

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, Director of Planning

DATE: September 17, 2018

SUBJECT: **Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From General Business District (GB) to Planned Development – Estate Townhouse District (PD-ETH) for a Proposed Residential Development Consisting of 32 Single-Family Detached Units and Two Open Space Lots with Two Associated Variances Regarding Screening; on an Approximately 5.371-Acre Tract of Land Legally Described as Lot 1, Block A and Lots 2 & 3, Block B, Boyd Addition, Located on the North and South Sides of McCartt Drive, Approximately 250 Feet West of State Highway 121 Business; as Requested by Noah Flabiano, of Skorburg Company, on Behalf of Charis Partners, Ltd. the Property Owner. (Case No. PZ-2018-08-09)**

BACKGROUND

The Planned Development (PD) District allows for innovative community design concepts which may not meet all regulations of the City's standard zoning categories but ensures a high-quality development with enhanced amenities and a customized design tailored for a particular site. The property for the proposed PD is currently zoned General Business (GB). The property is situated west of State Highway 121 Business and is bounded by Public Use (PU) zoning to the north; Multi-Family 2 (MF2) zoning to the west; General Business (GB) to the east; and Multi-Family 1 (MF1) zoning to the south. Two variances are being requested regarding screening of adjacent properties.

The Planning and Zoning Commission (P&Z) recommended unanimous approval (7-0) of the Planned Development at their meeting on August 7, 2018. The proposal presented to the P&Z included a third variance to maintain the existing chain-link fence and vegetation in lieu of the required screening wall on the northern boundary of the development adjacent to the Public Use zoned Elementary School. At the time of the P&Z meeting the applicant had a meeting set up with Lewisville Independent School District staff, but had not acquired a letter of support. The school district later submitted a letter not supporting this variance. The applicant decided to withdraw this variance request and will build the required tubular steel fence with brick columns.

This public hearing was continued from the September 10, 2018 City Council Meeting at the applicant's request.

ANALYSIS

The proposed PD will have a base zoning of Estate Townhouse (ETH). The concept plan outlines a single phase development with 32 single-family detached lots that are a rear-entry product. The

residential lots will have a minimum lot width of 30 feet with a minimum lot size of 4,000 square-feet. All lots will have a minimum dwelling size of 2,000 square feet with a lot coverage that will not exceed 80%.

Architectural Elements

The proposed Planned Development standards require enhanced architecture. A list of twelve elements including items such as a balcony, cast stone accents and a front porch are provided in Section V of the Planned Development standards. Each house must incorporate a least four of the listed elements. Please refer to Illustration 2 of the Planned Development standards for architectural examples.

Landscaping and Amenities

A minimum of one, three-inch caliper shade tree per lot will be provided for this development. The existing trees on the north and south side of the development will remain in a natural state on open space lots. These natural areas will serve as a buffer and screen from the multifamily to the south and school to the north. Park benches and dog waste facilities will be located near these natural areas. Two additional open space lots will be located on either side of McCartt Drive. The open space lot on the north side of the development will function as a pocket-park and will feature a sidewalk and bench near the proposed cluster mailboxes. The open space on the south side of McCartt Drive will feature shaded visitor parking and additional cluster mailboxes. A home owners association will maintain all the open space lots.

Screening

The proposed screening of the development takes in account the existing natural condition of the site and surrounding properties.

- To the south, adjacent to the apartment buildings, the standard requirement for a screening wall is an opaque six-foot masonry wall. Constructing the required screening wall would likely necessitate the removal of the existing natural vegetation. The applicant is proposing to leave this thick natural vegetation on the south ends of the development to act as a natural barrier between the apartment community and the proposed development. Please refer to the variance exhibit for pictures of the existing fences and vegetation.
- To the west, adjacent to detached residences zoned multi-family, the standard requirement for a screening wall is an opaque six-foot masonry wall. The applicant is proposing to build a tubular steel fence with masonry columns on the western boundary of the development. This proposed screening, as opposed to the required opaque screening wall, will allow a smoother transition between the townhouse-style development located to the west.
- To the north, adjacent to the elementary school, the applicant will meet the standard requirement of a tubular steel fence with masonry columns.
- To the east, adjacent the undeveloped General Business zoned land, a six-foot masonry wall will be the responsibility of the commercial developer.

Variances

There are two variances associated with the screening requirements of this development.

a) To allow the existing wood fence and vegetation in lieu of the required screening wall on the southern boundary of the development adjacent to the Multi-Family zoned property;

Sec. 6-143 requires that a masonry screening wall, six feet in height, be constructed along any portion of multi-family which adjoins any single-family. Since the multi-family property is existing, the responsibility falls upon the residential developer to construct the wall. The current property has thick vegetation on the southern boundary of the site. The applicant is proposing to leave a 40-foot natural buffer between the south boundary and the proposed alleyway. The current vegetation is proposed to be maintained by the development's Home Owners Association and will act as a living screen. Staff has no objection to this variance.

b) To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.

Sec. 6-143 requires that a masonry screening wall, six feet in height, be constructed along any portion of multi-family which adjoins any single-family. Since the multi-family property is existing, the responsibility falls upon the residential developer to construct the wall. The tubular steel fence with masonry columns would provide a softer transition from the property to the west and would conform with the existing fence provided by the school on the north side of Country Ridge Road. Staff has no objection to this variance.

The purpose of the Planned Development District is to accommodate innovative design concepts and provide flexibility to achieve a more desirable development. The proposed development features a rear-entry product with enhanced building materials and landscaped open spaces on a property surrounded by a variety of land uses. The planned development is in accordance with Big Move #5, "New Housing Choices" of the Lewisville 2025 Vision Plan.

RECOMMENDATION

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