

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: August 4, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 3.027-Acres of Land, out of the Edmond Aday Survey, Abstract Number 11; Located at 421 Bennett Lane; From Agriculture-Open Space (AO) District Zoning to Light Industrial (LI) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. (Case No. 25-04)**

BACKGROUND:

The subject property contains a residence and outbuildings 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. On July 15, 2025, the Planning & Zoning Commission unanimously (7-0) recommended approval of this case.

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 beginning in fall of 2023. 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 an 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.

CITY STAFF'S RECOMMENDATION:

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