

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 0.256-Acres, Legally Described as Lot 2, Block A, Tsakonas Addition, Located at 247 West Walters Street; as Requested by Jason and Nikki L Tsakonas, the Property Owners. (24-05-5-Z)

BACKGROUND:

The property is located on the north side of West Walters Street approximately 135 feet east of Herod Street, 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 applicants are requesting a rezone of the property to the Old Town Mixed-Use One (OTMU-1) zoning district to facilitate a home renovation with continue residential use and the addition of a new detached workshop on the property. To continue with their plans, they will need to apply for all required permits and a letter of design approval from the Old Town Design Review Committee. The zone change is the first step in the process. 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. The property owner's intent in this case is to continue the residential use of the property.

The adjacent properties to the north, south and east are zoned R-7.5. To the west is a single-family home zoned OTMU-1. Based on location and surrounding uses, any of the allowed uses in the OTMU-1 would be acceptable.

The zone change 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.