

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: November 6, 2023

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Local Commercial (LC) District, Office (OD) District, Single-Family Residential (R-9) District, Townhouse Residential (TH) District, Multi-Family One (MF-1) District, Light Industrial (LI) District, Specific Use (SU) District, and Manufactured Home Park (MHP) District to Planned Development – Light Industrial (LI) District, on 226.3678 Acres out of the Peter Harmonson Survey, Abstract 530, the H. Turner Survey, Abstract Number 1248, the J.T. Cozby Survey, Abstract Number 1567 and the Jesse Watkins Survey Abstract Number 1327; Located Generally Along the North and South Sides of Spinks Road, West of South Valley Parkway and East of Duncan Lane; as Requested by Denton Walker of Transwestern Development Company, the Applicant, on Behalf of Accelerated Christian Education Inc, the Property Owner (22-09-9-PZ).**

BACKGROUND

The Planned Development (PD) district is intended to accommodate innovative forms of development by tailoring regulations to better accomplish the City's adopted plans for development, redevelopment, and revitalization. A planned development district should mitigate the impacts of development upon the environment, traffic, public services, public facilities, adjacent land uses, and area land uses while protecting and enhancing the aesthetic and visual quality of the City. The land owned by the Accelerated Christian Education, Inc in the southwest portion of Lewisville is the largest remaining greenfield in the City. The Southwest Lewisville Small Area Plan, adopted by the City Council in 2018, outlined two possible uses for this property: either a cluster style single family residential development, or an employment mix/business park. The small area plan recommended that the property be developed as a Planned Development with consideration given to the following elements:

- Extent of natural open space retained
- Use of natural areas to enhance adjacent development and to create areas for enjoyment of nature
- Creation of connected corridors of open space for trails and habitat
- Provision of housing types and price points, or business sites and amenities, that expand the market offerings available in Lewisville
- Anticipated fiscal benefit to the City and projected return on investment of any incentives offered to the project
- Use of green infrastructure design and native, drought-tolerant landscaping

- Site and building design that creates the community character described in this plan
- Plan for continued maintenance and ownership of common areas.

The Transwestern Development Company proposes to develop the Valley Parkway Business Park, a planned development with a Light Industrial base district that conforms to many elements prescribed by the Southwest Lewisville Small Area Plan. The Planning & Zoning Commission recommended unanimous approval (6-0) of this item on October 17, 2023.

ANALYSIS

An employment mix/business park planned development was one of the two options recommended by the Southwest Lewisville Small Area Plan. The proposed planned development is preserving a large portion of the existing open space, while providing the City with public use trails and economic opportunities.

Layout

The layout of the planned development prescribes a three-phased development with the following elements:

- 10 office/warehouse buildings ranging from 150,000 square feet to 442,000 square feet
- Detention ponds located north of Spinks Road, and on the southern portion of the property
- Cross access between each of the warehouses

Public improvements include:

- A traffic signal at Spinks Road and South Valley Parkway
- A 12-inch waterline along Ducan Lane that will be looped from Spinks Road to the LISD property north of this development

The existing gas well pad site located at the southwestern corner of the site will continue in operation.

Architecture

The design of the office/warehouse buildings will utilize the following standards:

- 15% brick facade on all front street-facing elevations
- 10% brick facade on the remaining elevations

Open Space, Landscape and Trails

The following amenities are provided in this development:

- 30-foot-wide landscape buffer along all public streets
- 20% of the existing open space will be preserved
- 15% of the existing tree canopy will be preserved
- Enhanced 10-foot sidewalk or a 12-foot paved trail along Spinks Road with trees separating the sidewalk from the roadway
- Trail system with public access that will connect to the Creekside Mobile Home Park to the southeast, the LISD property to the north and future City of Grapevine trails to the south. These trails will be located within public access easements and will be maintained by the property owner's association established for the development.

The trails will be built proportionally with the office/warehouse buildings per phase.

Staff finds this planned development consistent with the Southwest Lewisville Small Area Plan 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.