

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, Planning Director

DATE: January 26, 2026

SUBJECT: **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Warehouse Distribution Facility and Manufacturing, Light Intensity on Approximately 8.086 Acres out of the E. Aday Survey, Abstract Number 11, Located at 421, 451, 475, and 493 Bennett Lane, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners (Case No. 25-10-14-SUP).

BACKGROUND:

Lovett Industrial, an industrial real estate developer, plans to assemble properties to develop two warehouse distribution or light manufacturing facilities. A special use permit (SUP) is required for warehouse distribution facilities and light intensity manufacturing due to their proximity to less intense uses nearby, including the Pine Drive neighborhood and an office development across Yates Street to the west. An SUP was previously approved on September 8, 2025; however, the developer has expanded the project to include two additional properties east of the original boundary. Consequently, a new SUP is needed to cover the expanded project. The Planning and Zoning Commission recommended unanimous approval (7-0) on December 16, 2025.

ANALYSIS:

The SUP approved on September 8, 2025 contained one 85,500 square-foot building on a 5.7-acre site with truck docks on the east side of the building facing adjacent undeveloped property. The expanded proposal contains two buildings, one with 68,400 square feet and one with 61,236 square feet, with an interior truck court situated between the two buildings and containing a screening wall on the Bennett Lane side of the truck court. This project will now clean up four properties instead of two, all of which have required ongoing code enforcement for years due to unpermitted illegal operations. The revised building and truck court layout also eliminates the visibility of the truck docks from surrounding properties.

The following list contains 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 with the exception of the row of homes off of Pine Drive to the west of the subject property. The less intense commercial uses to the east of the site include an automotive parts store and automotive repair shop. Prior to the initial SUP approval on September 8, 2025, the developer visited with neighbors to the west across Yates Street to introduce the project. These property owners expressed support for the project after meeting with the developer.

- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

This project aligns with the Big Move of Economic Vitality outlined in the Lewisville 2025 Vision Plan by creating high-quality space for employment and by improving part of an area identified as an employment center.

- C. Enhancement or promotion of the welfare of the area;

The current uses on the subject properties are 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 with improved aesthetics. The redevelopment of these properties will also eliminate on-going code enforcement activities that have lingered for many years.

- D. Whether the use will be detrimental to the public health, safety, or general welfare; and

Impacts associated with truck traffic will be greatly minimized with the internal truck court configuration between the two proposed buildings by shielding truck noise and headlight glare from trucks. The proposed use is not anticipated to negatively impact any surrounding properties.

- E. Conformity with all zoning regulations and standards.

This project is located within the I-35E Overlay Transition Subdistrict and is compliant with all of the standards for this overlay, except the building materials, which was approved by the Planning and Zoning Commission. The site meets all supplemental standards associated with distribution warehouse and manufacturing facilities, except for landscaping strips along the eastern boundary and small portions of the north and south boundaries, for which an alternative standard was requested and to be considered later on the Council agenda. This alternative standard is supported by adjacent property owners.

CITY STAFF'S RECOMMENDATION:

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