILITY PLAN A



NOTE

1. SEE PRELIMINARY GRADING & UTILITY PLAN B FOR ADDITIONAL NOTES

GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM (D 1557). MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS/CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MIN. ON ASPHALT UNLESS OTHERWISE NOTED. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE RECEIVING SURFACE RUNOFF. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ON ALL SIDEWALKS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

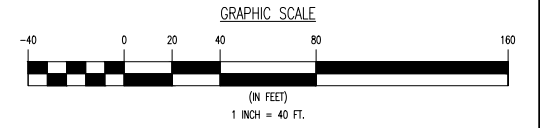
ACCESSIBILITY NOTES:

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES, 2012 TAS REGULATIONS AND THE TDR ADMINISTRATIVE RULE CHAPTER 88, WHICHEVER IS MORE STRINGENT FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

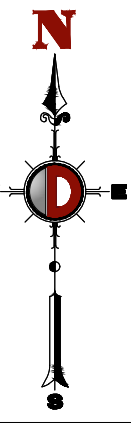
- SIDEWALKS/ ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% PREFERRED FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. 1.0% MIN. (1.5% PREFERRED FOR NEW CONSTRUCTION)
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% PREFERRED FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) PREFERRED
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMP**
- SLOPE: 1:12 (8.3%) MAX. (7.5% PREFERRED FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEEDS CROSS RAMP)
 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% PREFERRED FOR NEW CONSTRUCTION)
- ACCESSIBILITY PARKING STALLS**
- SPACE AND ACCESSIBLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% PREFERRED FOR NEW CONSTRUCTION)
- CROSSWALKS**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% PREFERRED FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% PREFERRED FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) PREFERRED
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- RAMPS**
- MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% PREFERRED FOR NEW CONSTRUCTION)
 - MAX. RISE BETWEEN LANDINGS: 30"
 - SLOPE: 1:12 (8.3%) MAX. (7.5% PREFERRED FOR NEW CONSTRUCTION)

GRADING & UTILITY LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		PROP. STORM DRAIN LINE
	OFF-SITE PROPERTY LINES		PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. POWER POLE & O.H. ELECTRIC LINES		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. STORM SEWER		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. MINOR CONTOUR & ELEVATION		PROP. TOP OF CURB & PAVEMENT ELEV.
	EXIST. MAJOR CONTOUR & ELEVATION		PROP. ABBREVIATED FINISHED ELEV.
	EXIST. ELEVATION		PROP. CURB INLET
	EXIST. TOP OF CURB ELEVATION		PROP. AREA INLET
	& DESCRIPTION ABBREVIATION		PROP. DRAINAGE MANHOLE
	EXIST. FIRE HYDRANT		PROP. OUTLET STRUCTURE
	EXIST. WATER VALVE		PROP. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE		PROP. CLEAN OUT
	EXIST. UTILITY POLE		PROP. END SECTION
	EXIST. WATER METER		PROP. FIRE HYDRANT
	EXIST. CATCH BASIN		PROP. WATER METER
	EXIST. STORM DRAIN MANHOLE		PROP. IRRIGATION METER
	EXIST. SEWER MANHOLE		PROP. REMOTE FDC
	EXIST. LIGHT POLE		PROP. LIGHT POLE
	EXIST. CLEANOUT		PROP. SIGN
	EXIST. PED POLE		PROP. BACKFLOW PREVENTOR
	EXIST. SIGN		
	EXIST. BACKFLOW PREVENTOR		



MATCH LINE SEE PRELIMINARY GRADING & UTILITY PLAN B SHEET 4



INTERSTATE HIGHWAY 35-E INTERCHANGE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: PRELIMINARY GRADING & UTILITY PLAN A

PROJECT: FIVE STAR FORD-LEWISVILLE
 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 LI-LIGHT INDUSTRIAL/1/35 OVERLAY, 15.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 02/27/2026
 DRAWN BY: AR SCALE: (H) 1"=40' (V) SHEET No: 3 OF 4
 DESIGNED BY: CH
 CHECKED BY: -
 CHECKED BY: -

