

## MEMORANDUM

**TO:** Claire Powell, City Manager

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

**DATE:** December 4, 2023

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Agricultural Open Space (AO) District to Light Industrial (LI) District; on Approximately 2.02 Acres out of the J.C. Moffett Survey, Abstract 886, and Henry Turner Survey, Abstract 1248, Located on the East Side of Duncan Lane Approximately 1,200 Feet South of Spinks Road; as Requested by Patrick and Karan Swann, DBA Swann Landscape Construction, the Property Owners. (Case No. 23-09-16-Z)**

### **BACKGROUND:**

The subject property on Duncan Lane has been zoned Agricultural Open Space (AO) since the site was annexed into the City. The property has been used for outdoor storage as a legal non-conforming use for many years. The applicant is requesting to rezone the property to Light Industrial (LI) District to facilitate the development of a 3,500 square foot office/warehouse building for the owner's landscape business. The current zoning of AO does not allow for outdoor storage on the property. The zone change to LI will allow for 10% outdoor storage. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 7, 2023.

### **ANALYSIS:**

The LI zoning 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 existing zoning of AO limits the development of the property due to its setback requirements and allowed uses. The zone change to LI would decrease the setback requirements and allow more uses to develop on the property. Adjacent to the north and east is land recently rezoned to Planned Development – Light Industrial (PD-LI) by the City Council on November 6, 2023. The adjacent property to the south is zoned AO. West of the site is the Town of Flower Mound public works equipment yard and sanitary sewer treatment plant.

Staff finds this request consistent with the surrounding uses and is in alignment with the Lewisville 2025 Vision Plan Big Move of Economic Vitality. Changing the zoning of this property will provide business and employment opportunities in Lewisville.

### **CITY STAFF'S RECOMMENDATION:**

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