

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: November 17, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 4.7134 Acres of Land, Legally Described as Lakepointe Phase Three, Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; From General Business (GB) District Zoning to Medical District (MD) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Neil Felder, the Property Owner (Case No. 25-09-10-Z).**

BACKGROUND:

The subject property contains an existing office building. The applicant is proposing to rezone this lot from General Business (GB) to Medical (MD) to allow the leasing of the suites within the building to medical offices and laboratory uses. The Planning and Zoning Commission unanimously recommended approval (5-0) on October 21, 2025.

ANALYSIS:

The lot is surrounded by other properties that are currently zoned GB. To the north is a 4.7134-acre vacant lot zoned GB. The east side of the property is adjacent to a pond that has shared access from the Crescent Cove at Lakepointe and Lakepointe Residences multi-family developments. The applicant is seeking to rezone the property to allow for medical office use. MD is considered a less intensive district that allows fewer uses than the current GB District. If the zone change is approved, the allowed uses include educational, institutional, medical offices, and laboratory uses. The applicant is not proposing any changes to the existing building, parking lot, landscaping, or additional site elements.

CITY STAFF'S RECOMMENDATION:

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