PRELIMINARY PLAN FOR REVIEW ONLY

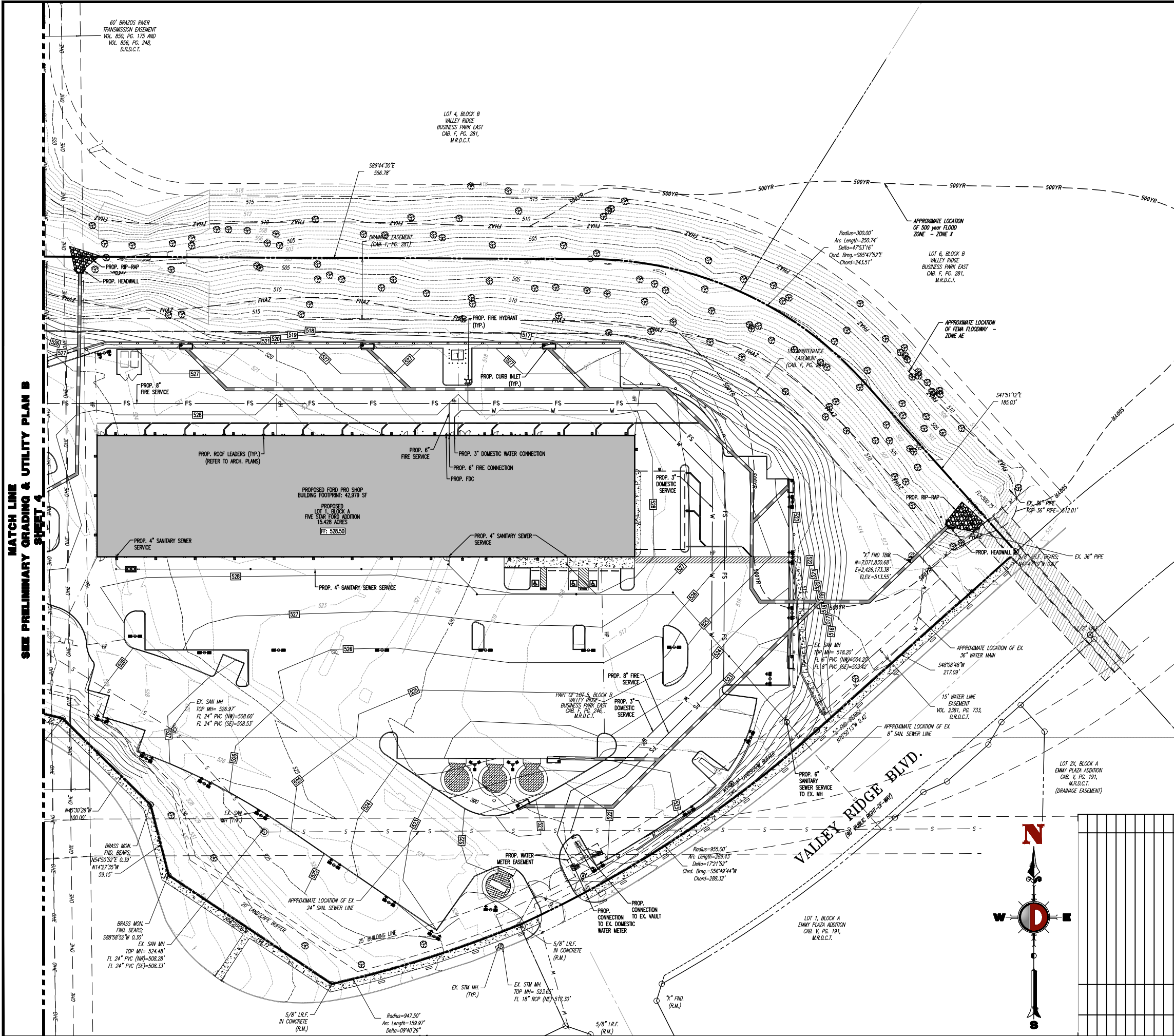
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 02/27/2026. THIS DOCUMENT IS TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CASSANDRA A. HUGGINS
 PROFESSIONAL ENGINEER
 TEXAS LICENSE No. 148325

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 ALL WORK REQUIRES SUPERVISION BY LICENSED DESIGNER, OR AN APPROVED PERSON AS DESIGNATED BY THE LICENSEE. SURFACE ANCHORS & NAIL SIZE: SEE SPECIFICATIONS.

