

MEMORANDUM

TO: Claire Powell, City manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: April 7, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Public Use (PU) District to Planned Development - Townhouse 2 (PD-TH2) District on 3.211 Acres Legally Described as Lot 3R, Block A, Central Elementary Addition, Located at 701 South Charles Street, as Requested by Benny Jafari, TSMJV, LLC, the Property Owner. (Case No. 23-08-6-PZ)**

BACKGROUND:

Lewisville Independent School District sold the property located at 701 South Charles Street in the summer of 2021. This property contained an office building on the northern portion of the property, and a service yard on the southern portion of the property. The applicant rezoned the northern portion of the property to Office District (OD) to reflect the office building on the site and then sold this portion. They have now submitted a zone change request to develop townhomes on the remaining southern portion of the property, located on the northwest corner of Charles Street and Lake Haven Drive. Immediately adjacent uses include Central Elementary School zoned Public Use (PU) District to the west and an office zoned Office (OD) District to the north. To the south, across Lake Haven Drive, is a single-family neighborhood zoned Single Family Residential (R-7.5) with minimum lot sizes of 7,500 square feet. To the east, across South Charles Street, are townhomes zoned Old Town Mixed Use 1 (OMTU-1), 1960's and 70's walk-up apartments zoned Multi-family One (MF-1) and Agricultural Open Space (AO). To the north, across High School Drive are single-family neighborhoods zoned R-7.5 and Mill Street Elementary School. The Planning and Zoning Commission recommended approval (6-1) on March 4, 2025.

ANALYSIS:

Layout

The proposed development, Lake Haven Village, consists of 55 two-story townhouses that front South Charles Street and a new L-shaped interior street. Two townhouses face a small open space lot. The townhomes are rear-entry and alleys are provided. The overall design is heavily inspired by Belleville Village in the Old Town Design District which was developed by a partner of this developer. This property is not in the Old Town Design District but within a 10-minute walk to Main Street.

Architecture

The townhome architectural style reflects the design used in Belleville Village with some minor modifications. The proposed townhomes will contain two stories with brick on the street facing sides and siding on the alley and internal elevations. Windows in the proposed townhomes will be rectangular as opposed to the arched windows used in Belleville Village.

Density and Lot Dimensions

To achieve a more compact density, the proposed lots are smaller than the base TH-2 District and have smaller setbacks. Staff considered recommending the Old Town Mixed Use 2 (OTMU-2) as a base district since OTMU-2 has no lot size minimums and lesser setbacks that align closer to the proposed development. However, the project is not within Old Town; therefore, the dimensions are being modified through the planned development process with a base of TH-2. The table below outlines the base district lot requirements and the requested requirements for this planned development.

	Lot Requirement Comparison	
	Required:	Requested:
Minimum Lot Area	1,700 S.F.	1,200
Minimum Lot Depth	75 Feet	60'
Minimum Front Yard	17.5 Feet and 20 Feet for Garages; for alley entry 5 Feet	2 Feet In Chart Above
Minimum Side yard	6.5 Feet between Building Blocks	6 Feet Between Building Blocks
Minimum Side Yard for Corner Lot	10 Feet	1 Foot As Shown in Exhibit
Minimum Rear Yard	5 Feet for front garage entry; 17.5 feet for alley served lots with 20 feet to garage	5 Feet
Maximum Lot Coverage	70% for principal and accessory buildings or structures	85%
Maximum Height	35 feet and 2 ½ stories	35 Feet

Parking

Each home contains a two-car garage; however, there is no additional driveway parking space. In Old Town only two spaces per home are required. Since this is outside of Old Town, the applicant is proposing a reduction in the three parking spaces that are required per home. On-street parking will be utilized for additional parking, including guests. Staff has no objection to the reduced parking requirement as this allows increased density near the Old Town area and rear entry design of the development allows for ample parking in front of each unit.

Streets and Alleys

The applicant is using the 53-foot-wide street sections from the Unified Development Code (UDC). This will allow street trees to be planted in the parkway, approximately every 40 feet on center. This is an important consideration as the front yard setbacks alone would not be sufficient to accommodate a canopy tree. The proposed pavement width for the alleys is wider than the UDC requires and is offset from the center. This widened and offset pavement is to prevent drive approaches to the garages in the rear from being a tempting length to park within. The maximum distance from the edge of the alley pavement to the garage door will be 7 feet.

Screening

The applicant is requesting reduced screening standards matching the Old Town development requirements. The applicant proposes a board-on-board wooden fence between the alley and Central Elementary School and the office building to the north. The Unified Development Code requires a screening wall with landscaping. Staff has no objection to this request due to the proposed development's proximity to the Old Town area, and as it is meeting the Old Town development standards.

Summary

The proposed development is in alignment with the Big Move of Diverse and Thriving Neighborhoods identified in the Lewisville 2025 Vision Plan. Adding townhomes would increase options for home ownership with walkability to Old Town, which would also support the Big Move Old Town.

CITY STAFF'S RECOMMENDATION:

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