

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: August 5, 2025

SUBJECT: **Public Hearing:** Consideration of a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 6.986 Acres Out of The E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane & 451 Bennett Lane, Zoned Light Industrial District (LI) and Agricultural Open Space (AO) With Pending Zone Change to Light Industrial (LI); as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on behalf of Eduardo & Ana Ortuno and Rafael & Alfredo Corona, the Property Owners. (Case No. 25-04-6-SUP).

BACKGROUND:

Lovett Industrial, an industrial real estate developer, is intending on turning two lots into one speculative warehouse distribution or manufacturing facility. This project was proposed after the adoption of new standards for such facilities, and as a result, a Special Use Permit (SUP) is required due to the project's proximity to non-industrial uses to the west.

ANALYSIS:

The proposed facility meets all of the supplemental standard requirements for developing any new industrial properties.

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;
Surrounding the lot to the north, east, and south are other properties zoned LI district. These include another unpermitted commercial use to the east which is also subject to code enforcement action; Lipotec USA, Inc., a cosmetics manufacturer to the north; and Huffines Collision Lewisville, an auto repair shop to the south. To the west is a property zoned Local Commercial and to the northwest is a single-family subdivision, zoned Single-Family Residential 7.5 (R-7.5).

- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
The subject property is designated as an Employment Center 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.

- C. Enhancement or promotion of the welfare of the area;
The current site was occupied by commercial businesses that did not obtain proper permits and were not in compliance with zoning. Code enforcement action was taken beginning in fall of 2023. Obtaining a SUP and developing the subject property would transform the site into a conforming use that aligns with the Lewisville 2035 Big Move Economic Vitality
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
This site will not have 24-hour trucking and will only operate during reasonable working hours. No negative impacts are foreseen. The driveway on Yates Street is designed to let truck enter but not exit to discourage truck traffic on Yates Street.
- E. Conformity with all zoning regulations and standards.
The site meets all I-35E Overlay Transition subdistrict and supplemental standards associated with distribution warehouse and manufacturing facilities.

CITY STAFF'S RECOMMENDATION:

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