

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-212 for (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Lewisville	Single-Family Residential Detached
SOUTH	PD-212 for the (LR-2) Local Retail District	Limited-Service Restaurant
EAST	(LR-2) Local Retail District	Undeveloped Across Josey Lane
WEST	PD-209 for the (MF-18) Multifamily Residential District	Multifamily Residential

REQUEST: Rezone by amending PD-212 modifying conceptual plans and revising development regulations to allow an “automobile, motor vehicle, and watercraft parts sales” for Building B without an SUP

PROPOSED USE: Automobile, motor vehicle, and watercraft parts sales

ACRES/LOTS: Approximately 1.11 acres/1 lot

LOCATION: Vicinity of the northwest corner of Josey Lane and Parker Road

HISTORY: On 11/14/17, the property was annexed into the city, and City Council approved the zoning establishing PD-212 for the (LR-2) Local Retail District.

On December 7, 2017, P&Z approved the replat for the property. The replat was filed with Denton County on December 19, 2017.

In 2023 and 2024, the PD was amended to modify conceptual plans, revise development standards, and allow drive-through windows for three proposed limited-service restaurants.

COMPREHENSIVE PLAN: Low-Intensity Commercial

TRANSPORTATION PLAN: Josey Lane is designated as a (A6D) Six-Lane Divided Arterial.

OWNER: R-Josey Phase II 24 LP.

REPRESENTED BY: Melissa Huffman / R-Josey Phase II 24 LP

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-212 to modify conceptual plans, revise development regulations, to allow “automobile, motor vehicle, and watercraft parts sales” without an SUP for Building B.

ZONING

The property is zoned PD-212 for the (LR-2) Local Retail District. CZO Article 5, Use of Land, requires an SUP to allow “automobile, motor vehicle, and watercraft parts sales” in the (LR-2) Local Retail District.

ELEMENTS TO CONSIDER

1. PD-212 was established in 2017 when the 5-acre tract was annexed into Carrollton.
2. The applicant is requesting an amendment to PD-212 to allow “automobile, motor vehicle, and watercraft parts sales” by right, modify conceptual plans and revise development regulations.
3. The proposed single-tenant building is consistent with the conceptual building shown in the PD regarding square footage and elevations, except that the proposed commercial edifice will not be designed as a two-tenant building.
4. The PD does not include the retail business (liquor store) to the west, as that retail use is in the Town of Hebron.
5. The PD requires shared mutual access across each adjoining lot.
6. The required minimum 10-foot-wide landscape buffer and masonry screening wall along the western perimeter will be constructed.
7. No written public comments were received.

CONCLUSION:

Staff believes the proposal should not adversely affect existing or future surrounding uses.