

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 15, 2024

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From General Business (GB) District to Light Industrial (LI) District; on 0.5785-Acres, Legally Described as Portions of Lots 1A and 1B, Block A, Interstate Thirty-Five North Addition; Located at 1204 North Stemmons Freeway; as Requested by Jason Kilpatrick, the Applicant, on Behalf of Bart Schott, the Property Owner. (24-03-3-Z)**

BACKGROUND:

ARENTCO is an existing heavy equipment rental business located at 1204 North Stemmons Freeway (IH-35E). The business is seeking a zone change to allow for expansion of the existing heavy equipment rental use as it is not allowed in the General Business District (GB). At present, the first 120 feet of the property is zoned GB, while the remainder of the lots are zoned Light Industrial District (LI). This strip of GB zoning present along both sides of Stemmons Freeway was originally carried out by the City of Lewisville and has since shrunk in scope as the highway has been widened and through new development requesting rezoning along the freeway. The Planning and Zoning Commission recommend unanimous approval (6-0) June 18, 2024.

ANALYSIS:

The properties to the north and south both share the same split GB and LI zoning as the subject lots. Adjacent properties to the east and west are both zoned LI. If rezoned, any permissible use in the LI district would be allowed. The LI district is intended to provide areas for light- and medium-intensity manufacturing, firms engaged in processing, assembling, warehousing, research and development, and incidental services that are provided. Changing the front portion of this lot from GB to LI will more accurately reflect the uses on site and bring the site closer to compliance with the Unified Development Code. This change will also allow the property owner to expand the use of heavy equipment rental and sales should a special use permit be approved. Staff finds this request consistent with the surrounding uses and is in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan. Bringing this property into compliance will keep the jobs this existing business provides in Lewisville.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.