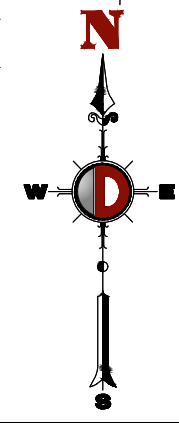
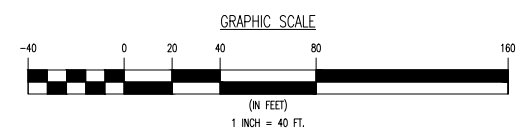
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Product Ver: 25.0h (LMS Tech) - Product: Preliminary Site Plan Package\0145524044722PG.dwg, --- 4 PRELIMINARY GRADING & UTILITY PLAN B
 P:\BDCPC PROJECTS\1455 Sam Fock Automotive Group\14-04472 Lewisville\DWG\Preliminary Site Plan Package\0145524044722PG.dwg, --- 4 PRELIMINARY GRADING & UTILITY PLAN B
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- NOTES:**
- SEE PRELIMINARY GRADING & UTILITY PLAN B FOR UTILITY NOTES.
 - ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 - CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE STATE HIGHWAY DEPARTMENT FOR ANY AND ALL WORK TO BE DONE IN HIGHWAY RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL MAKE APPLICATION FOR SERVICES, OBTAIN ALL PERMITS, AND PAY ALL CHARGES, FEES AND CONNECTION COSTS REQUIRED FOR EVERY UTILITY SERVICE.
 - SEE PLUMBING AND ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS OF LIGHTING POLES AND SERVICES INTO BUILDING.
 - CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - PUBLIC WORKS INSPECTOR WILL ONLY INSPECT UTILITY SERVICE LINE FROM THE CONNECTION TO THE BUILDING.
 - CONTRACTOR TO FIELD VERIFY EXISTING METERS AND EQUIP WITH APPROPRIATE BACKFLOW DEVICES PRIOR TO CONSTRUCTION.

- UTILITY NOTES**
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OR CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SANITARY DEPARTMENTS TO MARK OUT THEIR UTILITIES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
 - WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
 - ALL WATER MAIN SHALL BE DR 18 CLASS 200 C-900 PVC PIPES, UNLESS OTHERWISE DESIGNATED.
 - THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 2 INCH.
 - FIRE HYDRANTS SHALL BE LOCATED 2'-0" BEHIND THE PAVEMENT EDGE AND SHALL NOT BE IN THE SIDEWALK.
 - THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AT ALL BONDS, TEES, CROSSES, PLUGS, FIRE HYDRANTS, ETC.
 - SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL GRAVITY SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
 - ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER OR GREATER THAN 20 FEET OF COVER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT OR APPROVED EQUAL.
 - WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
 - LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
 - ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
 - ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ---- AND NORTH CENTRAL COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION (LATEST EDITION).
 - MINIMUM BURY DEPTH SHALL BE AT LEAST 48" FROM FINISH GRADE TO THE TOP OF PIPE.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILENT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
 - OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT CONTRACTOR SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.
 - PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY. ALL VALVE COVERS, METER BOXES, CLEANOUT LIDS, MANHOLES, GRATES, AND VAULT HATCHES LOCATED WITHIN PAVED AREAS SHALL BE H20 TRAFFIC LOAD RATED, UNLESS OTHERWISE NOTED BY THE LOCAL AGENCY.



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TITLE: PRELIMINARY GRADING & UTILITY PLAN B

PROJECT: FIVE STAR FORD-LEWISVILLE
 1144 N. STEAMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 15.428 ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472	DATE: 02/27/2026
DRAWN BY: AR	SCALE: (H) 1"=40' (V)
DESIGNED BY: CH	SHEET No:
CHECKED BY: -	4
PRELIMINARY PLAN FOR REVIEW ONLY	OF 4

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 02/27/2026. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CASSANDRA A. HUGGINS
 PROFESSIONAL ENGINEER
 TEXAS LICENSE No. 148325

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Property Description

BEGINNING at a point for corner, being in the northwesterly line of Valley Ridge Boulevard, same being the most westerly corner of said Lot 5, said corner also being the most southerly corner of lot 6, Block B, of said **VALLEY RIDGE BUSINESS PARK EAST**, from which a 5/8" iron rod found bears, North 47°47'19" West, a distance of 0.67';

