

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Lily Sutton, Planner

DATE: December 2, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change From Old Town Mixed-Use Two (OTMU-2) District to Planned Development – Old Town Mixed-Use Two (PD-OTMU-2) District on 0.6158 Acres Legally Described as Lots 5, 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision, Located at the Southwest Corner of South Cowan Avenue and Hickory Street, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner. (Case No. 24-12-3-PZ)**

BACKGROUND:

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13-unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November of 2024 for the exterior elevations and site layout.

ANALYSIS:

Layout

The applicant is proposing 13 townhomes that will be three stories, including a two-car garage on the first level. Seven of the townhomes will face South Cowan Avenue, three units will face Hickory Street, and the final three units will face the open space to the south. The townhomes are rear-entry and alleys are provided. The overall design is heavily inspired by the Brownstones on West Walters in Old Town which was developed by the same developer. This property is within the Old Town Design District. A Letter of Design Approval from the Old Town Development Review Committee was previously granted on November 11, 2024, for the exterior elevations and site layout.

Architecture

The townhome architectural style mirrors the Brownstones on West Walters. Consisting of brick on the street facing sides and siding on alley and internal elevations.

Density and Lot Dimensions

The designed layout of the lots meet the current lot requirements within the base OTMU-2 District. The table below outlines the base district lot requirements and the requested requirements for this planned development.

	Lot Requirement Comparison	
	Required:	Requested:
Minimum Lot Area	None	1,100 square Feet
Minimum Front Yard	None	5 feet
Minimum Side yard	5 feet; 10 feet if side garage entry	5 feet
Minimum Rear Yard	6.5 feet; 4 feet for alley garage entry	4 feet
Maximum Height	45 feet or 3 ½ stories	45 feet or 3 ½ stories

Parking

Each home is provided with a two-car garage. However, there is no additional driveway parking space. Old Town requires 1 parking space in a residential garage and 2 parking spaces in a residential driveway. Two guest parking spaces will be provided in the western portion of the development. In addition, five on-street parking spaces will be developed along South Cowan Avenue for additional parking, including guests.

Streets and Alleys

The applicant is following the 60-foot-wide street sections from the Unified Development Code (UDC). This will allow street trees to be planted in the parkway, approximately every 40 feet on center. This is an important consideration as the front yard setbacks alone would not be sufficient to accommodate a canopy tree.

The proposed alleys will be private. The proposed pavement width for the alleys is less than the UDC requires and also offset from the center. The UDC requires alleys to be 24 feet in width. The applicant is proposing an alley width of 18 feet. This narrowing of the pavement is to allow for the proposed layout and unit count to be achieved by the developer.

Screening

The Unified Development Code requires a screening wall with landscaping when developing single-family attached homes adjacent to properties operating as a service use. There is a service contractor directly to the south. A six-foot-tall screening wall with 10-foot landscape strip with shade trees, spaced 50 feet on center, is required along the southern property boundary. As this is an infill development in the Old Town area, the applicant is requesting not to be required to install the screening and landscaping. In lieu of the required screening, the applicant is planning to preserve several trees along the southern boundary to act as a living screen.

Surrounding uses

Immediately adjacent uses include a service contractor to the south, single-family residential homes to the east and west, and a vacant church building to the north. To the east across South Cowan Avenue, is a single-family neighborhood zoned Single Family Residential (R-7.5) with minimum lot sizes of 7,500 square feet. To the west and north, across Hickory Street, are properties zoned with a mix of OTMU-2 and R-7.5. The lot to the south is zoned Local Commercial (LC). However, the properties to the south of Edwards Street are zoned with a mix of OTMU-2 and R-7.5.

Summary

The Lewisville 2025 Vision Plan designates this area as the Old Town District. This designation focuses on adding more destination dining, new walkable neighborhoods, and unique retail offerings to Old Town. Adding townhomes would increase options for home ownership with walkability to the Old Town center, which would also support the big move Old Town.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval as set forth in the caption above.