

City of Lewisville Zoning change narrative letter for zoning case 25-02-3-Z

- **Purpose statement:**
 - The purpose of the zoning change proposal is to change the current zoning classification on 563 Bennett Ln Lewisville, Tx 75057 from AO to LI. This address is currently zoned for AO. All surrounding properties have been zoned for Light industrial classification. (See Below Screenshot of City GIS map with address for reference.)
 - Current zoning- currently zoned for AO (agricultural only)
 - Proposed zoning- LI (light industrial)
- **Current zoning:**
 - Currently zoned for agricultural only (AO)
- **Proposed zoning:**
 - Light Industrial (LI)
- **Expected impact:**
 - This zoning change will not have a noticeable effect on the transportation or use of police, education, water, sewer, or drainage as all surrounding properties are already zoned for light industrial.
 - The construction of one warehouse in this area will not have an effect on the scope of the Lewisville 2025 Plan.
 - Changing this land use from agricultural only to light industrial would be compatible with surrounding uses as the surrounding area is largely comprised of light industrial properties as it is.
- **Approval Statement:**
 - Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.