

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: April 15, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Single-Family Residential (7,500 Square-Foot Lot) (R7.5) District, on 0.45 Acres, Legally Described as a Portion of Lot 4, Block 3, McKenzie-Hembry Addition; Located at 629 Hardy Street; as Requested by the City of Lewisville. (25-02-2-Z)**

BACKGROUND:

The City of Lewisville Planning department is initiating a rezoning request on behalf of the owners at 629 Hardy Street to rezone the property from Light Industrial (LI) district to Single-Family Residential 7,500 Square-Foot Lot (R7.5) district. The residents first expressed their interest in rezoning at the community engagement meeting held at Macedonia Ministries on October 3rd, 2024. A one-on-one meeting was held on February 11, 2025, to discuss which specific zoning district the residents would prefer and to get their written consent for the rezoning process.

ANALYSIS:

The McKenzie-Hembry neighborhood is a historically Black neighborhood in the city of Lewisville. In the 1970s, a series of rezonings took place around Lewisville to rezone single-family residential properties to Light Industrial district, including residential properties within this neighborhood (00225-12-1974 Ordinance). During this period, Lewisville's development code did not provide protections to ensure gentler transitions between industrial and residential uses. As a result, industrial uses are directly adjacent to residential uses, fracturing the neighborhood. Neighbors expressed a desire for their neighborhood to be primarily residential again. City staff agreed to initiate the rezoning of residential properties that are zoned LI zoning district with the consent of the property owner.

There is a house on the northeast tract and the southwest tract is vacant. The property owner has shown interest in building an additional home on the southwest tract. The R-7.5 zoning district is intended to preserve and promote the health of existing single-family neighborhoods and accommodate single-family detached, two-family dwellings and accessory structures and uses on moderate-sized lots. The properties to the north and west of the subject property are residential and zoned Light Industrial (LI) zoning district. The adjacent property to the south has a home and is zoned R-7.5. The adjacent property to the east is an industrial use and zoned LI zoning district.

Staff finds this case consistent with community input and in alignment with the Lewisville 2025 Vision Plan Big Move of Diverse and Thriving Neighborhoods.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend approval of the zone change request as presented.