

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E Luedke, AICP, Planning Director

DATE: January 9, 2023

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Agriculture - Open Space District (AO) to Planned Development – Mixed Use (PD-MU); on Approximately 7.94 Acres out of the L. Burgeois Survey, Abstract No. 52; Located at 301 and 333 Uecker Lane; as Requested by Patricia Fant, McAdams, on Behalf of Venkataramana Murari, the Developer and Uecker Lane LLC and Edward C. Polster, the Property Owners. (Case No. 22-09-8-PZ).**

BACKGROUND

The Mixed-Use Planned Development (PD-MU) district allows for innovative community design concepts which may not meet all regulations of the City's standard zoning categories but ensures a high-quality development with enhanced amenities and a customized design tailored for a particular site. The proposed zone change to PD-MU is subject to the requirements of the former Zoning Ordinance since the zone change application was submitted prior to the effective date of the Unified Development Code (UDC). The applicant is proposing a maximum of 21 single-family detached homes and 41 attached single-family homes with 1.8 acres of open space on 7.94 acres. The open space consists of 1.5 acres of public parkland situated on the northern portion of the site along Oak Bend Drive and an adjoining 0.3-acre private open space containing a detention facility at the southeast corner of Oak Bend Drive and South Uecker Lane. The developer received PD zoning approval for a 36-lot, single family detached development with 1.82 acres of public park land along the west side of South Uecker Lane on January 3, 2022. The Planning and Zoning Commission recommended unanimous approval (4-0) on December 20, 2022.

ANALYSIS

Residential Lots

The base MU zoning district of the UDC allows single family attached lots to be a minimum of 1,700 square feet with a minimum lot width of 20 feet for attached homes and a minimum of 4,000 square feet with a minimum lot width of 25 feet for detached homes. The MU regulations of the former Zoning Ordinance allowed only a attached single family product. To complement surrounding neighborhoods and to reflect uses allowed in the UDC, the applicant has proposed a mix of detached and attached homes within the planned development with 41-foot-wide lots for detached units and 23-foot-wide lots for the attached units. The single family detached homes will contain a minimum lot area of 3,570 square feet and the single family attached homes will contain a minimum lot area of 1,700 square feet.

Architecture

The single family detached product will be front entry, which allows more open space to be preserved. To mitigate the visual impact of garage doors, decorative windows or carriage style hardware must be incorporated in the garage door design. In addition, the PD regulations prohibit repeat of a façade within 5 lots, require a minimum of 80 percent brick veneer, and require at least three architectural features from a menu of options. The PD also requires townhomes be designed to be clearly distinct by materials, colors, vertical elements, or articulation. Front entry detached homes will have 20-foot front setbacks or 5-foot if rear entry, 3-foot side yard setbacks (10-foot when abutting side street), and 10-foot rear yard setbacks. Thirteen of the single family detached homes will back to the open space lot which is intended to be dedicated as parkland. The minimum unit size proposed is 1,400 square feet for detached and 1,200 square feet for attached.

Landscape and Open Space requirements

A 1.8-acre open space is planned for the northern portion of the property. This is approximately 22% of the total site. Of the overall 1.8 acres of open space, 1.5 acres is proposed to be dedicated to the city as a park to meet park dedication requirements. This area is heavily wooded with native post oak trees and all trees within this area are to be preserved. The adjacent 0.3-acre private open space with detention will be privately owned and maintained by the homeowner's association (HOA) that will be established for the development. A separate agreement related to the park fees will be executed at the time of final plat. New landscaping trees will be required on individual lots at time of building permit.

Streets and Access

The streets built as part of this subdivision will conform to standard street sections of the city of Lewisville with 53 feet of right-of-way and 31 feet of pavement for rear entry and 33 feet of pavement for front entry. The applicant will construct a half street within the right-of-way of South Uecker Lane from Oak Bend Drive to East Uecker Lane. The build out or escrow payment related to East Uecker Lane will be identified as part of the development agreement and approved prior to the release of construction plans for the development.

Screening

A 6-foot screening wall is required adjacent to the light industrial zoning to the east. A 6-foot ornamental or wood fence will be provided along the west property line abutting South Uecker Lane and along the south property line abutting East Uecker Lane. A 10-foot buffer with landscaping will be provided along both South Uecker Lane and East Uecker Lane with the option to install ornamental fencing between the open space and residential lots.

Summary

The site is surrounded by multiple neighborhoods consisting of single family detached homes, townhomes, and multifamily. The proposed development provides a mix of single family homes and townhomes to reflect the housing mixture in the area. The open space provided provides residents a connection to nature while preserving a mature stand of post oaks. The proposal is in alignment with the Big Moves of Diverse and Thriving Neighborhoods and Extending the Green from the Lewisville 2025 Vision Plan Update.

CITY STAFF'S RECOMMENDATION:

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