

## **MEMORANDUM**

**TO:** Donna Barron, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** August 2, 2021

**SUBJECT:** **Public Hearing:** **Consideration of an Ordinance Amending Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-22.7, Old Town Mixed Use 2 District Regulations, to Amend Multifamily Requirements to Reduce the Minimum Floor Area of a Multifamily Dwelling.**

### **BACKGROUND**

Reducing minimum dwelling unit sizes in various zoning districts has been discussed with the proposed Development Code Overhaul. The goal of these reductions is to reduce unnecessary cost barriers to housing, to acknowledge trends of smaller studio and one-bedroom units, and to have increased consistency through the code. The Planning and Zoning Commission recommended unanimous approval (7-0) of this amendment on June 15, 2021.

### **ANALYSIS**

The current minimum dwelling unit size in Old Town Mixed Use 2 (OTMU2) District is 650 square feet. This proposed amendment would reduce the individual unit size to 500 square feet and require an average of 650 square feet throughout the project. This gives the applicant the ability to provide some smaller studio and one-bedroom units mixed in with larger units. This allows for more variability in price with smaller units costing less. In addition, this change would be consistent with the minimum floor area requirements in the Mixed Use (MU) District. This change is also proposed in the Development Code Overhaul, which was previously discussed with and supported by the City Council and the Planning & Zoning Commission at their joint workshop on August 20, 2019. The change is being brought forward in advance of the Code Overhaul as pending projects in Old Town have been designed to reflect the proposed minimum floor areas. Examples of recent projects containing units a minimum of 500 square feet and an average of 650 square feet include Norra (NRP) and Heritage Towers within the Villages at Lewisville; Legacy Northern Gateway (southwest corner of IH-35E and Grandys Lane), and Fronterra. Please refer to the attached redlines of the proposed Ordinance to view the detailed amendments.

### **RECOMMENDATION**

It is City staff's recommendation that the City Council approve the ordinance as set forth in the caption above.