

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: May 20, 2025

SUBJECT: **Public Hearing: Consider a Zone Change from Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 0.189 Acres of Land Out of The Edmond Aday Survey, Abstract Number 11, Located At 563 Bennett Lane as Requested by Steven Broughton, RPB Holdings LLC, the Property Owner. (Case No. 25-02-3-Z)**

BACKGROUND:

The subject property is currently a vacant lot that has remained as AO with all surrounding properties previously rezoned to LI. The applicant is proposing to rezone this lot to LI to allow for a warehouse development to be achievable on the adjacent property to the south, 569 Bennett Lane. The applicant is proposing Light Industrial zoning, matching the other properties in this anticipated development.

ANALYSIS:

The lot is adjacent to other Light Industrial properties in the City of Lewisville, including Advantage Mechanical, an air conditioning contractor, and a 0.43-acre vacant lot to the south. The north side of the property is adjacent to a vacant lot being used for vehicle storage. A new warehousing development would be compatible with the surrounding uses. Since AO is considered a residential zoning district, it would require 50-foot building setbacks for any surrounding properties looking to redevelop or new construction. Additionally, all of the surrounding properties would be subject to the recently established requirements for warehousing developments within a 500-foot proximity to a residential zoning district. If the rezone is approved, an SUP for a warehouse distribution facility and a 50-foot landscape buffer would not be required. These new regulations went before the Planning and Zoning Commission on January 21, 2025, and were approved by City Council on February 17, 2025.

The LI District allows for warehouse distribution facilities; this rezone is the first step in the process. Next, an engineering site plan will be submitted to the City. The subject property is designated as an Employment Center area within the Lewisville 2025 Vision Plan. Additionally, the property is within the Transition Sub-District of the IH-35E Corridor Overlay District and any development on the surrounding lots would be subject to the regulations of the IH-35E Corridor Overlay District. The proposed zone change to LI will provide zoning consistency within the area and allow for compatible development.

RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission recommend approval as presented.