THENCE along said Valley Ridge Boulevard, the following two courses and distances:

1. South 48°08'48" West, a distance of 217.09' to a point for corner, from which an "X" found in concrete bears, North 75°50'13" West, a distance of 0.42', said point for corner, being at the beginning of a curve to the right, having a radius of 955.00', a central angle of 17°21'52", and a chord which bears, South 56°49'44" West, a chord distance of 288.32';

2. Thence along said curve to the right, in a southwesterly direction, an arc length of 289.43' to a 5/8" iron rod found in concrete, being at the most easterly northeast corner of Part 1 (called 7.5028 Acres), described in deed to the State of Texas, recorded in Volume 2741, Page 296, D.R.D.C.T., same being at the beginning of a compound curve to the right, having a radius of 947.50', a central angle of 09°40'26", and a chord which bears, South 72°27'19" West, a chord distance of 159.79';

THENCE in a southwesterly direction, along said compound curve to the right, an arc length 159.97' to a 5/8" iron rod found in concrete;

THENCE continuing along said 7.5028 acre tract, the following (4) four courses and distances:

1. North 56°20'06" West, a distance of 159.17' to a point for corner, from which a brass TxDot monument found bears, South 88°58'52" West, a distance of 0.30';
2. North 14°27'35" West, a distance of 59.15' to a brass TxDot monument found for corner;
3. North 45°30'28" West, a distance of 100.00' to a brass TxDot monument found for corner;
4. North 76°33'22" West, a distance of 100.00' to a brass TxDot monument found for corner;

THENCE South 72°20'37" West, passing the most northerly northwest corner of said 7.5028 acre tract, at a distance of 34.35', and continuing along the northwesterly line of a called 0.2984 acre tract, to the State of Texas, as recorded in Volume 2656, Page 286, D.R.D.C.T., a total distance of 405.02' to an "X" found in concrete found for the southeasterly end of a corner clip;

THENCE North 59°54'53" West, along said corner clip, a distance of 80.18' to a point for corner, being in the northeasterly monumented line of Interstate Highway 35-E;

THENCE North 17°31'56" West, along the northeasterly monumented line of Interstate Highway 35-E, a distance of 514.42' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for corner, being the most westerly corner of Lot 1, Block A, same being the southwesterly corner of Lot 2, Block A, of **INTERSTATE THIRTY-FIVE NORTH ADDITION**, an addition to the City of Lewisville, as recorded in Cabinet C, Page 79, M.R.D.C.T., same also being the most southerly end of a called 0.0393 acre tract, described in deed to the State of Texas, as recorded under Instrument No. 2014-36369, of the Official Records, Denton County, Texas (O.R.D.C.T.);

THENCE North 72°28'48" East, along the common line between said Lot 1 and Lot 2, same being partially along the southeasterly line of said 0.0393 acre tract, a distance of 608.48' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set, being the most northerly corner of said Lot 1, same being the southeasterly corner of said Lot 2, same also being in a westerly line of Lot 4, Block B, of said **VALLEY RIDGE BUSINESS PARK EAST**;

THENCE South 00°15'30" West, along the common line between said Lot 1 and said Lot 4, a distance of 238.96' to a mag nail set for corner, being the northwesterly corner of said Lot 5, same being an "ell" corner of said Lot 4;

THENCE South 89°44'30" East, along the common line between said Lot 5 and said Lot 4, a distance of 556.78' to a point for corner, being at the beginning of a curve to the right, having a radius of 300.00', a central angle of 47°53'16", and a chord which bears, South 65°47'52" East, a chord distance of 243.51';

THENCE along said curve to the right, in a southeasterly direction, an arc length 250.74' to a point for corner, being in the southwesterly line of the aforementioned Lot 6;

THENCE South 41°51'12" East, along the common line between said Lot 5 and Lot 6, a distance of 185.03' to the **POINT OF BEGINNING** and containing 672,051 square feet or 15.428 acres of land, more or less.



