



MEMORANDUM

TO: City of Lewisville

FROM: Steven R. Homeyer, P.E.

DATE: May 28, 2024

SUBJECT: 227 N. Charles Street

Homeyer Engineering, Inc. is submitting this rezoning request for 227 N. Charles Street. The property is currently zoned R7.5 and is being used as a residence. The property owner is proposing to remodel the existing residence to use it as an office. This change in use will require that the zoning be changed to OTMU1. The zoning districts surrounding the property consist of OTMU1, OTMU2, PU and R7.5. The immediate area is characterized by existing residential homes, offices and restaurants. The proposed site will remain in compliance with the Old Town standards, thoroughfare plan, and the Lewisville 2025 Plans with changes to the zoning, right-of-way, and building. The proposed site will see an expansion in both parking and building area, while maintaining the existing water, sewer and drainage infrastructure.

We hereby agree that the approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plat, or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

If you have any questions regarding this submittal, please feel free to contact me at shomeyer@hei.us.com or 972-906-9985.