

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Manager
DATE: October 1, 2018
SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture - Open Space District (AO) to Light Industrial District (LI); on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. PZ-2018-09-12).**

BACKGROUND

The subject 2.026-acre property is located at the northeast corner of Business 121 and West Vista Ridge Mall Drive. The parcel is currently vacant and zoned Agriculture - Open Space (AO). The applicant is seeking to plat the existing parcel and develop a gas station.

ANALYSIS

The subject property is adjacent to a Light Industrial District (LI) zoned property to the east and is located at a major gateway into Lewisville. The applicant plans to obtain a Special Use Permit (SUP) and develop a gas station on the property. City staff is not in support of the proposed SUP, but is in support of the zone change. Both the Lewisville 2025 Plan and the Southwest Lewisville Small Area Plan designate this area as an employment center. The proposed Light Industrial zoning matches the current zoning found in the area and is in compliance with Lewisville's long-range plans. The Planning and Zoning Commission recommended unanimous approval (5-0) of the zone change request at their meeting on September 4, 2018.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the ordinance as set forth in the caption above.