

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: June 16, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.189 Acres of Land out of the Edmond Aday Survey, Abstract Number 11, Located at 563 Bennett Lane, From Agriculture-Open Space (AO) District Zoning to Light Industrial (LI) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; 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 parcel that has retained Agriculture Open Space (AO) zoning with all surrounding properties previously rezoned to Light Industrial (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 at 569 Bennett Lane. The applicant is proposing LI zoning, matching the other properties in this anticipated development. The Planning and Zoning Commission recommended unanimous approval (7-0) on May 20, 2025.

ANALYSIS:

The parcel is adjacent to other LI properties, 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 proposing to redevelop or undertake new construction. Additionally, all 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 zone change is approved, a special use permit (SUP) for a warehouse distribution facility and a 50-foot landscape buffer would not be required. These new regulations were recommended for approval by 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 zone change is the first step in the process. Next, an engineering site plan will be submitted. 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, including masonry materials. The proposed zone change to LI will provide zoning consistency within the area and allow for compatible development.

CITY STAFF'S RECOMMENDATION:

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