

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: June 17, 2025

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 5.1578 Acres Legally Described as Lot 1, Block A, Red River Business Park Addition; Located at 900 Arthur's Lane; Zoned Light Industrial District (LI); as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Fast Photonics USA Inc., the Tenant, and Arthur's Lane Business Park, LLC, the Property Owner. (25-04-7-SUP)**

BACKGROUND:

Fast Photonics USA, Inc. is a manufacturer and supplier of products related to optical transceivers and related telecom products. This location will employ approximately 22 new employees initially, but the applicant anticipates growing to 188 employees by 2027. The 30-step process includes gluing optical lenses, microchips, and other components to a circuit board, melting metals, epoxying, packing and inspecting the completed transceivers. Of the 30 steps, 27 are automated and the process does not produce external noise or hazardous materials. Due to the steps being heavy fabrication and going beyond simple assembly, use is considered manufacturing, medium intensity, which requires a special use permit in the Light Industrial District. This SUP requirement was created with the adoption of the current UDC that condensed a long list of manufacturing uses by categorizing each use into one of three levels of intensity. The goal was to enable medium-intensive manufacturing uses but with greater oversight as many LI zoned areas are developed with retail or commercial uses. An SUP for a manufacturing, medium intensity facility was granted for Lot 3, Block A, located south of the subject property, on August 20, 2024.

ANALYSIS:

The tenant will occupy half of Building #1 on the property at 900 Arthur's Lane, totaling approximately 26,584 square feet. The use may be expanded through the building upon approval of this SUP. 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;
The property is in a light industrial business park and surrounded by similar uses. The property to the south has an existing SUP for the same use.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

The Lewisville 2025 Vision Plan promotes the Big Move Economic Vitality. The proposed use activates newly constructed light industrial buildings and creates new jobs.

The Southern Gateway Plan designates this area as Phase I of The Gateway area. This designation calls for urban form mixed uses to diversify and connect Lewisville neighborhoods to employment and retail opportunities. The building this use is going into is existing and the business will provide retail opportunity.

- C. Enhancement or promotion of the welfare of the area;
The specialized services offered by this business will further the goal of reinforcing economic vitality which in turn promotes the welfare of this area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There is no expected detrimental effects to the public health, safety, or general welfare of the area as the property was designed to accommodate manufacturing uses.
- E. Conformity with all zoning regulations and standards.
The existing shell building was completed in 2024 and complies with current development standards. Fast Photonics does not intend to make any changes to the façade or site.

Staff finds the request consistent with area uses, zoning and is in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission recommend approval of the Specific Use Permit as presented.