

ORDINANCE NO. 0674-24-ZON

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING THE ZONING ORDINANCE BY REZONING APPROXIMATELY 0.271-ACRES OF LAND, LEGALLY DESCRIBED AS A PORTION OF LOTS 1 AND 2, BLOCK 1, THE ORIGINAL TOWN OF LEWISVILLE ADDITION; LOCATED AT 227 NORTH CHARLES STREET; FROM SINGLE-FAMILY RESIDENTIAL (R-7.5) DISTRICT ZONING TO OLD TOWN MIXED-USE ONE (OTMU-1) DISTRICT ZONING; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE ZONING AMENDMENT HEREIN MADE PROMOTES THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE CITY; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, applications were made to amend the Official Zoning Map of Lewisville, Texas by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinance of the City of Lewisville, Texas, said Planning and Zoning Commission has recommended that the rezoning of the approximately 0.271-acre property described in the attached Exhibit “A” (the “Property”), be **approved**, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Lewisville, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and,

WHEREAS, the City Council of the City of Lewisville, Texas, at a public hearing called by the City Council of the City of Lewisville, Texas, did consider the following factors in making a determination as to whether this requested change should be granted or denied: the sufficiency of space provided in appropriate areas for a variety of uses and open space; securing safety from fire,

flood, panic and other natural and human-initiated disasters; promotes health and the general welfare; provision of adequate light, air and open spaces; promotion of a desirable visual environment; the establishment of appropriate population densities and concentrations; the appropriate sensible and effective expenditure of public funds; the conservation of open space and valuable natural resources and prevention of urban sprawl and degradation of the environment through improper use of land; the promotion of free flow of traffic and prevention of congestion or blight; the efficiency of the land development process; and the protection and preservation of areas of environmental, historical, cultural, and architectural significance within the city and,

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this City; and,

WHEREAS, the City Council of the City of Lewisville, Texas, does find that there is a public necessity for the zoning change, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of adjacent property owners; and,

WHEREAS, the City Council of the City of Lewisville, Texas, does find that the change in zoning promotes the health, safety, morals and general welfare of the City by providing sufficient space in appropriate areas; securing safety from fire, flood, panic and other natural and human-initiated dangers; providing adequate light, air and open spaces; promoting a desirable visual environment; promoting the establishment of appropriate population densities and concentrations; encouraging the appropriate and efficient expenditure of public funds; promoting the conservation of open space and valuable natural resources and preventing urban sprawl and degradation of the

environment; encouraging the location and design of transportation to promote the free flow of traffic and prevent congestion and blight; encouraging more effective land development; and protecting and preserving areas of environmental, historical, cultural and architectural significance within the City; and,

WHEREAS, the City Council of the City of Lewisville, Texas, has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the Property since it was originally classified and, therefore, feels that a change in zoning classification for the Property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Lewisville, Texas, and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. The Zoning Ordinance of the City of Lewisville, Texas, be, and the same is hereby amended and changed in that the zoning of the Property is hereby changed to **OLD TOWN MIXED-USE ONE (OTMU-1) DISTRICT ZONING**.

SECTION 2. The Planning Director, or designee, is hereby directed to correct the Official Zoning Map of the City of Lewisville, Texas, to reflect this change in zoning.

SECTION 3. In all other respects the use of the tract or tracts of land hereinabove described shall be subject to all the applicable regulations contained in said City of Lewisville Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lewisville, Texas.

SECTION 4. The zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future in order to provide sufficient space in appropriate areas; to secure safety from fire, panic, flood and other natural and human-initiated dangers; to provide adequate light, air and open spaces; to promote a desirable visual environment; to promote the establishment of appropriate population densities and concentrations; to encourage the appropriate and efficient expenditure of public funds; to encourage the location and design of transportation to promote the free flow of traffic and discourage congestion and blight; to encourage more effective land development, and to protect and preserve areas of environmental, historical, cultural, and architectural significance within the City.

SECTION 5. This Ordinance shall be cumulative of all other ordinances of the City of Lewisville, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances, except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this Ordinance.

SECTION 6. The terms and provisions of this Ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the Property shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

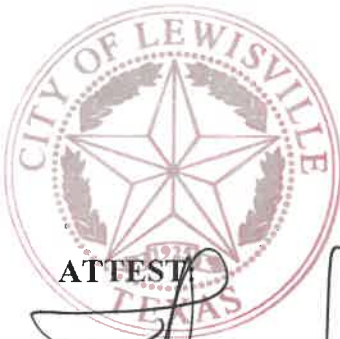
SECTION 7. Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall

be subject to a fine of not more than \$2,000.00 for each offense, and each day a violation continues shall constitute a separate offense.

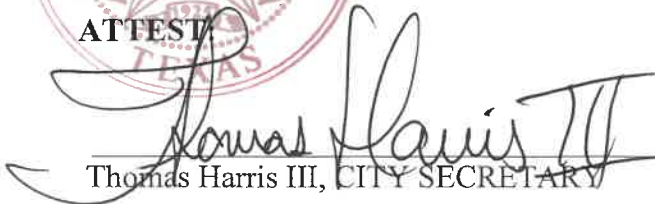
SECTION 8. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION 9. The fact that the present Zoning Ordinance and regulations of the City of Lewisville, Texas are inadequate to properly safeguard the health, safety, peace and general welfare of the inhabitants of the City of Lewisville, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this Ordinance shall become effective from and after the date of its passage and approval and publication, as the law in such cases provides, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 6 TO 0, ON THIS THE 1ST DAY OF JULY, 2024.



