

## **MEMORANDUM**

**TO:** Claire Powell, City Manager

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

**DATE:** April 15, 2025

**SUBJECT:** **Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District to Single-Family Residential (7,500 Square-Foot Lot) (R-7.5) District, on 0.45 Acres, Legally Described as a Portion of Lot 4, Block 3, McKenzie-Hembry Addition; Located at 629 Hardy Street; as Requested by the City of Lewisville. (25-02-2-Z)**

### **BACKGROUND:**

The City of Lewisville Planning Department is initiating a rezoning request on behalf of the family of the record owner at 629 Hardy Street to rezone the property from Light Industrial (LI) District to Single-Family Residential 7,500 Square-Foot Lot (R-7.5) District. The family first expressed their interest in rezoning at the community engagement meeting held at Macedonia Ministries on October 3, 2024. A one-on-one meeting was held on February 11, 2025, to discuss which specific zoning district the family would prefer and to get their written consent for the rezoning process. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

### **ANALYSIS:**

In the 1970s, a series of rezonings took place in various locations within Lewisville to rezone single-family residential properties to the LI District, including residential properties within this neighborhood (0225-12-1974 Ordinance). During this period, Lewisville's development code did not provide protections to ensure transitions between industrial and residential uses. As a result, in the McKenzie-Hembry neighborhood, industrial uses are directly adjacent to residential uses, fracturing the neighborhood. Residents, owners, and family members have expressed a desire for their neighborhood to be primarily residential again. Staff agreed to initiate the rezoning of residential properties with LI zoning with consent of the owner, or where they are deceased, a family member.

A house is located on the northeast tract and the southwest tract is vacant. The property owner has shown interest in building an additional home on the southwest tract. The R-7.5 zoning district is intended to preserve and promote the health of existing single-family neighborhoods and accommodate single-family detached, two-family dwellings and accessory structures and uses on moderate-sized lots. The properties to the north and west of the subject property are residential and zoned LI. The adjacent property to the south contains a home and is zoned R-7.5. The adjacent property to the east is an industrial use zoned LI.

Staff finds this case consistent with community input and in alignment with the Big Move of Diverse and Thriving Neighborhoods as outlined in the Lewisville 2025 Vision Plan.

**CITY STAFF'S RECOMMENDATION:**

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