

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, Planning Director

DATE: September 17, 2018

SUBJECT: **Consideration of Two Variances to the Lewisville City Code, Section 6-144 – Screening Devices, for Avalon Memory Care, a Proposed Memory Care Facility Located on the North Side of Round Grove Road Between Valley Parkway and Old Orchard Lane; Further Identified as the Avalon Addition, Lots 1-3, Block A; as Requested by G&A Consultants LLC on Behalf of 3 Willows Land Development the Property Owner.**

BACKGROUND:

The 4.363-acre property was the former home of Parkway Baptist Church. The existing buildings on-site will be demolished to make room for a memory care facility that will be developed in several phases over three lots. The development meets the minimum requirements of the City’s Land Development Regulations except for a variance to the screening wall requirement along the northern and western property lines.

This variance request was originally approved by City Council on February 6, 2017. The approved site plan and variance request have since expired and must be reapproved.

ANALYSIS:

Two variances are being requested in regards to Lewisville’s screening requirements.

Section 6-144 – Screening Devices

A. To allow a tubular steel fence with brick columns and trees in lieu of the required masonry screening wall along the northern property line

The property located to the north of the site is zoned multi-family but is home to Parkway Elementary. The screening proposed for the northern portion of the site is an ornamental metal fence with brick columns spaced 40-feet on-center, which conforms with what schools can provide as a screening device. A letter was obtained from LISD in support of the proposed alternative screening device of ornamental metal fence with brick columns and landscaping. The wall is required due to the school property being zoned Multi-family, if it were zoned Public use the wall would not be required. The landscaping plan shows a number of live and red oak trees planted along the northern property line.

B. To allow the existing live screen along the western property line to remain in lieu of a six-foot masonry screening wall

This section of Chapter 6 – Land Development Regulations, states that commercial developments adjacent to residential zoning must provide a masonry screening wall six feet in height. The adjacent properties are a combination of multi-family and single-family detached zoning. Three single-family homes back up to this property along the western perimeter.

The single-family detached lots are separated from the subject property by existing six-foot tall wood privacy fences, the residential alley, and a row of hedges approximately seven feet in height on the Avalon property. The request for the western portion of the lot is for the seven-foot tall shrubs to remain. The applicant has approached the residents impacted by this request and has received a signed letter of support.

The screening requirement is a tool used to provide visual separation from residential to commercial properties. The Avalon Memory Care facility itself will be home to residents and create a residential-like environment, giving residents access to the outside “backyard” area. In this case all neighbors are in support of the requested variance to provide alternative screening devices in lieu of a masonry screening wall. Staff has no objection to the variance requests.

RECOMMENDATION:

It is City staff’s recommendation that the City Council approve the variance requests as set forth in the caption above.