

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: September 8, 2025

SUBJECT: **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council Amending the Zoning Ordinances by Granting a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity on Approximately 5.703 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane and 451 Bennett Lane, Zoned Light Industrial District (LI) Providing for a Savings Clause, Repealer, Severability, Penalty and an Effective Date; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of Eduardo and Ana Ortuno and Rafael and Alfredo Corona, the Property Owners. (Case No. 25-04-6-SUP).

BACKGROUND:

Lovett Industrial, an industrial real estate developer, proposes to combine two lots into one class-A warehouse distribution or manufacturing facility. This project was proposed after the adoption of the new supplemental standards for warehouse distribution and manufacturing facilities; thus, a special use permit (SUP) is required due to the proximity to residential properties northwest of the proposed development.

ANALYSIS:

The proposed facility meets all the supplemental standard requirements for developing any new industrial properties.

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;
Bennett Lane is largely a commercial and industrial area except for the row of homes along Pine Drive to the northwest of the subject property.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project is located within the I-35E Overlay Transition subdistrict and is compliant with all of the standards for this overlay. Additionally, this project aligns with the Big Move of Economic Vitality outlined in the Lewisville 2025 Vision Plan by creating high-quality space for employment.

- C. Enhancement or promotion of the welfare of the area;
The current uses on the subject property were non-conforming. The proposed development would bring these sites up to code and help with the redevelopment of Bennett Lane into a desirable employment area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
No negative impacts related to the proposed development are foreseen.
- E. Conformity with all zoning regulations and standards.
The site meets all I-35E Overlay Transition subdistrict and supplemental standards associated with distribution warehouse and manufacturing facilities.

CITY STAFF'S RECOMMENDATION:

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