

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: August 20, 2024

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 5.1578 Acres Legally Described as Lot 3, Block A, Red River Business Park Addition; Located at 900 Arthur's Lane; Zoned Light Industrial District (LI); as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Tyler Clements, Multiquip Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. (Case No. 24-08-13-SUP).**

BACKGROUND:

Multiquip Inc. is a manufacturer and supplier of products related to light and medium construction equipment. They have been operating in the City of Lewisville since 2006 and are currently operating at two other locations across the city: 1800 Water's Ridge Drive, a final assembly facility, and 700 West Round Grove Road, a warehouse facility. The two existing locations employ approximately 126. The building at 900 Arthur's Lane would be their third. This new location will add approximately 50 new employees. The manufacturing process at this facility will involve welding pre-formed sheet metal parts to trailer frames and powder-coating the frames, some of which will be transferred to their Water's Ridge facility for final assembly. This use is considered manufacturing, medium intensity, which requires a special use permit in the Light Industrial District. The Planning and Zoning Commission recommended unanimous approval (6-0) on August 20, 2024

ANALYSIS:

The tenant will initially occupy two suites in the property at 900 Arthur's Lane: suite 203 and suite 201. Only suite 201 will be used for the manufacturing, medium intensity use described above, though it may be expanded through the building.

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 property is in a light industrial business park and surrounded by similar uses.
- 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 activates newly constructed light industrial warehouses and creates new jobs.

- 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
There is no expected detrimental effects to the public health, safety, or general welfare of the area.

- E. Conformity with all zoning regulations and standards.
The existing shell build was completed earlier this year and complies with current development standards. Multiquip does not intend to make any changes to building or site.

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