

MEMORANDUM

TO: Claire Powell, City Manager
FROM: Richard E. Luedke, AICP, Planning Director
DATE: July 17, 2023
SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single-Family Residential 7.5 (R-7.5) District to Old Town Mixed-Use Two (OTMU-2) District; on Approximately 0.1641-Acres, Legally Described as Lot 10, Block D, L.M. Kealy Addition, Located at 177 West Purnell Street; as Requested by Nika Reinecke, the Applicant, on Behalf of Envision Planning Group LLC, the Property Owner (Case No. 23-05-8-Z).**

BACKGROUND:

177 West Purnell Street contains a driveway but no structure. A single-family home previously existed on the lot and was demolished in 2008. To the west of the property is a single-family residential home that is zoned OTMU-2 and a vacant lot zoned R-7.5. To the east are single-family residential homes that are zoned R-7.5. The applicant is requesting to rezone the property to Old Town Mixed Use 2 (OTMU-2). The applicant does not have immediate plans to develop the property but anticipates a small mixed-use project. The applicant is also requesting a zone change to OTMU-2 on an adjoining property to the north at 170 Edwards Street. That request appears as a separate item on this City Council agenda. The Planning and Zoning Commission recommended unanimous approval (5-0) on June 20, 2023.

ANALYSIS:

The OTMU-2 zoning district is intended to accommodate a wide range of medium and higher density residential infill development and retail, office and service uses that enhance the traditional development pattern of Old Town Lewisville and surrounding neighborhoods. This request is consistent with the Old Town Master Plan, which calls for OTMU-2 zoning at this location. The request also aligns with the Lewisville 2025 Vision Plan Big Move of Old Town.

CITY STAFF'S RECOMMENDATION:

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