

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP

**DATE:** January 6, 2025

**SUBJECT:** Public Hearing: Consideration of a Zone Change from Light Industrial District (LI) to Heavy Industrial District (HI) and Heavy Industrial District (HI) to Light Industrial District (LI), on 8.504 Acres, Legally Described as a portion of Lot 1, Block A, M.A. Block Addition; Located at 1201 South Railroad Street; as Requested by Arturo Flores, the Applicant, on Behalf of Fluor Enterprises Inc., the Property Owner. (24-09-10-Z).

### BACKGROUND:

The subject property is located on the east side of South Railroad Street. Currently, the northern portion of the property is zoned Light Industrial (LI) District, and the southern portion is zoned Heavy Industrial (HI) District. The applicant proposes rezoning the western portion of the property where the existing office building is situated to LI, while the eastern portion behind the building would be rezoned to HI. The applicant intends for the portion rezoned HI to be used as a contractor's yard. Specific use permit (SUP) approval will be required to use the site as a contractor's yard. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 3, 2024.

### ANALYSIS:

The HI District is intended to accommodate light-, medium- and heavy-intensity manufacturing uses, including basic industrial processing, and associated incidental services. The LI 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 subject property is surrounded by other industrial uses. The property to the north is zoned Warehouse District (WH) and used for RV storage. The property to the east is zoned HI and used as a permanent concrete batch plant. The properties to the south are also zoned HI and used for truck parking and a contractor's yard. To the west of the site is the railroad track DCTA maintenance facility.

Staff finds this request consistent with the surrounding properties and in alignment with the Lewisville 2025 Vision Plan Big Move of Economic Vitality.

### CITY STAFF'S RECOMMENDATION:

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