

## MEMORANDUM

**TO:** Claire Powell, City Manager

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

**DATE:** September 11, 2023

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Local Commercial (LC) District to Planned Development – Multi Family 3 (PD-MF3) District and Five Associated Alternative Standards Related to Landscaping Along Streets, Landscaping Between Different Uses, Landscape Strip Encroachments, Parking, and Driveway Spacing, on 2.84 Acres out of the Luc Bourgeois Survey, Abstract Number 52; Located on Northeast Corner of East Round Grove Road (FM 3040) and South Uecker Lane; as Requested by Maxwell Fisher of ZoneDev, the Applicant, on Behalf of Havenshire Investments, LP, the Property Owner (23-02-3-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 in order to protect and enhance the aesthetic and visual quality of the City.

The property located on the northeast corner of East Round Grove Road (FM 3040) and South Uecker Lane is currently a vacant commercial tract. The applicant requests a zone change to PD-MF3 to construct a four-story affordable multi-family residential development using Low Income Housing Tax Credits (LIHTC). The City Council approved a resolution of support for the nine percent tax credit project on February 20, 2023. The Planning and Zoning Commission recommended unanimous approval (7-0) on August 15, 2023.

### **ANALYSIS**

The Lewisville 2025 vision plan promotes “Diverse and Thriving Neighborhoods” throughout all areas of the City. Development of an affordable housing is in alignment with the plan, which calls for a diverse range of housing choices that meets resident’s needs. The proposed development contains the following affordable unit breakdown:

## PROJECT SUMMARY

Number of Affordable Units	57	63.3%
Number of Market Rate Units	33	36.7%
Total Number of Units	90	100.0%

	Affordable Units	MR Units	Total Units	%	Avg SF
1 Bed Units	24	0	24	26.7%	750
2 Bed Units	28	23	51	56.7%	981
3 Bed Units	5	10	15	16.7%	1,164
	57	33	90	100.0%	950

% of Total Units	% of Tax Credit Units	Total Units			
6.67%	10.53%	6	Units at	30%	Area Median Income
0.00%	0.00%	0	Units at	40%	Area Median Income
25.56%	40.35%	23	Units at	50%	Area Median Income
25.56%	40.35%	23	Units at	60%	Area Median Income
4.44%	7.02%	4	Units at	70%	Area Median Income
1.11%	1.75%	1	Units at	80%	Area Median Income
36.67%	-	33	Units at	Market	
100.00%	100.00%	90			

### Layout

The applicant is proposing a 113,000 square foot multifamily building with surface parking surrounding three sides of the building. Two drives are proposed: a main entrance off South Uecker Lane and a gated emergency-only access off of East Round Grove Road. A variable width landscape buffer, which is primarily 30 feet wide is located adjacent to East Round Grove Road, while a 5-foot landscape buffer is located adjacent to South Uecker lane.

### Architecture

The proposed multi-family building contains four stories and consists of a consistent rhythm of balconies and windows. The elevation adjacent to public streets will feature brick for approximately 65 percent of the elevation, with the remaining building materials consist of fiber cement board siding. The interior elevations contain 30 to 42 percent brick with the remaining being fiber cement board siding. Please refer to the zoning plan for details.

### Amenities

The following amenities are provided in this development:

- Clubhouse
- Fitness center
- Business center
- Children's playroom (non-supervised; parent or guardian within view)
- Dog Park
- Swimming pool

- Outdoor BBQ area
- Playground
- Operation Community Care (Non-profit that provides counseling, job training, food pantry, and social events in coordination with property manager)

Alternative Standards

The applicant is requesting five alternative standards as noted below. Staff typically would not support many of these alternative standards without the inclusion of the affordable housing options outlined in the table above.

- To reduce the required landscaping along South Uecker Lane from 30 feet to 5 feet and to allow the tree plantings in parking lot tree islands.

**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 landscape strip 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 five-foot landscape strip along South Uecker Lane with no trees located in the strip due to overhead utility conflicts. In lieu of the required plantings, four additional landscape islands adjacent to this strip will be provided which will place a tree approximately every 54 feet along the thoroughfare. Staff has no objection to this request.

- To allow a variable width landscape strip along the eastern boundary of the site.

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

Article VIII.5.3 requires an eight-foot-tall screening wall with a 10-foot landscape strip be provided between multi-family and vehicle uses. The applicant is providing the required screening wall along the eastern property line, but is requesting a variable width landscape strip. Staff has no objection to this request due to the geometry of the lot and the nature of the development.

- To allow a fire lane and parking stalls to encroach in the 30-foot landscape strip along East Round Grove Road.

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

Article VIII.3.4 requires a minimum 30-foot-wide landscape strip adjacent to all public streets. This landscape strip is only permitted to contain trees, turf, groundcover and other plant materials. The applicant is requesting an alternative standard to also allow parking and a fire lane in a portion of the landscape strip adjacent to East Round Grove Road. Staff has no objection to this request due to the nature of the development.

- 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 for every dwelling unit in lieu of the requirement. The 1.6 parking ratio has been approved for several multi-family developments in Lewisville, particularly in Old Town and the Northern Gateway, both of which are developing as dense urban villages that promote walkability. These market rate multi-family developments typically contain a high percentage of one-bedroom units. Approximately 26.7% of the proposed development will contain one-bedroom units. The developer confirmed that the 1.6 parking ratio has been used successfully at similar projects as many tenant families share one car for economic reasons. The developer also confirmed that the Texas Department of Housing and Community Affairs, which administers the tax credit program, and many lenders require parking ratios of at least 1.5. Staff has no objection to this request.

- e) To allow a driveway spacing of 110 feet in lieu of the required 250 feet.

#### **Article IX.4 – Streets, Thoroughfares and Access Management**

Article 9 Chapter 4.6 (Driveway Design Standards) requires a minimum driveway spacing of 250 feet for Major Traffic Carriers, which East Round Grove Road is classified as in the thoroughfare plan. The applicant proposes a driveway approximately 110 feet from the adjacent driveway to the east. This proposed driveway on East Round Grove Road will be for exit (egress) and emergency use only with a gate blocking ingress to passenger vehicles. The driveway is also required to meet the Fire Code for the fire lane access. Staff has no objection to this request.

#### Summary

The proposed planned development will provide a high-quality multi-family residential development that will provide the City with much needed affordable housing in alignment with the Big Move of “Diverse and Thriving Neighborhoods” as outlined in the Lewisville 2025 vision plan.

#### **CITY STAFF’S RECOMMENDATION:**

That the City Council approve the ordinance and five associated alternative standards as set forth in the caption above.