

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 3, 2024

SUBJECT: **Public Hearing: Consideration of a Zone Change from Light Industrial (LI) District to Heavy Industrial (HI) District and Heavy Industrial (HI) District to Light Industrial (LI) District, on a Portion of 8.504 Acre Lot, Legally Described as Lot 1, Block A, M.A. Block Addition; Located at 1201 South Railroad Street; as Requested by Arturo Flores, the Applicant, on Behalf of Fluor Enterprises Inc., the Property Owner. (24-09-10-Z).**

BACKGROUND:

The subject property is located on the east side of South Railroad Street. Currently, the northern portion of the property is zoned Light Industrial (LI) district and the southern portion is zoned Heavy Industrial (HI) district. The applicant proposes rezoning the property so the portion of the property where the existing office building sits is zoned LI, while the portion behind the building is zoned HI. The applicant intends for the portion rezoned HI to be used as a contractor's yard. A future SUP will be required for this use.

ANALYSIS:

The Heavy Industrial zoning district is intended to accommodate light-, medium- and heavy-intensity manufacturing uses, including basic industrial processing, and associated incidental services. The Light Industrial zoning 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.

The subject property is surrounded by other industrial uses. The property to the north is zoned Warehouse (WH) district and used for RV storage. The property to the east is zoned Heavy Industrial (HI) district and used as a permanent concrete batch plant. The properties to the south are also zoned Heavy Industrial (HI) and used for truck parking and a contractor's yard. To the west of the site is the railroad track DCTA maintenance facility.

Staff finds this case consistent with the surrounding properties and in alignment with the Lewisville 2025 Vision Plan Big Move of Employment Centers.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend approval of the zone change request as presented.