

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 21, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending the Zoning Ordinance by Rezoning Approximately 0.304 Acres of Land out of the J. Craft Survey, Abstract Number 295, Located at 572 Richland Street, From Single-Family Residential (7,500 Square Foot Lot) (R-7.5) District Zoning to Old Town Mixed-Use One (OTMU-1) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by Deborah Lynn Wright, the Property Owner (Case No. 25-03-8-Z).**

BACKGROUND:

The subject site is located on the southeast corner of Richland Street and Degan Avenue, 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. The Planning & Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

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. Outside storage is not permitted in OTMU-1.

The adjacent properties to the north and east are zoned R-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 and surrounding uses any of the allowed uses in the OTMU-1 district would be compatible.

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 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.