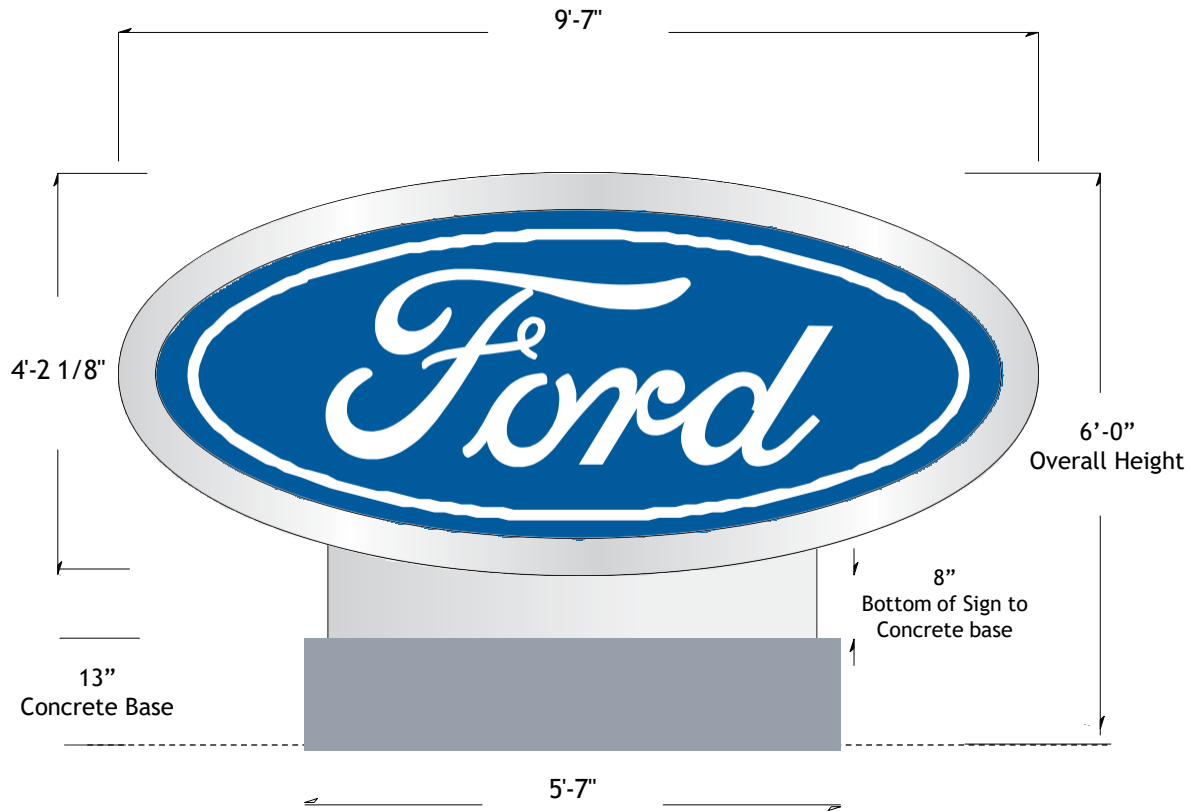




Five Star Ford -
Dallas Example for
Reference only



FO F-31 Monument @ Custom 6ft OAH

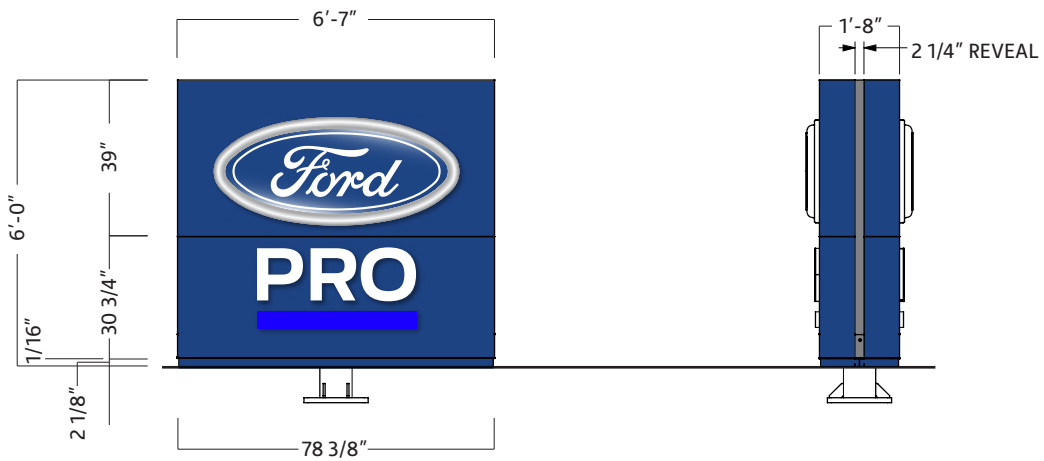


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Ford_F-31 Mounument

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Scale: 1/4"=1'

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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.

