

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** May 7, 2024

**SUBJECT: Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 9.65 Acres, Legally Described as Bison Grove Business Park Addition, Lot 2, Block A, Located at 701 Spinks Road, Zoned Light Industrial District (LI); as Requested by Casey Gregory, of Sanchez & Associates, on Behalf of Centerpoint Properties Trust, the Property Owner. (Case No. 24-04-4-SUP).**

### **BACKGROUND:**

Green Valley Products is a manufacturer of spray foam insulation looking to operate out of the Bison Grove Business Park. Lewisville's Unified Development Code, adopted in December of 2022, revised Lewisville's zoning code and added new definitions distinguishing between light, medium and heavy intensity manufacturing.

Medium Intensity Manufacturing is defined as the manufacturing of finished products and component products or parts, including the transportation, treatment, or processing of materials or substances, exclusive of basic industrial processing. Uses may include consumer electronic production, furniture production, food products or other industrial processes that do not generate hazardous materials.

Green Valley Products' manufacturing process falls within the above definition. A Special Use Permit is required to allow a Medium Intensity Manufacturing use within the Light Industrial zoning district.

### **ANALYSIS:**

Green Valley Products works with the formulation and blending of resin and generation of spray form insulation. The blending process is closed loop and does not have any discharge. No chemical reactions take place during this process and it is completed internally in the building.

Lewisville's Building Department, Fire Marshal, and Industrial Pre-treatment have reviewed the operation and are included in the Certificate of Occupancy permit process.

The business is looking to operate out of a 32,885 square-foot lease space in the Bison Grove Business Park. The only outdoor component of the business is the loading and unloading of materials from the truck dock. There is no outdoor storage of materials.

*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;  
*The surrounding area consists of distribution warehouses. The proposed use will indistinguishable from neighboring uses in the warehouse complex.*
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;  
*The Lewisville 2025 Vision Plan promotes the Big Move Economic Vitality. The proposed use allows for a diverse industrial area.*
- C. Enhancement or promotion of the welfare of the area;  
*The specialized services offered by this business will further the goal of reinforcing economic vitality which in turn promotes the welfare of this area.*
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and  
*The use is not detrimental to the public health, safety, or general welfare of the area as determined by compliance with the International Fire Code and International Building Code.*
- E. Conformity with all zoning regulations and standards.  
*The project will comply with the Unified Development Code once the SUP is approved.*

Staff finds the request consistent with area uses and zoning and in alignment with the Big Move of Economic Vitality as outlined in the Lewisville 2025 Vision Plan.

**CITY STAFF'S RECOMMENDATION:**

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