

## 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 0.3282-Acres, Legally Described as Lots 2 and 3, Block D, L.M Kealy Addition, Located at 170 Edwards Street; as Requested by Nika Reinecke, the Applicant, on Behalf of Yellow Arrow Properties LLC, the Property Owner (Case No. 23-05-9-Z).**

### **BACKGROUND:**

170 Edwards Street is zoned Single-Family Residential (R-7.5). A single-family home previously existed on the lot and was demolished in 2017. The property is surrounded by single-family residential homes except for a vacant lot to the south, all of which are zoned R-7.5. The applicant is requesting to rezone the property to Old Town Mixed Use 2 (OTMU-2). The applicant is also requesting a zone change for the vacant lot to the south at 177 West Purnell to OTMU-2. 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. The applicant does not have plans to immediately develop the property but anticipates a small residential project. This request is consistent with the Old Town Master Plan, which designates this area for OTMU-2 zoning. 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.