ATTEST


Thomas Harris III, CITY SECRETARY

APPROVED:


TJ Gilmore, MAYOR

APPROVED AS TO FORM:

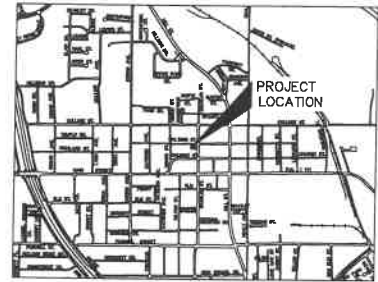
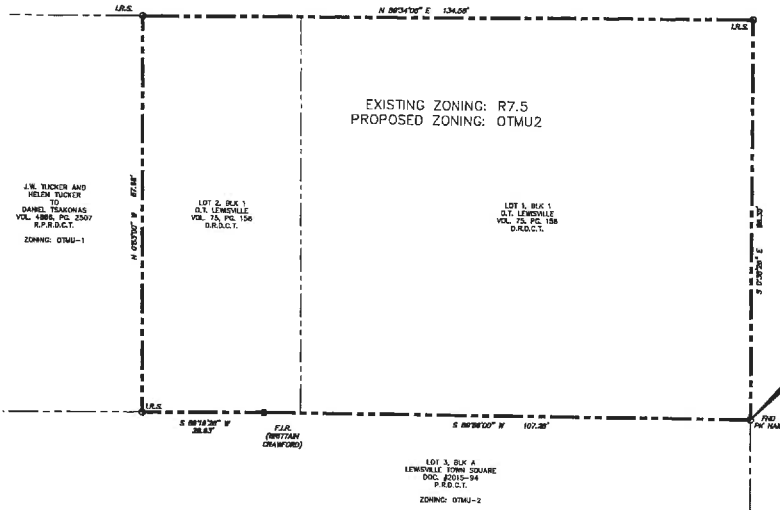

Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Property Description

Attachment to
Ordinance No. 0674-24-ZON
Exhibit "A"
Page 1 of 1



W. WALTERS STREET



Neighborhood Map 1"=1000'

LEGAL DESCRIPTION
0.271 ACRE

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. W. BOND SURVEY ABSTRACT NUMBER 808 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, BEING A PART OF LOTS 1 AND 2, BLOCK 1 OF THE ORIGINAL TOWN OF LEWISVILLE, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 154, DEEDS RECORDED, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM CATHERINE FARR GARRETT TO WILLIAM GIBSON FARR, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.N. NAIL FOUND FOR CORNER IN THE WEST LINE OF NORTH CHARLES STREET, A PUBLIC ROADWAY HAVING A RIGHT-OF-WAY OF 80.0 FEET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF LEWISVILLE TOWN SQUARE, AND ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2012-84, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 80° 56' 00" W, 107.28 FEET WITH THE NORTH LINE OF SAID LEWISVILLE TOWN SQUARE TO A CAPPED IRON ROD MARKED BRITISH GRANITE FOUND FOR CORNER;

THENCE S 80° 15' 20" W, 28.03 FEET WITH SAID NORTH LINE OF SAID LEWISVILLE TOWN SQUARE TO A CAPPED IRON ROD MARKED RP15 4081 SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM J. W. TUGGER AND HELEN TUGGER TO DANIEL TRANKAS RECORDED IN VOLUME 4886, PAGE 2807, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00° 43' 00" W, 67.86 FEET WITH THE EAST LINE OF SAID TRANKAS TRACT TO A CAPPED IRON ROD MARKED RP15 4561 SET FOR CORNER IN THE SOUTH LINE OF WEST WALTERS STREET, A PUBLIC ROADWAY HAVING A RIGHT-OF-WAY OF 87.0 FEET;

THENCE N 83° 34' 00" E, 134.00 FEET WITH SAID SOUTH LINE OF SAID WEST WALTERS STREET TO A CAPPED IRON ROD MARKED RP15 4561 SET FOR CORNER IN SAID WEST LINE OF SAID NORTH CHARLES STREET;

THENCE S 00° 30' 30" E, 80.38 FEET WITH SAID WEST LINE OF SAID NORTH CHARLES STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.271 ACRE OF LAND.

N. CHARLES STREET

HOMMEYER
ENGINEERING, INC.
1111 W. WALTERS STREET, SUITE 100
LEWISVILLE, TEXAS 75040
P. 972.936.9385 F. 972.936.9387
WWW.HOMEYER-ENG.COM

227 N. CHARLES STREET
0.271 ACRE
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

ZONING EXHIBIT

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 284527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 872-906-9985

OWNER
William Parr
1041 Oak View Dr.
Little Elm, Texas 75068
Contact: William Parr
Phone: 817-913-4659

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMMEYER, PE # 86942
DATE: 04/22/2024

DRAWN: JG
DATE: 03/16/2022
HEI #: 24-0204
SHEET NO:
2E1