

ORDINANCE NO. 0661-24-SUP

**AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL,
AMENDING THE ZONING ORDINANCE BY GRANTING A
SPECIAL USE PERMIT FOR A MOTOR FREIGHT
TERMINAL ON APPROXIMATELY 8.53 ACRES LEGALLY
DESCRIBED AS WATERS RIDGE PHASE 1, LOT 2, BLOCK
E, LOCATED AT 1600 SOUTH STEMMONS FREEWAY,
AND ZONED LIGHT INDUSTRIAL (LI) DISTRICT;
PROVIDING FOR A REPEALER, SEVERABILITY,
PENALTY, AND AN EFFECTIVE DATE; AND DECLARING
AN EMERGENCY.**

WHEREAS, applications were made requesting approval of a Special Use Permit for Motor Freight Terminal by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinances of the City of Lewisville, Texas; and said Planning and Zoning Commission has recommended that the Special Use Permit on the approximately 8.53-acre tract, as described in the attached Exhibit “A” (the “Property”), be **approved**; and

WHEREAS, this application for a Special Use Permit comes before the City Council of the City of Lewisville, Texas (the “City Council”) after all legal notices, requirements, conditions and prerequisites have been met; and

WHEREAS, the City Council at a public hearing has determined that the proposed use, subject to the condition(s) stated herein: (1) is compatible with the surrounding uses and community facilities; (2) is compatible with the comprehensive plan and any adopted long-range plans addressing the area; (3) enhances or promotes the welfare of the area; (4) is not detrimental to the public health, safety, or general welfare; and (5) conforms with all zoning regulations and standards; and

WHEREAS, the City Council has determined that establishing the conditions outlined in this Special Use Permit is in the interest of the public welfare and will minimize the impact of the proposed use on the surrounding properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. FINDINGS INCORPORATED. The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. SPECIAL USE PERMIT GRANTED. Subject to the conditions provided for herein, applicant is granted a Special Use Permit to allow Motor Freight Terminal on the Property, which is zoned Light Industrial (LI) District.

SECTION 3. CONDITIONS OF SPECIAL USE PERMIT. The Property shall be developed and maintained:

1. in compliance with the zoning plan attached hereto as Exhibit “B”;
2. in accordance with all federal, state, and local laws and regulations;
3. with the condition that access, compliant with the American with Disabilities Act, is provided for employees to walk and drive to use restrooms at an adjacent site; and
4. with the condition that an agreement to share restrooms with the adjacent site is recorded with Denton County before the Engineering Site Plan is approved.

SECTION 4. CORRECTING OFFICIAL ZONING MAP. The Planning Director, or his designee, is hereby directed to correct the official zoning map of the City of Lewisville, Texas, to reflect this Special Use Permit.

SECTION 5. COMPLIANCE WITH ALL OTHER MUNICIPAL REGULATIONS.

The Property shall comply with all applicable municipal ordinances, as amended. The granting of this Special Use Permit has no effect on uses permitted by right and does not waive the regulations of the underlying zoning district. In no way shall this Special Use Permit be interpreted to be a variance to any municipal ordinance.

SECTION 6. TERMINATION. The Special Use Permit shall automatically terminate if the use of the Property requiring the Special Use Permit is ceased for a period of ninety (90) days or longer.

SECTION 7. REPEAL. If the approved conditions outlined herein are not being met, the City Council may call a public hearing, on its own motion, to consider repealing this ordinance.

SECTION 8. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION 9. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 10. PENALTY. Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 11. EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.



SECTION 12. EMERGENCY. It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance be read on three separate occasions be, and the same is hereby, waived and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 6 TO 0, ON THIS THE 3RD DAY OF JUNE, 2024.

APPROVED:


TJ Gilmore, MAYOR

ATTEST:



Thomas Harris III, CITY SECRETARY

APPROVED AS TO FORM:


Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Property Description



Exhibit B
Zoning Plan



Suzan Kedron
(214) 953-5943
skedron@jw.com

March 7, 2024

Richard Luedke
Planning Director
City of Lewisville
151 W. Church Street
Lewisville, Texas 75057

Re: Narrative for Special Use Permit Application - 1600 S Stemmons Fwy

Dear Mr. Luedke:

We represent the Property Owner and Applicant, Amazon, regarding their request for a Special Use Permit on a property consisting of approximately 8.53 acres of land and generally located at 1600 S Stemmons Freeway, Lewisville, Texas 75067 (the "Property").

The Property is currently zoned LI – Light Industrial and this application does not seek to change the base zoning district. The surrounding area is similarly zoned LI – Light Industrial. All development regulations and design standards applicable to the LI – Light Industrial zoning district shall apply to this Special Use Permit, except as provided below:

1. An eight foot chain link fence shall be permitted.
2. A minimum ten foot landscape strip shall be provided along Ridgeview Drive.
3. Parking spaces provided for the operation of a motor freight terminal shall not be utilized when calculating the minimum or maximum parking requirements.

The proposed Special Use Permit is compatible with surrounding industrial zoning, land uses, and community facilities. The proposed use is also compatible with the City's Comprehensive Plan, which designates this area as the Waters Ridge Employment Center. A primary goal of the City's Comprehensive Plan is to "sustain Lewisville's economic vitality by...supporting its businesses and enhancing its major employment centers." The proposed use will support and enhance Amazon's existing facility, which will help ensure the long-term success of Amazon's operations and promote stable and reliable economic vitality for the City.

It is noted that there have been instances of vehicle queuing on Ridgeview Drive, primarily between the peak hours of 9:00 am until 12:00 pm. In order to mitigate this queuing, Amazon will

Richard Luedke
March 7, 2024
Page 2

adjust its operational procedures to instruct vehicle drivers to queue within the off-site parking lot, rather than along Ridgeview Drive.

This development will promote the welfare in the area by servicing the adjacent property and the surrounding community. The proposed motor freight terminal is not detrimental to the public health, safety or general welfare. Given the existing and surround zoning districts – all LI – Light Industrial – the proposed use conforms with all zoning regulations.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Suzan Kedron', with a horizontal line extending to the right.

Suzan Kedron



March 1, 2024

Richard Luedke
Planning Director
City of Lewisville
151 W Church Street
Lewisville, TX 75057

RE: Special Use Permit Application—1600 S Stemmons Fwy

Mr. Luedke:

Amazon operates a Delivery Station facility, located at 1303 Ridgeview Dr and the adjacent off-site parking area (1600 S Stemmons Fwy), which is the subject of this SUP Application.

The purpose of this letter is to confirm that all Amazon employees and all employees of our Delivery Service Providers have full access to the Delivery Station on Ridgeview Dr, which includes access to break rooms, restrooms and conference rooms during work hours.

Thank you,

A handwritten signature in black ink, appearing to read "Jessica Breaux".

Jessica Breaux
Senior Manager, Economic Development

