

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: November 20, 2023

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Heavy Industrial (HI) District Zoning to Planned Development - Mixed Use (PD-MU) District on 17.5827 Acres, Legally Described as Lots 2A and 2B, Block A of the Elm Fork Industrial Park Addition; Located at and North of 701 East Main Street as Requested by Jennifer Burns, Ojala Holdings, on Behalf of Granite Construction Co, the Property Owner. (23-09-7-PZ)**

BACKGROUND

The Planned Development (PD) district is intended to accommodate innovative forms of development by tailoring regulations to better accomplish the City's adopted plans for development, redevelopment and revitalization. A planned development district should mitigate the impacts of development upon the environment, traffic, public services, public facilities, adjacent land uses, and area land uses while protecting and enhancing the aesthetic and visual quality of the City.

The subject site lies within the recent Old Town Transit-Oriented Development Plan Update area, which was adopted by City Council on October 16, 2023. The plan calls for a variety of uses including commercial, multifamily, and townhomes as well as a walkable block pattern.

On June 12, 2023, the Lewisville Public Finance Corporation approved the Standard at Old Town project, which will be developed by Ojala Partners, LP on the subject site, to provide affordable housing in Old Town. It will be composed of one-, two-, and three-bedroom units. Per the agreement, 3% of the units (18) will be restricted for residents earning at or below 50% of the area median income (AMI), 7% of the units (42) will be restricted for residents earning at or below 60% of the AMI, 41% of the units (246) will be reserved for residents earning at or below 80% of the AMI, and the remaining 49% (294 units) will be market rate. The Planning and Zoning Commission recommended unanimous approval (6-0) on October 17, 2023.

ANALYSIS

The proposed mixed income development will be limited to 650 units, but only 600 are currently proposed. All will be rental units and there will be a variety of styles including detached cottages, townhomes, and more traditional multifamily units. All units will be under one ownership and managed by on-site staff. A condition has been added to the ordinance granting the PD zone change confirming ownership and on-site management.

Utilities and Infrastructure:

The area east of the DCTA train station is lacking in drainage and sewer infrastructure. It is possible that a new lift station will be required to service a large portion of this area and new public drainage to the Elm Fork of the Trinity River will be required. The developer has provided space for a potential lift station on this property, and it will be sized to accommodate future development per the current plan. In addition, the phasing proposed will allow for detention on the north portion of the site until such time as public drainage improvements are made. With the recent update to the Old Town Transit-Oriented Development Plan, an infrastructure analysis with cost estimates was provided. Staff is currently evaluating detailed options for future sanitary sewer and drainage facilities that will serve this area.

Architecture

The detached cottages will have a modern farmhouse style with batten board siding, black windows and natural-colored accents. The cottages are the most traditional looking. The two-story townhomes will incorporate 20% brick along with horizontal and vertical siding. The three-story units will be very similar to the two-story townhomes. The four-story units use 25% brick with horizontal, vertical and panel siding to break up the massing of the building. The four-story building utilizes a mixture of materials and flat rooflines in a more modern style. The architecture and colors are all cohesive. Architectural design is not subject to review and approval by the Old Town Design Review Committee since the site does not lie within the Old Town Design District, which lies on the west side of the Denton County Transit Authority (DCTA) rail line. All buildings within the PD must be designed and constructed in accordance with the elevations provided in Exhibit B of the ordinance granting the PD zoning. Staff recommends that the cottage units contain varying architectural details and colors to avoid a monotonous and repetitive design. A condition has been added to the ordinance granting the PD zone change confirming this recommendation.

Open Space, Landscaping, and Amenities

Some small private open spaces will be provided for residents. For Phase 1, these open spaces are located within the cottage area. For Phase 2, the open space is located within the building courtyard. Landscaping will consist of street trees at 40 feet on center along all public streets. The street trees will be planted in the parkway between the sidewalk and the back of curb. The trees will be maintained by the property owner. The private open space areas will also be landscaped with turf, canopy and ornamental trees. In addition, shrubs will be used to screen parking lots, dumpsters, and garages from the public street. Staff is looking at opportunities to provide significant public open space in this general area. A large grove of native trees immediately southeast of this site has been identified as a potential public open space that will serve as a central gathering space for the entire eastern TOD area at full build-out. The DCTA, which owns approximately 13.7 acres adjoining the subject site to the west, is considering conceptual plans for a major open space adjacent to the Charles Emory Old Town Station and a future DCTA headquarters building. Another potential open space opportunity in this general area is under consideration on the Upper Trinity Regional Water District (UTRWD) property to the northwest

of the subject site. A system of hike and bike trails is envisioned in the wooded area along Prairie Creek owned by UTRWD that could provide an additional open space and recreational amenity for current and future residents of Old Town.

Amenities provided within each phase of the development include swimming pools, clubhouses, and a variety of small pocket parks with benches, trees, and landscaping. A dog park situated in phase I will be accessible to residents in both phases. Residents of all units will have access to amenities within each respective phase. A condition has been added to the ordinance granting the planned development zone change to confirm resident access to amenities within the development.

Staff finds this planned development consistent with the Old Town Transit-Oriented Development Plan Update and in alignment with the Lewisville 2025 Vision Plan Big Moves of Old Town and Diverse and Thriving Neighborhoods.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above with the following conditions: 1) All units within the planned development shall be under one ownership and must be managed by on-site staff available during regular business hours and within one hour after hours; 2) All units within the planned development shall have access to all amenities within the planned development, including but not limited to all swimming pools, clubhouses, dog parks, and open spaces for each respective phase; and 3) The cottage units shall consist of varying architectural details and colors.