



Rezoning Application Package

**1201 S Railroad St.
Lewisville, TX 75057**

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Lewisville Zone Change Checklist

- Location Map*
 - 1" = 1,000' (Must use City base map).
 - To scale and with a north arrow

- Meets and Bounds Description or Plat*
 - Check for consistency with distance and bearings on plans, if any.
 - Provide total acreage of property.

- Statement of Expected Impact*
 - Statement addressing any potential increase or decrease in transportation, police, education, water, sewer, or drainage demands.
 - Statement addressing compatibility with the Lewisville 2025 Plan and all applicable long-range plans.
 - Statement addressing compatibility with surrounding land uses and zoning districts.

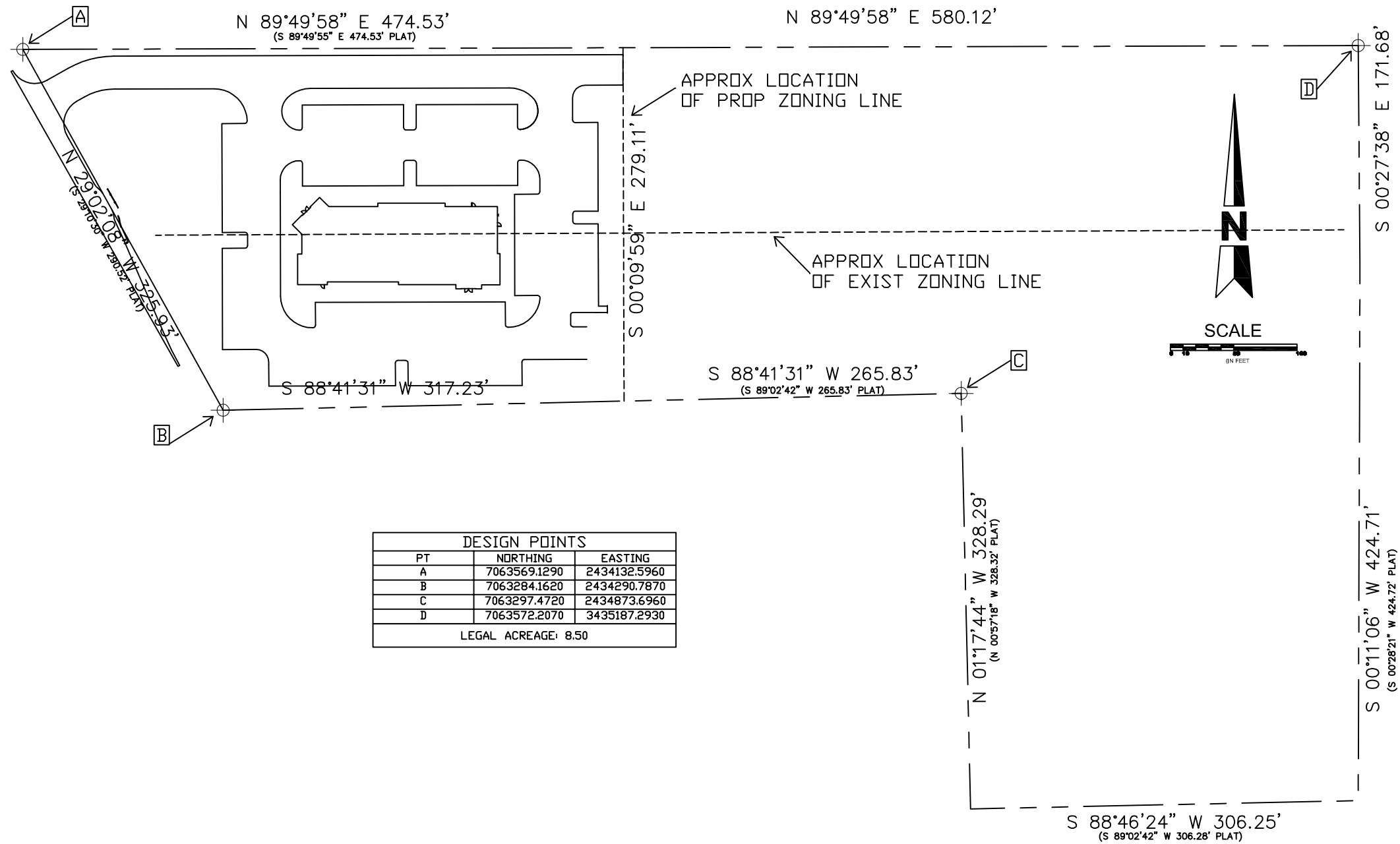
- Narrative*
 - Statement of Purpose
 - Current Zoning District
 - Zoning District Requested
 - Zoning districts on surrounding property
 - States the following
 - Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

