

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: January 9, 2023

SUBJECT: **Tabled Public Hearing: Consideration of an Ordinance Granting a Zone Change From Office District (OD) to Duplex District (DU); on Approximately 0.274-Acres, out of the E. Pickett Survey, Abstract 1014, Located at the Northwest Corner of Oakwood Lane and Bellaire Boulevard; as Requested by Milan Hamrla, the Property Owner. (Case No. 22-10-4-Z)**

BACKGROUND:

The undeveloped lot is located on the curve of Oakwood Lane where it meets Bellaire Boulevard. The current zoning is Office District, and the lot is just outside the IH-35E Overlay District. The Planning and Zoning Commission recommended unanimous approval (5-0) on November 15, 2022. This item was originally on the December 19, 2022, agenda and was tabled due to a lack of the required number of Council members present to pass the ordinance without three readings.

ANALYSIS:

The property is over 11,000 square feet and shaped like a quarter circle. Across Oakwood Lane to the north is a daycare and to the east is a church, both zoned Local Commercial. To the west along Oakwood Lane is a single-family neighborhood zoned Single Family Residential (R-7.5). This property has access to an existing residential alley. Across Bellaire to the south is an apartment community.

The Duplex (DU) district allows duplexes, single family attached, and single family detached. The applicant is proposing one duplex on this property. The zoning would also permit two single family attached or detached homes. Additional potential uses are churches, private schools, and government uses. The existing alley will be used for vehicular access as a driveway is prohibited on Bellaire Boulevard and would be unsafe on Oakwood Lane due to the curve in the road.

Staff finds this request consistent with the Lewisville 2025 Vision Plan Update Big Move of 'Diverse and Thriving Neighborhoods' by providing additional housing options while maintaining compatibility with an existing neighborhood.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.