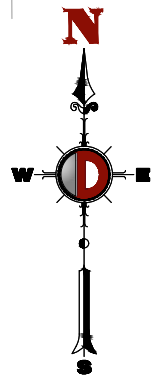
Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC

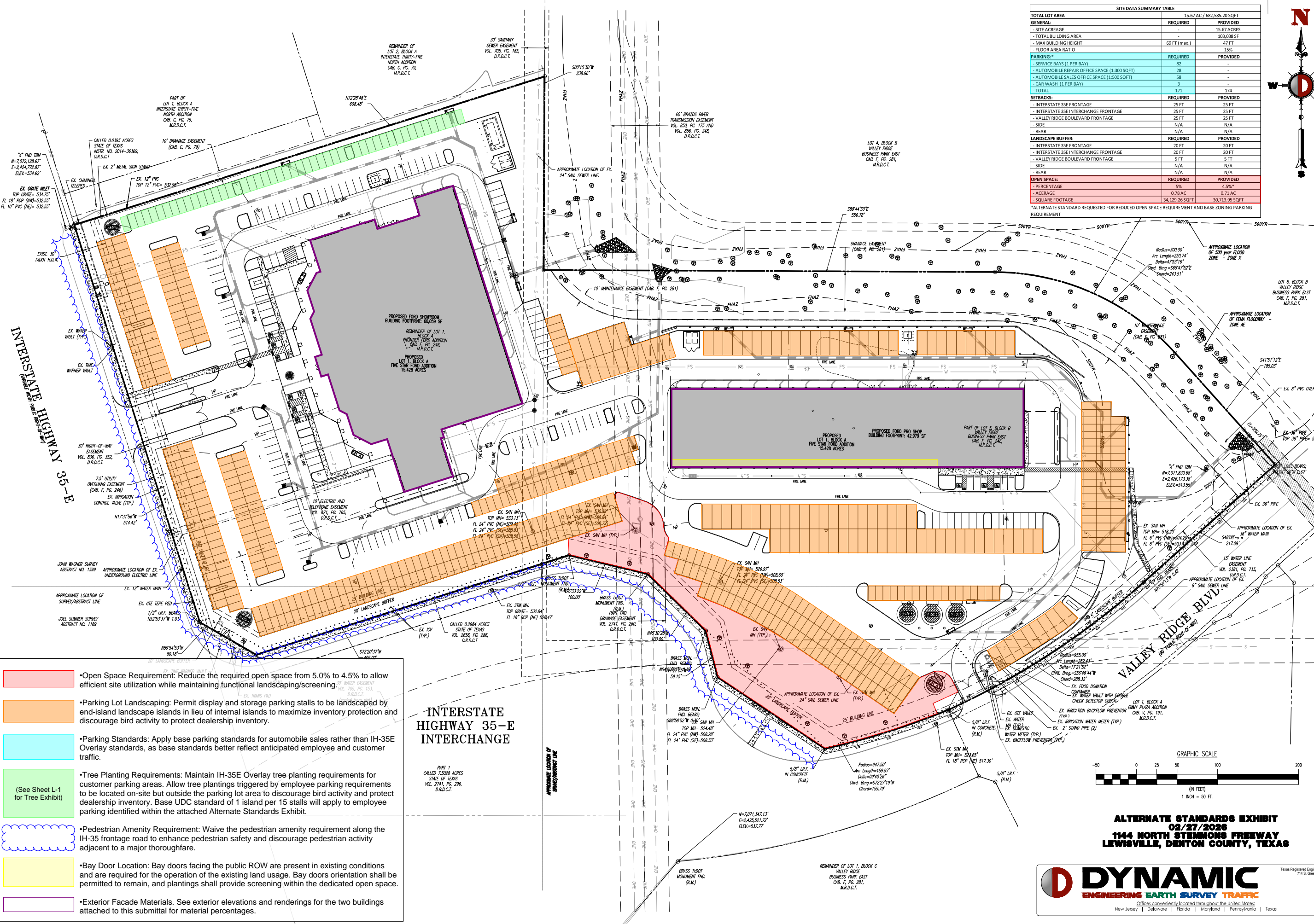
A handwritten signature in cursive script that reads "Cassandra Huggins".

