

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Lily Sutton, Planner

**DATE:** July 15, 2025

**SUBJECT:** **Public Hearing: Consider a Zone Change from Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 3.027 Acres of Land out of the Edmond Aday Survey, Abstract Number 11, Tracts 21, 22, 23, Located at 421 Bennett Lane as Requested by James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. (Case No. 25-04-9-Z)**

### **BACKGROUND:**

The subject property contains a residence and out buildings and has remained as AO with all surrounding properties previously rezoned to LI. The applicant is proposing to rezone this lot to LI and also intends to apply for a Special Use Permit (SUP) to allow for a speculative warehouse and manufacturing development. The applicant is proposing Light Industrial zoning, matching the other properties to the east, north, and south.

### **ANALYSIS:**

The current site was occupied by a commercial business that did not obtain proper permits and was not in compliance with zoning. Code enforcement action was taken. 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).

The applicant is purchasing this property and will combine it with properties to the east to build a warehouse. Since the property is located within 500 feet of the R-7.5 residential zoning district, any redevelopment or new construction related to warehousing or manufacturing will require a SUP. Should the SUP be approved, an engineering site plan will be submitted to the City. Additionally, this will require the 50-foot building setbacks, along with enhanced landscaping and screening requirements as outlined in the recently approved supplemental standards for manufacturing and warehouse uses situated within 500 feet of any residential zoning district. This rezone is the first step in the process.

The LI district supports a variety of businesses to ensure strong economic vitality. It includes institutional facilities, retail, services, transportation, and vehicle related uses. This diversity of uses seeks to foster a vibrant and sustainable urban environment that benefits both businesses and the surrounding neighborhoods.

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. The proposed zone change to LI will provide zoning consistency within the area and allow for compatible development.

**RECOMMENDATION:**

That the Planning and Zoning Commission recommend approval as presented.