

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: January 5, 2025

SUBJECT: Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.6158 Acres of Land, Legally Described as Lots 5 and 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; From Old Town Mixed-Use Two (OTMU-2) District Zoning to Planned Development Old Town Mixed-Use Two (PD-OTMU-2) 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 Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, 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 site was the location of Tiner's Radiator Shop for many years. The shop closed in 2020 and remained vacant until the building was demolished in 2023. The applicant is proposing to develop the site as an alley-loaded, 13-unit townhome community. Planned Development (PD) zoning is proposed since private alleys with a modified cross-section will provide access to the townhome lots, three of which are muse lots which are required to back to a public alley. The applicant originally intended to acquire the property to the south of this site, the addition of which would have provided a larger site that could have easily met all requirements of the Unified Development Code (UDC). The Old Town Development Review Committee granted a letter of design approval in November 2024 for the exterior elevations. Staff has worked with the applicant over the past year to refine the project, which has many challenges due to the irregular site geographies and lack of street frontage on the south side of the site. The benefits that come with this planned development include enhanced streetscaping with wide sidewalks, street parking bump-outs, street trees, useable open space providing direct pedestrian access from South Cowan Street to the front doors of three muse lots, and additional separation between the proposed townhomes and the existing single family detached uses to the west. The Planning and Zoning Commission recommended approval of this request by a vote of 4-1 on December 2, 2025.

ANALYSIS:

Surrounding uses

Adjacent uses include a service contractor to the south zoned Local Commercial, single-family residential homes to the west zoned OTMU-2 and R-7.5, and a vacant church building to the north zoned OTMU-2. Across South Cowan Avenue to the east is a single-family neighborhood zoned R-7.5.

Layout

This property is located within the Old Town Design District. The applicant is proposing 13 townhomes three stories in height and 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 an open space to the south. The garages are accessed by private alleys at the rear of each lot. The applicant originally proposed at total of 15 townhomes, with four townhomes facing Hickory Street and four facing the open space lot, but removed two townhomes in this area to provide a wider separation between the sides of these townhomes and the single family detached uses to the west.

Architecture

The overall design is heavily inspired by the Brownstones on West Walters in Old Town, which was developed by the same developer, and consists of brick on the front and sides and siding on the rear elevations facing the private alleys. Many architectural elements have been modified to reflect the Old Town character while producing a distinct development.

Density and Lot Dimensions

The 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 contains a two-car garage. Old Town Design District requires one parking space in a residential garage and one parking space in a residential driveway. The two parking spaces provided in the garage of each unit meet this requirement. The UDC requires one-half space per unit for guest parking that can be located either onsite or in the form of adjacent on-street parking. The proposed development requires a total of seven guest parking spaces. Two guest parking spaces will be provided in the western portion of the development and five on-street parking spaces within street bump-outs will be developed along South Cowan Avenue.

Streets and Alleys

The proposal follows the 60-foot-wide street sections from the UDC. This will allow street trees to be planted in the parkway 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 since they do not meet the UDC requirement for alleys to be connected to public streets at both ends with no dead ends. The proposed pavement width for the alley behind the lots fronting South Cowan Street is 18 feet instead of the UDC requirement of 24 feet and is offset from the center; however, a total distance of 27 feet is maintained between buildings to accommodate the maneuvering of vehicles into and out of the garages. This narrowing of the pavement is necessary to provide a rear-entry product while producing a unit count that is feasible to develop. The alley serving the lots fronting Hickory Street and the open space lot meets the 24-foot alley width requirement.

Screening and Open Space

The Unified Development Code requires a screening wall with landscaping when developing single-family attached homes adjacent to commercial properties. 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 a board-on-board cedar fence not to exceed 8 feet in height in lieu of the required screening in order to preserve several trees along the southern boundary. The open space along the southern boundary will contain a sidewalk leading to the front of the muse lots along with a minimum of one ornamental tree with ornamental grasses and shrubs.

Summary

The Lewisville 2025 Vision Plan emphasizes the Big Move of Old Town. This Big Move focuses on adding more destination dining, a variety of residential options within new walkable neighborhoods, and additional unique retail offerings in Old Town. Adding townhomes would increase options for home ownership with walkability to the Old Town core, which would reinforce this Big Move. The proposal also aligns with the Old Town Master Plan, which recommends residential infill with higher densities in this area of Old Town. The update the Old Town Master Plan, which is underway, also documents continued support of this recommendation.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.