

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Grace Martin-Young, Planner 1

DATE: September 17, 2024

SUBJECT: **Public Hearing: Consideration of 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.

ANALYSIS:

The OTMU-1 zoning district is intended to accommodate single- and two-family residential uses and infill development in the traditional neighborhoods surrounding downtown 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 conversion 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 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 Planning and Zoning Commission recommend approval of the zone change from Single-Family Residential (R-7.5) to Old Town Mixed-Use One (OTMU-1) District Zoning, as set forth in the caption above.