

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 16th, 2025

SUBJECT: **Public Hearing:** Consideration of an Ordinance Granting a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 7.996 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, Zoned Light Industrial (LI) District; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners. (Case No. 25-10-14-SUP)

BACKGROUND:

Lovett Industrial, an industrial real estate developer, plans to assemble properties to develop two warehouse distribution or light manufacturing facilities. A Special Use Permit (SUP) is required for Warehouse Distribution Facilities and Light Intensity Manufacturing due to their proximity to less intense uses nearby. An SUP was previously approved on September 8, 2025; however, the developer has expanded the project to include two additional properties east of the original boundary. Consequently, a new SUP is needed to cover the expanded area.

ANALYSIS:

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;
Bennett Lane is largely a commercial and industrial area with the exception of the row of homes off of Pine Drive to the west of the subject property. The less intense commercial uses nearby include an automotive parts store and automotive repair shop.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project is located within the I-35E Overlay Transition subdistrict and is compliant with most of the standards for this overlay, except the building materials and landscaping strips on the east and southeast portion of the site, for which alternative standards are requested. Additionally, this project aligns with the Economic Vitality Big Move by creating high-quality space for employment.
- C. Enhancement or promotion of the welfare of the area;

The current uses on the subject properties are non-conforming. The proposed development would bring these sites up to code and help with the redevelopment of Bennett Lane into a desirable employment area.

- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
This site will likely not have 24-hour trucking due to the size of the operation. No negative impacts are foreseen.
- E. Conformity with all zoning regulations and standards.
The site meets all IH-35E Overlay Transition subdistrict and supplemental standards associated with distribution warehouse and manufacturing facilities, except for building materials and landscape strips on the east and southeastern portion of the property, of which they are requesting alternative standards and have staff and neighbor support.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.