

MEMORANDUM

TO: Claire Powell, City Manager
FROM: Richard E. Luedke, AICP, Planning Director
DATE: March 6, 2023
SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single Family Residential 7.5 (R-7.5) District to Old Town Mixed-Use Two (OTMU-2) District; on Approximately 0.193-Acres, Legally Described as the Degan Subdivision, Block D, Lot 14; Located at 217 South Hatcher Avenue; as Requested by Dardan Hoxah, the Applicant, on Behalf of the Owner, Rabije Beciri. (Case No. 23-01-1-Z)**

BACKGROUND:

217 South Hatcher Avenue is a vacant lot that is currently zoned Single-Family Residential (R-7.5). The property contains a driveway but no structure. A 1981 aerial shows a home at this location, but it was removed prior to 2001. The applicant requests that the property be rezoned to Old Town Mixed-Use Two (OTMU-2). They plan to develop a two-story duplex on the site. Each unit will be 1,700 square feet. A shared driveway will provide each unit access to a two-car garage, located behind the duplex. The duplex will be setback 25 feet, matching the adjacent single family homes setback from South Hatcher Avenue.

The concept plan has been reviewed and meets all design and development standards. The final design of the home will need to be approved by the Old Town Design Review Committee before a building permit can be issued. The Planning and Zoning Commission recommended unanimous approval (5-0) on February 7, 2023.

ANALYSIS:

The OTMU-2 zoning district is intended to accommodate a wide range of medium and higher-density residential infill development which allows for duplexes, townhomes, multi-family, and single-family detached homes. The applicant

Staff finds this request consistent with the Old Town Master Plan, which calls for OTMU-2 zoning at this location. It is also compatible with the surrounding uses, which include single-family residential homes zoned R-7.5 to the north, south, and west of the property; single family detached homes and The Shepherd's House Church zoned R7.5 and R5 to the east across South Hatcher Avenue; and a variety of commercial uses, zoned Local Commercial (LC), Office District (OD), and OTMU-2 located to the north across Perry Street.

The request aligns with the Lewisville 2025 Vision Plan Big Move of 'Old Town' and '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.