

## MEMORANDUM

**TO:** Claire Powell, City Manager

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

**DATE:** October 21, 2024

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single-Family Residential (R-7.5) District to Old Town Mixed-Use One (OTMU-1) District; on Approximately 0.31 Acres, Being a Portion of Lot 5, Block F, Original Town of Lewisville Addition, Located at 207 West Walters Street; as Requested by Marlene and John Rogers, the Property Owners. (24-08-9-Z)**

### **BACKGROUND:**

The property is located on the northwest corner of West Walters Street and North Charles Street within the Old Town Design District. The property is currently zoned Single-Family Residential (R-7.5) and contains a single-family home occupied by residential tenants. The applicant is requesting to rezone the property to the Old Town Mixed-Use One (OTMU-1) zoning district to allow future flexibility on the site. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request on September 17, 2024.

### **ANALYSIS:**

The OTMU-1 zoning district is intended to accommodate single- and two-family residential uses and infill development in the traditional neighborhoods surrounding Old Town Lewisville. Other uses allowed within OTMU-1 include bakery and food production with retail sales, household care facilities, religious facilities, as well as professional and administrative offices. The adjacent properties to the north are zoned R-7.5. The property immediately adjacent to the west is zoned OTMU-1. Across North Charles Street to the east is a home converted to an office zoned Old Town Mixed Use Two (OTMU-2). Across Walters Street to the south is a home recently zoned OMTU-1 to allow for the conversion of the existing residence into an office. The OTMU-1 District, and the uses allowed, are compatible with the surrounding uses and zoning. The zone change from R-7.5 to OTMU-1 allows for more uses, provides flexible setbacks and eliminates the maximum lot coverage. Staff finds this request consistent with the Old Town Master Plan's recommended zoning for the area, which is OTMU-1, as well as the Lewisville 2025 Vision Plan's Big Move for "Old Town".

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

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