

## MEMORANDUM

**TO:** Claire Powell, City Manager

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

**DATE:** October 2, 2023

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Agriculture Open Space District (AO) and Light Industrial District (LI) to Planned Development – Multi-Family Three District (PD-MF-3), on 6.74 Acres out of the S.M. Hayden Survey, Abstract 537; Located at 1910 and 1914 East State Highway 121 Business; as Requested by Spence Miller of Chaparral Partners, the Applicant, on Behalf of 1910 E HWY 121, SERIES OF HE REALTY, LLC and TEXAS JUNK-IN-IT, LLC, the Property Owners (23-06-4-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, area land uses while protecting and enhancing the aesthetic and visual quality of the City. The properties are located at 1910 and 1914 East State Highway 121 Business are currently used as salvage yards. The applicant is proposing to redevelop these two parcels for a multi-family use. The Planning and Zoning Commission recommended unanimous approval (5-0) on September 5, 2023.

### **ANALYSIS**

#### *Layout*

The layout includes the following elements:

- Three four-story buildings built in one phase
- 251 residential units
- Live/Work units on the ground floor facing State Highway 121 Business
- Surface parking with tuck under garages
- Gated resident access off State Highway 121 Business and Midway Road, with an ungated parking lot along State Highway 121 Business

#### *Architecture*

The architectural standards proposed with the planned development are as follows:

- 50% brick facade on all front elevations
- 20% brick facade on the remaining elevations
- Balconies

Elevations are provided in Exhibit B.

Amenities

The following amenities are provided in this development:

- Interior clubhouse
- Dog run and dog wash station
- Swimming pool
- Grills

Deviations

The following standards specific to this planned development are requested:

1. To reduce the landscape strip along State Highway 121 Business from 30 feet to 20 feet

**Article VIII.3.4. – Landscaping Standards for Non-Residential and Multi-Family Dwelling Uses**

Article VIII.3.4.A. requires a minimum 30-foot-wide screening wall adjacent to all public streets. This landscape strip must contain a shade tree every 30 feet, an understory tree every 30 feet and a continuous row of shrubs. The applicant is requesting a 20-foot landscape strip along State Highway 121 Business including 12 canopy trees and 12 ornamental trees and a row of screening shrubs. Staff has no issue with this request as the applicant is providing enhanced elevations along this street frontage while still providing all of the required plantings.

2. To reduce the landscape strip along Midway Road from 30 feet to 15 feet

**Article VIII.3.4. – Landscaping Standards for Non-Residential and Multi-Family Dwelling Uses**

Article VIII.3.4.A. requires a minimum 30-foot-wide screening wall adjacent to all public streets. This landscape strip must contain a shade tree every 30 feet, an understory tree every 30 feet and a continuous row of shrubs. The applicant is requesting a 15-foot landscape strip along Midway Road including 11 canopy trees and 11 ornamental trees. Staff has no issue with this request as the applicant is providing enhanced elevations along this street frontage while still providing all the required plantings except the shrub row.

3. To allow an 8-foot-tall board-on-board wood fence in lieu of the required 8-foot-tall masonry wall

**Article VIII.5.3. - Screening Between Different Zoning Districts, Uses, or Use Categories**

Article VIII.5.3 requires an 8-foot-tall screening wall with a 10-foot landscape strip be provided between multi-family and vehicle uses. The applicant is proposing a cedar fence in lieu of the required masonry fence. Staff has no objection to this request due to the existing metal fence already on this boundary that will remain adjacent to the proposed new fence. Furthermore, the

planted trees in the landscape strip will provide additional screening. Staff anticipates the site to the east to redevelop which may negate the requirement of a screening wall at this location.

4. To allow a 1.6 per unit parking rate in lieu of the required 2 per unit parking rate.

**Article VIII.1.4. - Parking Requirements by Use**

Article VIII.1.4-1 requires two parking spaces for every dwelling unit. The applicant is requesting a parking ratio of 1.6 spaces for every dwelling unit. Staff has no objection to this request as the parking ratio of 1.6 is used in many recent multi-family projects such as Aura Old Town, Legacy Northern Gateway, and Heritage Towers.

Summary

The Lewisville 2025 Vision Plan promotes “Diverse and Thriving Neighborhoods” throughout the City. Rezoning this area to Planned Development – Multi-Family 3 meets the intent of the plan. The proposed development will replace a visually unattractive use on the site and contribute to the mixture of uses evolving in the adjacent urban village of Crown Centre at Castle Hills to the east.

**CITY STAFF’S RECOMMENDATION:**

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