

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: September 18, 2023

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Commercial Amusement (Outdoor); on Approximately 3.175 Acres out of the S.M. Hayden Survey, Abstract Number 537, Zoned Light Industrial (LI) District, Located on the East Side of Barfknecht Lane, Approximately 1,540 Feet South of Midway Road, as Requested by Ronald Wygal, Endurance Development, on Behalf of Pathfinder Sports LLC, the Property Owner. (Case No. 23-02-3-SUP).**

BACKGROUND:

The applicant is requesting a Special Use Permit (SUP) to operate a 19,200 square-foot cricket sports facility with an outdoor practice field. The Unified Development Code (UDC) requires an SUP with Commercial Amusement (Outdoor) uses within the Light Industrial (LI) District. The Planning and Zoning Commission recommended unanimous (5-0) approval on September 5, 2023.

ANALYSIS:

The site is located near the southern end of Barfknecht Lane in an area that is mostly industrial. Barfknecht Lane is an unimproved two-lane asphalt road with open bar ditches. To the north and east is a large auto auction facility and to the south is the planned Republic Hauling facility expansion. To the west is a single family home zoned Light Industrial. Another single-family home on a large acreage is located to the southeast and zoned Agricultural Open Space.

Site and Lighting

The applicant intends to develop a 19,200 square-foot building for indoor cricket. An outdoor practice field is planned on the east side of the property to minimize noise and light impacts from outdoor activity on the home adjacent to the site on the west. A photometric plan is required with all engineering site plan submittals to ensure light spillover does not exceed 0.2 footcandles at the property line. In addition, all lights must be shielded to prevent glare.

Parking and Traffic

One parking space per three people is required for commercial amusement (outdoor) uses, which would amount to 42 parking spaces for this development. The applicant is proposing 45 parking spaces. Peak hours for this use are typically evenings and weekends based on projected occupancy. These hours are offset from surrounding uses, which see more morning and daytime traffic. At maximum occupancy with people arriving and leaving, approximately 84 trips can be expected at peak times, which is a minimal increase in traffic. Other uses allowed without an SUP in the LI Zoning District would have a more substantial impact on the road, such as warehouse distribution facilities with truck traffic. In addition, the Republic Hauling facility expansion will include the addition of a cul-de-sac to the end of Barfknecht Lane, providing a much-needed turn-around. Republic Hauling expects to begin construction on this cul-de-sac within the next 12 months.

Screening

The proposed practice field will be situated on the eastern side of the property. The proposed building, strategically positioned between the field and the adjacent residential property to the west, serves to mitigate noise from the outdoor practice area. The building placement aims to minimize the impact of outdoor activities on the neighboring single-family home located to the west of the subject property. Additionally, screening will be provided along the western property line, which consists of a six-foot foot tall screening wall and a 10-foot landscape strip with shade trees spaced 50 feet on-center. A substantial cluster of trees are located between the single-family home to the southeast and the practice field. The proposed outdoor field is approximately 150 feet from the shared property line and the home is approximately 250 feet from that property line, altogether approximately 340 feet in a direct path from the home to the field. An administrative modification can be given to use the existing vegetation and natural screening rather than construct a screening wall along the east property. Staff has no objection to the utilization of existing vegetation and natural screening in this area and will approve the modification should the SUP be approved.

Landscaping

Eight trees are located within the landscape buffer along the property line adjoining the residential property to the west (527 Barfknecht Lane), consisting of 1 cedar elm, 5 Little Gem Magnolias, and 3 Monterey Oak trees. Shrubs are planted along the entire property line consisting of Glossy Abelia and Buford Hollies. Twelve trees are planted throughout the parking lot, exceeding the 3 required.

Building

The building will consist of stucco and concrete masonry units (CMU), with a stone entrance on the east and north facades. The west facade facing Barfknecht Lane and adjoining the residential property will consist of 75.6% stucco, 12.9% CMU, and 11.5% metal panel. The east facade will consist of 75.6% stucco, 18.9% CMU, 3.3% aluminum storefront, and 2.2% metal panel. The north facade will consist of 27.2% stucco, 18.6% CMU, 5% aluminum storefront, and 27.2% metal panel. The south facade will consist of 0.5% CMU, 2.5% aluminum storefront, and 97% metal panel.

Signage

A low-profile monument sign is proposed along the current driveway.

Hours of Operation

Pathfinder Sports LLC (the property owner) will operate seven days a week from 7:00 a.m. to 10:00 p.m.

Deviations

The following administrative modification is requested in conjunction with the Special Use Permit. Staff has no objection and will approve the modification should the SUP be approved.

1. To reduce the required driveway spacing from 50 feet to 0 feet.

Article IX Section 6 of the Unified Development Code requires a minimum driveway spacing of 50 feet from an adjacent driveway for local streets. The owner has requested an alternative standard to reduce the driveway standard along Barfknecht Lane. The property is shaped as a

flag lot with limited frontage along the right-of-way. The proposed driveway is located along the only street frontage which is immediately adjacent to a driveway to the south, which belongs to a residential lot. Staff has no objection and will approve the modification should the SUP be approved.

Criteria for approval

Article III.9.2 of the Unified Development Code (UDC) lists the criteria for approval of a Special Use Permit.

- A. Compatibility with surrounding uses and community facilities.

The vast majority of surrounding uses are industrial with a few remaining single-family homes zoned either Light Industrial (LI) or Agricultural Open Space (AO). Staff finds this use compatible with the industrial uses in the area and that sufficient measures have been taken to ensure compatibility with the adjacent residential uses.

- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

The proposed development aligns with the Big Move of Economic Vitality.

- C. Enhancement or promotion of the welfare of the area;

The use provides a unique recreation opportunity that does not exist in Lewisville today.

- D. Whether the use will be detrimental to the public health, safety, or general welfare; and

With measures being taken to reduce noise and light, staff does not expect any detriment to public health, safety, or welfare.

- E. Conformity with all zoning regulations and standards.

The development otherwise complies with all zoning regulations and standards.

Summary

The applicant requests a Special Use Permit for a 19,200 square-foot cricket sports facility with an outdoor practice field. Increased landscaping and enhanced building materials are provided with this request. The proposed outdoor practice field has been situated as far as possible from an existing single family home west of the site to mitigate sound and light impacts. The hours of operation are from 7:00 a.m. to 10:00 p.m. seven days a week. Staff finds the request consistent with the Big Move of Economic Vitality from the Lewisville 2025 vision plan and with the criteria listed in Article III.9.2 of the UDC.

CITY STAFF'S RECOMMENDATION:

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