

## **MEMORANDUM**

**TO:** Planning & Zoning Commission

**FROM:** Lauren Cook, Planner I

**DATE:** July 2, 2024

**SUBJECT:** **Public Hearing: Consideration of a Zone Change From Agriculture Open Space (AO) District to Light Industrial (LI) District, on 6.364-Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Located on the Southwest Corner of State Highway 121 Business and Holfords Prairie Road at 1898 East State Highway 121 Business; as Requested by Kaylie Flynn, Halff Associates, on Behalf of Clifton, & Claudia Juanita Myers et al., the Property Owners. (24-05-6-Z)**

### **BACKGROUND:**

The site is located at the southwest corner of East State Highway 121 Business and Holfords Prairie Road. The property is currently used for boat storage. Some of the existing metal buildings were severely damaged due to recent inclement weather events this spring. The applicant is looking to rezone the site from Agricultural Open Space (AO) district to Light Industrial (LI) district to help facilitate the development of a future warehouse distribution facility.

### **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 applicant is requesting the zone change so that the developer, Prologis, can construct a 120,000 square foot shell warehouse building.

The subject property is surrounded by LLELA to the north and Light Industrial (LI) zoning to the south, east, and west. 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.