

## **MEMORANDUM**

**TO:** Planning & Zoning Commission  
**FROM:** Lily Sutton, Planner  
**DATE:** July 1, 2025  
**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 0.304 Acres of Land out of The J. Craft Survey, Abstract Number 295; Located at 572 Richland Street; as Requested by Deborah Lynn Wright, the Property Owner. (25-03-8-Z)**

### **BACKGROUND:**

572 Richland Street is located on the southeast corner of Richland Street and Degan Ave, within the Old Town Design Overlay District. The property is currently zoned Single-Family Residential (R-7.5) with a single-family home located on the property. The owner is requesting to rezone the property to OTMU-1 to split the property into two lots and construct two new single-family homes.

Initially, the applicant sought to rezone the property to OTMU-2. However, after a thorough examination of the applicant's intentions for the site and the adjacent zoning districts, it was concluded that OTMU-1 would be a more suitable choice for this property. Initially, notifications regarding this public hearing were sent to neighboring property owners, stating that the rezone was for OTMU-2. At that time, staff believed that, since OTMU-1 is categorized as a less intensive district, they could proceed with the previously sent notices. On May 20, 2025, the Planning & Zoning Commission unanimously recommended approval of this case. However, as the City's legal team reviewed the case items for submission to the City Council, staff learned that updated notifications needed to be sent to surrounding property owners with the correct zoning designation. Due to this re-notification requirement, the case had to be resubmitted to the Planning & Zoning Commission before it could advance to the City Council.

### **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. Outside storage is not permitted in the OTMU-1.

The adjacent properties to the north and east are zoned Single-Family Residential 7.5. To the South is the Oral & Facial Surgery of North Texas medical office, which is zoned Office (OD). To the west is an office park, one tenant being Cottage Care House Cleaning, which is zoned Local Commercial (LC). 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 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 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.