

MEMORANDUM

TO: Donna Barron, City Manger

FROM: Richard E. Luedke, Planning Director

DATE: December 17, 2018

SUBJECT: **Public Hearing:** Consideration of an Ordinance Granting a Zone Change Request from Agriculture Open Space District (AO) to Light Industrial District (LI); on an Approximately 9.137-Acre Tract of Land out of the J.W. Haven Survey, Abstract Number 541; Located on the South Side of East Main Street, Approximately 1,400 Feet South of State Highway 121 Business and Approximately 740 Feet West of South Valley Ridge Boulevard; as Requested by Doug Powell, G&A | McAdams Co., on Behalf Of George M. & Pam Green, the Property Owners. (Case No. PZ-2018-11-15).

BACKGROUND:

The property is located on East Main Street and is currently used as an open pasture. The Greens own the subject property and the adjacent property to the east at 1006 East Main Street, occupied by Pro-Tow. The current intent is to build an office/warehouse building for trades such as plumbers and HVAC; however, any use permitted in the Light Industrial District (LI) would be permitted, if approved. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 20, 2018.

ANALYSIS:

Surrounding uses and zoning include a wrecker service storage yard zoned Heavy Industrial District (HI) to the east, an office/warehouse building zoned LI to the west, a concrete batch plant zoned HI to the north and undeveloped land zoned Warehouse District (WH) to the south.

The request for a zone change to LI is compatible with the surrounding area and would be consistent with the Lewisville 2025 Plan Big Move # 6 - Employment Centers.

RECOMMENDATION:

It is City staff's recommendation that the City Council approve the ordinance as set forth in the caption above.