

**ZONING CHANGE**

Case Coordinator: Loren Shapiro

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**GENERAL PROJECT INFORMATION**

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

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
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; Medical Office; Vacant
WEST	City of Lewisville	Vacant

**REQUEST:** The applicant is requesting a PD for a mixed-use development to include 20,316 square feet of retail and 763 multifamily units.

**PROPOSED USE:** Retail/ 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 vacant and has never been platted.  
The property has been zoned (O-2) Office and (LR-2) Local Retail Districts since December 17, 1998.

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

**TRANSPORTATION PLAN:** Parker Road is classified as a (A6D) 6-Lane Arterial Divided  
Josey Lane is classified as a (A6D) 6-Lane Arterial Divided

**OWNER:** Lucilo Pena/ Billingsley Company

**APPLICANT:** Jeancarlo Saenz/ HLR Architects

## **STAFF ANALYSIS**

### **PROPOSAL:**

The applicant is requesting rezoning of the entire property from (O-2) Office and (LR-2) Local Retail Districts, establishing a Planned Development (PD), changing the base zoning to (MF-18) Multifamily and (LR-2) Local Retail Districts, to allow a gasoline station, to provide concept plans and creating development standards.

A separate case related to the request is PLMA 2025-073 The Harcourt Future Land Use Amendment, which proposes to change the land use designations from Medium Intensity Office and Low Intensity Commercial to Multifamily (west) and Medium Intensity Commercial (east).

### **CURRENT REGULATIONS**

1. The property is vacant and has been zoned (O-2) Office and (LR-2) Local Retail Districts since 1998.
2. The (O-2) Office District allows primarily office uses and prohibits multifamily residential. The O-2 District limits setback minimums to 50 feet from arterial streets. Building height is limited to 2-stories and 25-feet.
3. The (LR-2) Local Retail District allows retail uses including restaurants and personal services. Gas stations are allowed, but with an approved (SUP) Special Use Permit. Minimum building setbacks are limited.
4. The Comprehensive Zoning Ordinance (CZO) requires a maximum density of 18 units per acre and maximum height of two stories, for properties zoned (MF-18) Multifamily Residential District.
5. The minimum front setback from arterial street right of way is 25-feet on properties zoned (MF-18) Multifamily Residential and 50-feet for properties zoned (LR-2) Local Retail District.

### **ELEMENTS TO CONSIDER**

1. The property is currently undeveloped and has been zoned (O-2) Office and (LR-2) Local Retail District since 1998.
2. The rezoning request creates a PD and master plan.
  - a. Tract 1 – Multifamily - Western  $\frac{3}{4}$  of the Subject Property (21.085-acres)
    - 1) Proposes two 4-story multifamily buildings, each with an integrated parking garage, containing a total of 763 units with 6 courtyards.
    - 2) Three additional buildings propose 3 multifamily townhome edifices with 13 units.
    - 3) A detached leasing office and open space area with amenities are also proposed on the tract.
    - 4) A minimum amount of amenities shall be provided.

- b. Tract 2 – Retail (6.117-acres)
  - 1) The remaining tract along Josey Lane will be developed with a gas station and 4,816 square foot convenience store, a retail building of 13,000 square feet, and one 2,500 square foot restaurant.
  - 2) The planned development will allow a gas station by right, instead of via a Special Use Permit, as it is included in the master plan.
- c. The planned development provides regulations for the urban community.
  - 1) Regulations providing setbacks for the multifamily buildings and parking garage.
  - 2) Multifamily building height will be up to 60-feet or 4-stories maximum with densities increased from the standard 18 units per acre to 38 units per acre.
  - 3) The maximum building coverage shall be 80 percent.
- 3. Surrounding tracts have developed as apartments, retail and restaurants with drive-throughs (north); medical office, gas station, retail, and restaurant (east), which are similar to the uses proposed.
- 4. A traffic impact analysis (TIA) was completed. The traffic study and associated plans provide sufficient traffic circulation and mitigation for the proposed development.

**CONCLUSION:**

The proposed development and design, containing 763 multifamily units, retail, drive-through restaurant, and a gasoline station are appropriate uses and should not impact surrounding properties.