

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: March 4, 2024

SUBJECT: **Continued Public Hearing:** Consideration of an Ordinance Granting a Zone Change Request From Warehouse (WH) District to Light Industrial (LI) District, on 1.029 Acres, Being a Portion of Riverview Industrial Park, Block A, Lot 11R1; Located on the South Side of Stonewall Drive, Approximately 200 Feet West of Huffines Boulevard; as Requested by Paul Bartel, Halff Associates Inc., on Behalf of Prologis-Exchange TX 2004 LLC, the Property Owner (23-12-18-Z).

BACKGROUND:

The subject property is a remnant parcel of land with unique geometry created by the fall zone of adjacent radio towers. In 2011, the property was rezoned from Light Industrial (LI) District to Warehouse (WH) District for a proposed storage facility. The contemplated facility was never built, and the radio towers have since been removed. Prologis is now looking to develop a business park with two distribution warehouses on the subject property and the property to the south and are replatting all the parcels together. The Warehouse (WH) District does not allow the use of distribution warehouse. The applicant is requesting a zone change from Warehouse (WH) District back to Light Industrial (LI) District to provide consistent zoning across the entire property. The Planning and Zoning Commission recommended unanimous approval (5-0) on February 6, 2024.

ANALYSIS:

The Light Industrial 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 subject property is located primarily in an industrial location. Properties to the east, south and west are zoned LI. Once all parcels are replatted into one lot, the proposed business park will adjoin Segment 4 of the future Corporate Drive along the south boundary of the new lot. The attached concept plan shows the preliminary site layout in relation to the future Corporate Drive. Staff finds this case consistent with the surrounding properties and in alignment with the Lewisville 2025 Vision Plan Big Move of Economic Vitality.

In 2012, a deed restriction was placed on the property further limiting the uses. This deed restriction is required to go through the City's public hearing process to be removed. The Planning & Zoning Commission held a public hearing regarding the deed restriction removal and recommended

unanimous approval (6-0) on February 20, 2024. On February 19, 2024, the City Council continued the public hearing for the zone change to the March 4, 2024, City Council meeting to consider both the zone change request and the deed restriction removal at the same meeting.

CITY STAFF'S RECOMMENDATION:

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