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



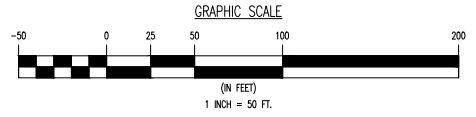
SITE DATA SUMMARY TABLE		
GENERAL	REQUIRED	PROVIDED
TOTAL LOT AREA	15.67 AC / 682,585.20 SQFT	
- SITE ACREAGE	15.67 ACRES	
- TOTAL BUILDING AREA	103,038 SF	
- MAX BUILDING HEIGHT	69 FT (max.)	47 FT
- FLOOR AREA RATIO	15%	
PARKING*	REQUIRED	PROVIDED
- SERVICE BAYS (1 PER BAY)	82	
- AUTOMOBILE REPAIR OFFICE SPACE (1:300 SQFT)	28	
- AUTOMOBILE SALES OFFICE SPACE (1:500 SQFT)	58	
- CAR WASH (1 PER BAY)	3	
TOTAL	171	174
SETBACKS:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	25 FT	25 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	25 FT	25 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	25 FT	25 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
LANDSCAPE BUFFER:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	20 FT	20 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	20 FT	20 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	5 FT	5 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
OPEN SPACE:	REQUIRED	PROVIDED
- PERCENTAGE	5%	4.5%*
- ACREAGE	0.78 AC	0.71 AC
- SQUARE FOOTAGE	34,129.26 SQFT	30,713.95 SQFT

*ALTERNATE STANDARD REQUESTED FOR REDUCED OPEN SPACE REQUIREMENT AND BASE ZONING PARKING REQUIREMENT



- 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.
- 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.
- Exterior Facade Materials. See exterior elevations and renderings for the two buildings attached to this submittal for material percentages.