- Owner Signature on Application or Notarized Authorization Letter*

May be requested by staff depending on the specific request:

- Documents from neighborhood meeting, include letters sent, responses received, photographs of meetings, Letter of support from neighborhood.
- Exhibits showing proposed development.
- Traffic Impact Analysis.
- Sewer, Water, or Drainage studies including offsite capacity analysis.

October 31, 2024 C:\Users\flor10910\Documents\Drawing6.dwg



DESIGN POINTS		
PT	NORTHING	EASTING
A	7063569.1290	2434132.5960
B	7063284.1620	2434290.7870
C	7063297.4720	2434873.6960
D	7063572.2070	3435187.2930

LEGAL ACREAGE: 8.50

ISSUE RECORD		
NO.	DESCRIPTION	DATE

DESIGNED:
DRAWN:
CHECKED:
APPROVED:



MEETS AND BOUNDS DESCRIPTION OF PLOT
1201 S RAILROAD ST.
LEWISVILLE, TX 75057

HIGHWAY NO.		
N/A		
STATE	DISTRICT	COUNTY
TEXAS	DAL	DENTON
CONT	SECT	JOB
0000	00	000, ETC

SHEET 02 OF 02
SHEET NO. 02

Narrative

We are requesting a zoning change to maximize our operations by relocating and installing heavy machinery closer to our site. This strategic move will enhance operational efficiency, reduce transportation costs, and strengthen our presence in the local construction sector. Aligning our zoning with our intended use will better serve the surrounding community, contribute to local economic growth, and ensure sustainable, long-term development. Currently, our lot is zoned for Light Industrial and Heavy Industrial use (see Figure 1). We propose to rezone the limits as shown in Figure 2. The surrounding properties are zoned as Warehouse, Light Industrial, and Heavy Industrial (see Figure 3).

We intend to use the proposed Light Industrial zone on our property for office based operations only. We intend to use the proposed Heavy Industrial zone on our property to store our heavy equipment, construction materials, and in the future build a maintenance shop for servicing our heavy equipment.

Statement of Expected Impact

We anticipate a minimal increase in traffic during business hours, contributing to the daily vehicular movement in the area. We also expect an increase in water and sewage usage due to the construction of a bathroom in the maintenance shop. The construction of the maintenance shop is dependent on the approval of the zone change request. We do not foresee a rise in policing demand to ensure security and deter potential theft or vandalism, as we plan to install locked gates and security cameras. We also do not expect an increase in educational or drainage demands.

However, the rezoning request does contribute to Lewisville's Economic Vitality initiative by creating skilled labor jobs and committing to participate in job fairs to hire local skilled labor in Lewisville. The request also contributes to the Sustainability initiative through efficient transportation planning to minimize traffic disruptions, implementing environmental debris and dust control measures such as water spraying to improve air quality, and installing noise barriers to prevent noise pollution.

