

**COMPREHENSIVE PLAN AMENDMENT
FUTURE LAND USE MAP (FLUM)**

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: (O-2) Office and (LR-2) Local Retail

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-209 for the (MF-18) Multifamily Residential District; PD-212 for the (LR-2) Local Retail District	Multifamily Residential; Retail/ Restaurant
SOUTH	PD-075 for the (SF-5/12) Single Family Residential District; PD-075 for the (MF-15) Multifamily Residential District	Detached Single Family Residential; Multifamily Residential
EAST	PD-185 for the (CC) Corporate Commercial District; PD-151 for the (CC) Corporate Commercial District	Retail and Medical Office
WEST	City of Lewisville	Undeveloped

REQUEST: Approval of an amendment to the Comprehensive Plan and Future Land Use Map to change the land use designation for an approximately 27.3-acre tract from “Office – Medium Intensity and Commercial – Low Intensity” to “Multifamily Residential and Commercial - Medium Intensity”

PROPOSED USE: Retail and Multifamily Residential

ACRES/LOTS: Approximately 27.3 acres/ 1 lot

LOCATION: Southwest Corner of Parker Road and North Josey Lane

HISTORY: The property is currently undeveloped and not platted.

COMPREHENSIVE PLAN: Office - Medium Intensity and Commercial - Low Intensity

TRANSPORTATION PLAN: Parker Road and North Josey Lane are classified as 6-Lane Arterials Divided.

OWNER: Billingsly Company

APPLICANT: Jeancarlo Saenz / HLR Architects

STAFF ANALYSIS

PROPOSAL

The applicant requests a Future Land Use Map (FLUM) amendment to redesignate the current future land use of the western 20.085 acres of the property from Office – Medium Intensity and Commercial – Low Intensity to Multi-Family Residential, and to change the future land use designation of 6.117-acres, along the west side of Josey Lane, from Commercial – Low Intensity to Commercial – Medium Intensity.

ELEMENTS TO CONSIDER:

The property is currently undeveloped.

The current land use designation on the subject property is inconsistent with the proposed zoning, establishing a Planned Development and master plan containing multifamily and medium intensity commercial retail. The requested future land use amendments for the property are better suited for the proposed uses.

If the applicant's request to change the land use designation on the Comprehensive Plan's FLUM from "Office – Medium Intensity and Commercial – Low Intensity" to "Multi-Family Residential" and "Commercial – Medium Intensity" is approved, then the companion rezoning request to establishing the zoning from (O-2) Office and (LR-2) Local Retail Districts to Planned Development for the (MF-18) Multifamily and (LR-2) Local Retail Districts may be approved. The applicant's companion request to amend the zoning on this same tract is on this agenda, Case No. PLZ 2025-030 The Harcourt (Zoning).

Staff received one public comment card in opposition.

CONCLUSION:

The proposed change to the land use designation on the FLUM is consistent with the Comprehensive Plan policies. Infill development is compatible and complementary with the character of the surrounding area and does not adversely affect the stability of the surrounding properties.