INTERSTATE HIGHWAY 35-E INTERCHANGE

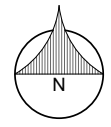
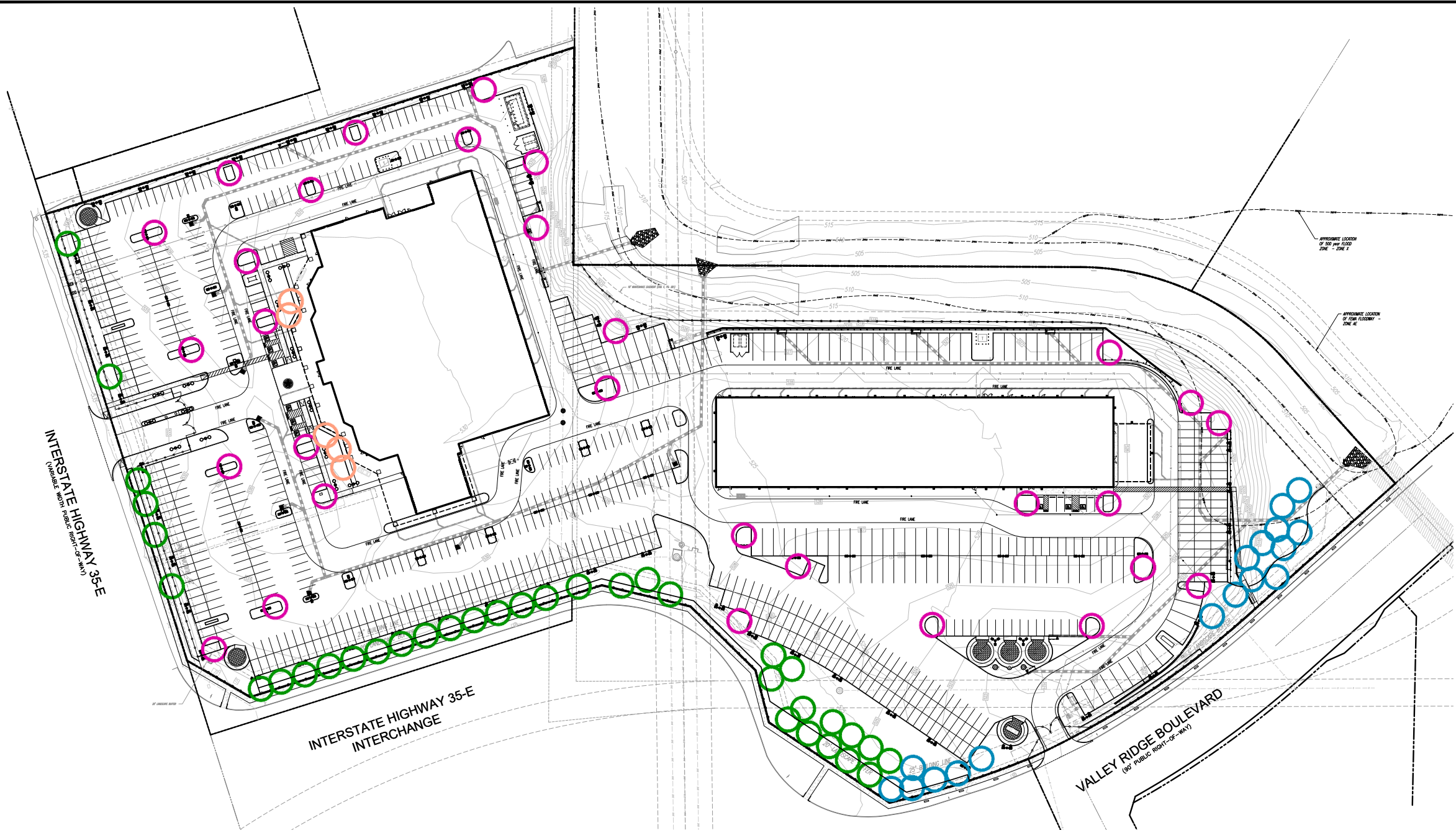


ALTERNATE STANDARDS EXHIBIT
02/27/2026
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LEWISVILLE, DENTON COUNTY, TEXAS

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 By: jkoplan,
 Date: 02/27/26 - 4:13 PM
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 Standards Exhibit 0145524044725.dwg
 ALTERNATE STANDARDS EXHIBIT
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CONCEPTUAL TREE LAYOUT
SCALE: 1" = 60'

LANDSCAPE CALCULATIONS

- **PERIMETER LANDSCAPE STRIP (IH-35E OVERLAY)**
 LANDSCAPE STRIP LENGTH: 1,418 LF
 SHADE TREES REQUIRED: 36 TREES (1 TREE PER 40 LF)
 SHADE TREES PROVIDED: 36 TREES (30 PROPOSED, 6 EXISTING)
- **PERIMETER LANDSCAPE STRIP (VALLEY RIDGE BLVD.)**
 LANDSCAPE STRIP LENGTH: 666 LF
 SHADE TREES REQUIRED: 17 TREES (1 TREE PER 40 LF)
 SHADE TREES PROVIDED: 17 TREES (14 PROPOSED, 3 EXISTING)
- **BUILDING LANDSCAPE**
 SECONDARY WALKWAY, BLDG. A: 215 LF
 TREES REQUIRED: 5 TREES (1 TREE PER 40 LF)
 TREES PROVIDED: 5 TREES
- **PARKING LOT LANDSCAPE**
 REQUIRED PARKING SPACES: 171 SPACES
 TREES REQUIRED: 21 TREES (1 TREE PER 8 SPACES)
 TREES PROVIDED: 21 TREES



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TITLE: **TREE CODE EXHIBIT**

PROJECT: FIVE STAR FORD-LEWISVILLE
1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
LI-LIGHT INDUSTRIAL/WH 35 OVERLAY, 15.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 01/09/2026
DRAWN BY: XXXX SCALE: (H) 1"=XXX' (V)
DESIGNED BY: XXXX SHEET No:
CHECKED BY: XXXX
CHECKED BY: -

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