

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 7, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Manufacturing, Medium Intensity on Approximately 5.5183 Acres Legally Described as Red River Business Park Lot 1, Block A, Located at 900 Arthur's Lane, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Fast Photonics USA Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. (25-04-7-SUP)**

BACKGROUND:

Fast Photonics USA, Inc. is a manufacturer and supplier of products related to optical transceivers and related telecom products. This location will employ approximately 22 new employees initially, but the applicant anticipates growing to 188 employees by 2027. The 30-step process includes gluing optical lenses, microchips, and other components to a circuit board, melting metals, epoxying, packing, and inspecting the completed transceivers. Of the 30 steps, 27 are automated and the process does not produce external noise; however, the process does produce some hazardous materials, which will be handled appropriately. Due to the steps being heavy fabrication and going beyond simple assembly, the proposed use is considered manufacturing, medium intensity, which requires a special use permit (SUP) in the Light Industrial (LI) District. This SUP requirement was created with the adoption of the current UDC that condensed a long list of manufacturing uses by categorizing each use into one of three levels of intensity. The goal was to enable medium-intensive manufacturing uses but with greater oversight since many properties with LI zoning are developed with retail or commercial uses. An SUP for a manufacturing, medium intensity facility was granted for the tenant Multiquip Inc. on Lot 3, Block A, located south of the subject property, on August 20, 2024. Multiquip Inc. manufactures telecommunication products as well as light-to-medium construction equipment. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 17, 2025.

ANALYSIS:

The tenant will occupy half of Building #1 on the property at 900 Arthur's Lane, totaling approximately 26,584 square feet. Once an SUP is granted, any future expansion within the building will be allowed by right. 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. The property to the south has an existing SUP for the same use.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
The Lewisville 2025 Vision Plan promotes the Big Move of Economic Vitality. The proposed use activates newly constructed light industrial buildings and creates new jobs and employment opportunity in the area. This site is located within the Southern Gateway Plan study area, which envisions an urban form with a mixture of uses. The smaller scale of the buildings in this business park coupled with the wide separation created by the Timber Creek retention area between the business park and the Hebron 121 residential community to the east produces an acceptable level of compatibility in this overall area. In addition, the similarity in building scale between this business park and the retail buildings to the north also reinforces the compatibility within the built environment.
- C. Enhancement or promotion of the welfare of the area;
The applicant forecasts 22 initial employees and a total of 188 employees by the year 2027 with a median annual salary of \$85,400. The increased employment opportunities, both in the short and long-term future, offered by this business will further the goal of reinforcing economic vitality which in turn promotes the welfare of this area. The presence of a high-tech company at this location also provides potential opportunities associated with the proposed Texas State Technical College campus site adjacent to the Denton County Transportation Authority's passenger rail station to the east.
- D. Whether the use will be detrimental to the public health, safety, or general welfare;
There is no expected detrimental effects to the public health, safety, or general welfare of the area as the property was designed to accommodate manufacturing uses. The applicant completed the Pretreatment Wastewater Industrial User Survey as a part of the SUP application process. The only "process discharge" indicated is from condensate. According to their NAICS number, they are not a categorical industry. Upon approval of the SUP, the Public Services Department will confer with the applicant and verify all City regulations are properly followed.
- E. Conformity with all zoning regulations and standards.
The existing shell building was completed in 2024 and complies with current development standards. Fast Photonics does not intend to make any changes to the facade or site.

Staff finds the request consistent with area uses and zoning and is 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.