

## MEMORANDUM

**TO:** Planning and Zoning Commission

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

**DATE:** December 3, 2024

**SUBJECT: Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, “Definitions”, Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Requirements”, and Article VIII, Chapter 3, “Landscaping Standards” of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding New Defined Terms to Section II.2.1 as Required by the Regulations set Forth Herein, by Adding a New Section VII.3.24, Establishing Supplemental Use Regulations for Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility Uses, Amending Exhibit VII.2.3-4, Non-Residential Zoning Districts, to add References to the New Supplemental Use Regulations, and Amending Exhibit VIII.3.3-3, Approved Understory Trees, to Identify Certain Understory Trees Listed Therein as Evergreen.**

### BACKGROUND

Demand for warehouse distribution facilities and manufacturing facilities have greatly increased over the past few years due to market changes and the overall impact of the COVID 19 pandemic. Demand for these uses has been particularly high in Lewisville since a large portion of the properties in the City contain Light Industrial District (LI) zoning, which allows Manufacturing, Light Intensity uses and Warehouse Distribution Facilities by right and allows Manufacturing, Medium Intensity with approval of a special use permit (SUP). The Warehouse District (WH), which has very few properties with such zoning designation, allows Manufacturing, Light Intensity and Manufacturing, Medium Intensity by right and allows Manufacturing, Heavy Intensity and Warehouse Distribution Facilities with approval of an SUP. The Heavy Industrial District (HI) also has very few properties with such zoning designation and allows Manufacturing, Light Intensity; Manufacturing, Medium Intensity; and Warehouse Distribution Facilities by right and allows Manufacturing, Heavy Intensity with approval of an SUP. Since Lewisville is nearing buildout, most vacant properties zoned LI have either been developed or are in the process of being developed.

The potential is high for developed properties with LI zoning to be redeveloped for manufacturing uses or warehouse distribution facilities since the demand for these uses is still very high. The LI District is a historically cumulative zoning district that allow many of the same uses allowed in lesser-intensity, non-residential zoning districts such as the Office District (OD), Local Commercial District (LC), and the General Business District (GB). A large percentage of the area

of the City with LI zoning has historically developed with office, retail, and service uses that are typically found in the OD, LC, and GB districts. The tear down of existing office, retail and services uses for redevelopment of new manufacturing and warehouse distribution facilities would create incompatibility between uses and introduce negative impacts such as increased noise, truck traffic, and fumes and odors upon adjacent properties with lower intensity uses such office, retail and service uses and particularly sensitive uses such as residential, parks and open space, and schools.

### **ANALYSIS**

To mitigate potential impacts of future manufacturing and warehouse distribution facilities in areas described above, new supplemental use regulations are proposed for these uses along with the addition of new definitions, an amended use chart, and an amended understory tree chart.

The proposed new definitions added to the UDC include “truck court”, “truck dock”, and “access aisle”. The proposed supplemental standards for manufacturing (light, medium and heavy intensity) and warehouse distribution facilities require a 50-foot landscape buffer adjacent to all streets and adjacent to any property containing an open space or park, schools, or residential uses or zoning. The 50-foot buffer must contain a minimum 5-foot-tall berm, a row of evergreen understory trees spaced 20 feet on center and a double row of shade tree staggered and spaced 40 feet on center. In addition to the landscape buffer, truck docks shall not face any streets, open space or parks, schools, or residential uses or zoning. The open sides of truck courts shall be screened with a minimum 12-foot masonry or concrete tilt-wall screening wall, unless the open sides of the truck court face other high intensity industrial uses listed in the proposed ordinance. Other associated amendments include references to the supplemental standards in the use chart and the addition of notations identifying understory trees that are considered evergreen. The proposed supplemental standards state that the standards may be modified or waived through the alternative standards process.

### **CITY STAFF’S RECOMMENDATION:**

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