

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: October 15, 2024

SUBJECT: Public Hearing: Consideration of a Zone Change from Agriculture Open Space (AO) District to Light Industrial (LI) District, on 4.909-Acres out of the P. Higgins Survey, Abstract 525; Located at 610 Holfords Prairie Road; as Requested by Ali Reza Ravjani, the Property Owner. (24-08-8-Z)

BACKGROUND:

The subject property is located on the west side Holfords Prairie Road, approximately 72-foot north of Oak Tree Lane. The property owner is looking to rezone the property to Light Industrial within the City of Lewisville limits to help facilitate a future office warehouse development.

ANALYSIS:

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 located in an area that has industrial development mixed with manufactured housing. Properties to the north are zoned Light Industrial and owned by Metro Auto Auction, property to the west is zoned Specific Use and operated by Republic Services. The properties to the south are zoned Agriculture Open (AO) District and is a manufactured home community. 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.