The proposed zone change aligns with the surrounding zoning districts, as the adjacent land is already designated with the same heavy industrial zoning classification. This rezone request ensures a cohesive and consistent land use framework, minimizes potential conflicts, and fosters an environment conducive to the growth of industrial activities. By harmonizing our zoning with neighboring areas, we create strategic synergy that maximizes operational efficiency, supports development, and reinforces the collective industrial potential of the region.

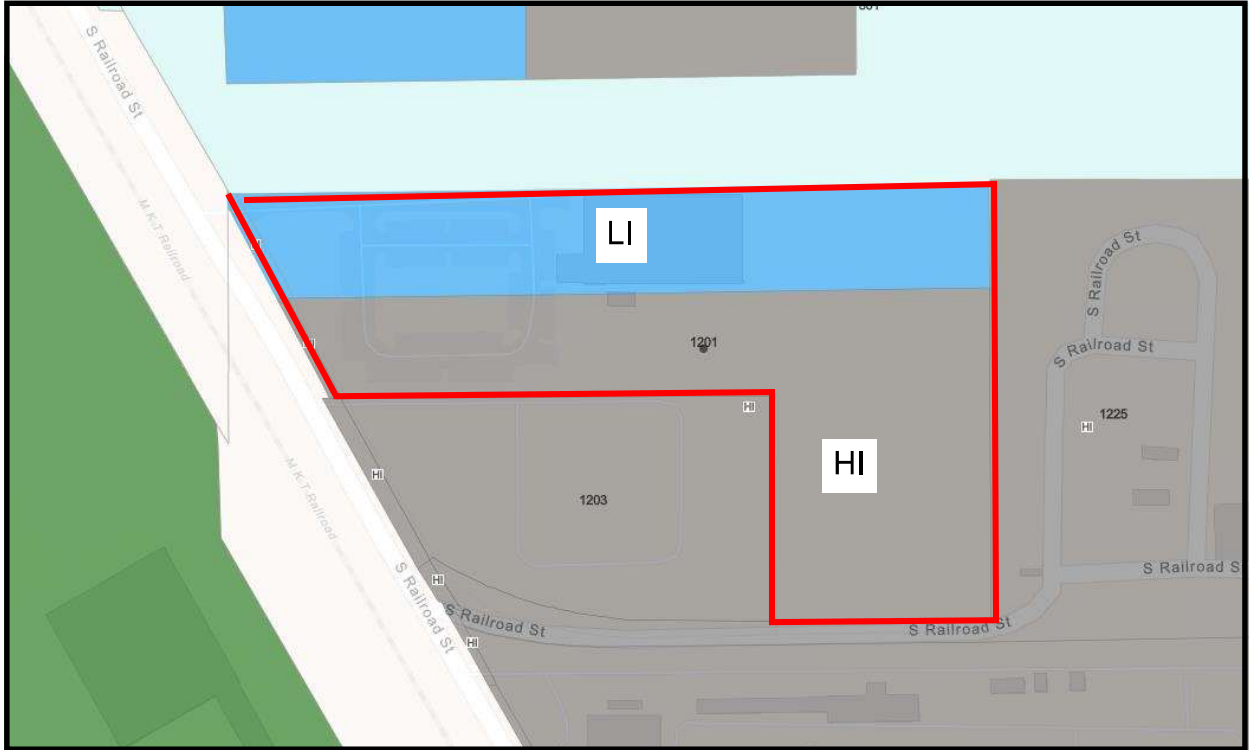


Figure 1. Current Zoning

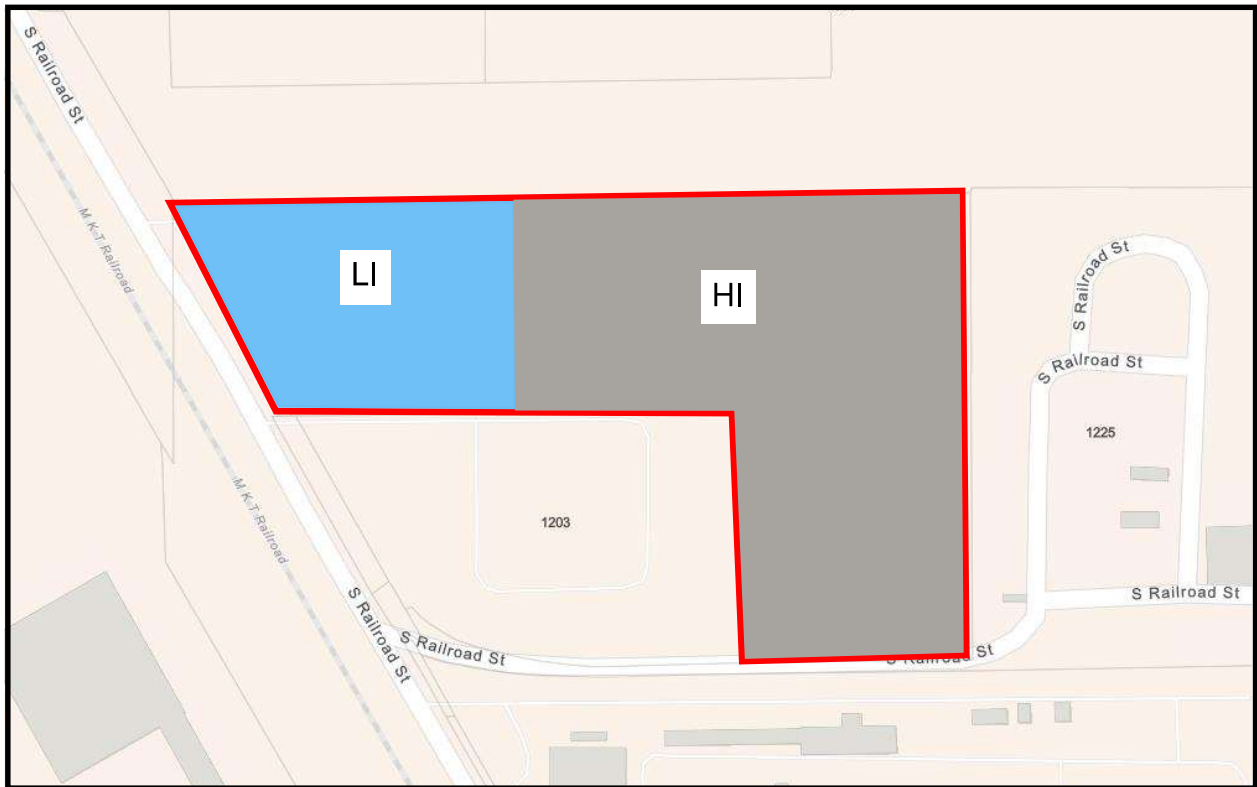


Figure 2. Proposed Zoning

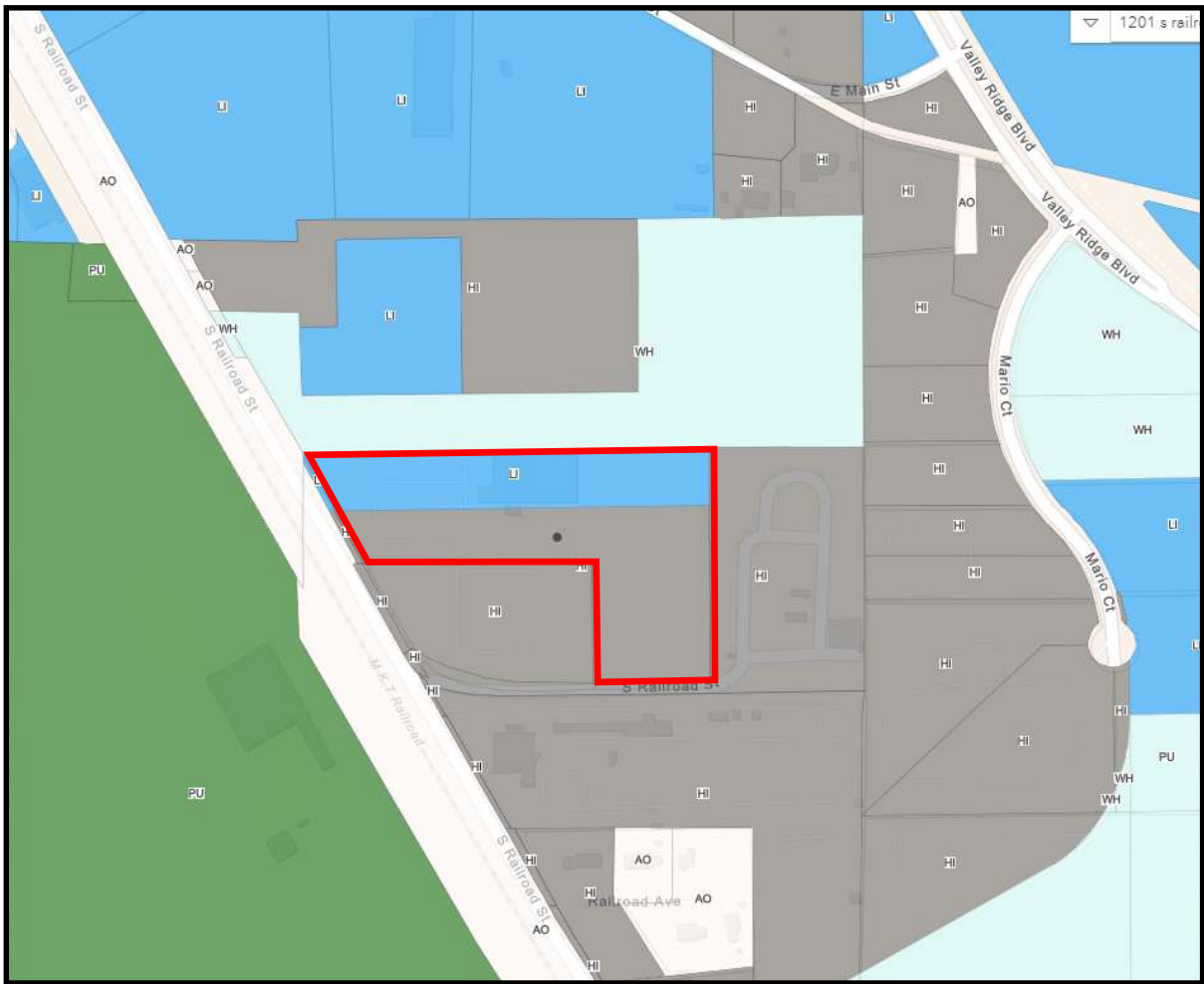


Figure 3. Surrounding Plot Zoning

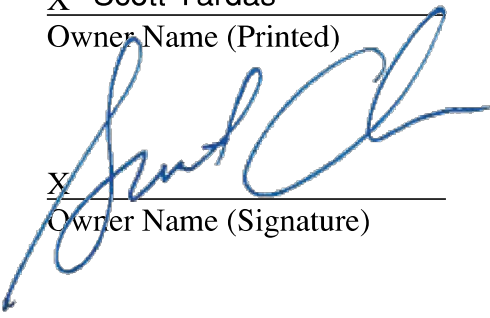
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Property Owner Zoning Change Request

I, Scott Yargas, to act as an agent for Fluor Enterprise in all matters pertaining to the property located at 1201 S Railroad St., Lewisville, Texas 75057, am formally requesting a zoning change for the aforementioned property. This request is being made in accordance with local zoning laws and regulations. I respectfully ask that all necessary actions be taken to review and approve this zoning change in a timely manner, and that all relevant documentation is processed accordingly.

X Scott Yargas
Owner Name (Printed)

X
Owner Name (Signature)



X 9/24/24
Date