

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 1, 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 0.271-Acres, Legally Described as Portions of Lot 1 and Lot 2, Block 1, Original Town of Lewisville Addition, Located at 227 North Charles Street; as Requested by Steven Homeyer, Homeyer Engineering, the Applicant, on Behalf of Charles Street Resources, LLC, the Property Owner. (Case No. 24-04-4-Z)**

BACKGROUND:

227 North Charles Street is located on the southwest corner of North Charles Street and West Walters Street, within the Old Town Design Overlay District. The property is currently zoned Single-Family Residential (R-7.5) with a single-family home situated on the property. The owner is requesting to rezone the property to OTMU-1 to expand and convert his childhood home to the administrative offices for his contracting business. Should the zone change be approved, the applicant will need to submit an engineering site plan and final plat. The Old Town Design Review Committee approved a letter of design approval for the proposed exterior modifications on June 24, 2024. The Planning and Zoning Commission recommended unanimous approval (5-0) on June 4, 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. Outside storage is not permitted in the OTMU-1 district and the site will only be used for administrative office purposes. City Hall is located to the east, and the adjacent properties to the north and west are zoned Single-Family Residential 7.5. To the south is Seven Mile Café, which is zoned Old Town Mixed-Use Two (OTMU-2) zoning district. Based on location & surrounding uses any of the allowed uses in the OTMU-1 district would be acceptable. The zone changes from R-7.5 to OTMU-1 allows for more 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 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.