

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: March 4, 2024

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Public Use (PU) District Zoning to Planned Development Estate Townhouse Residential (PD-ETH) District on 47.641 Acres out of the R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway; as Requested by Patricia Fant, McAdams, on Behalf of Lewisville Independent School District, the Property Owner. (23-10-8-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 while protecting and enhancing the aesthetic and visual quality of the City.

Lewisville Independent School District (LISD) acquired this land as part of a larger tract with the intention of building a middle school. Since the entire site acreage is not required for the middle school, LISD desires to sell these 47 acres to Lyfe Residential, a developer and builder, while retaining the northern portion for the future middle school. The southern property includes portions of the Indian Creek floodplain. A future trail providing regional connections is proposed along Indian Creek as part of the Healthy Infrastructure Plan. The applicant is proposing a rezoning to Planned Development Estate Townhouse Residential to build a new single-family neighborhood. The Planning and Zoning Commission recommended unanimous approval (5-0) on February 6, 2024.

ANALYSIS

The proposed development features 135 single-family detached lots. A creek and floodplain create a natural buffer between the residential lots and Josey Lane. The property directly east of the subject lot is zoned multi-family with no current development plan. The property to the north is the site of a future middle school, and south of this proposed development across Indian Creek is the Lakewood Hills East development.

Site and Street Layout

The zoning plan lays out a 135-lot development. The PD standards allow up to 136 lots depending on the final design of the development during the platting phase. The layout features the following elements:

- A single phased development
- 50-foot wide front-entry lots with depths ranging from 95 feet to 115 feet
- A 51-foot right-of-way with street trees, bulb outs, and roll-over curbs
- Traffic calming elements at the main entrance into the development
- Two street connections to Josey Lane that align with Lakewood Hills Drive (full turning movements) and Lake Falls Terrace (right-in, right-out only) in the Lakewood Hills west development.

The layout of the subdivision also creates two public street stub-outs for future development to the east.

Surrounding Land Uses

The proposed use is consistent with existing and proposed residential and civic uses in the surrounding area.

- South and West - South of Indian Creek and west of Josey Lane is the Lakewood Hills development consisting of 298 single family homes primarily on 50 and 60-foot-wide lots.
- North - Undeveloped land owned by LISD planned for the construction of a middle school.
- East - Undeveloped land owned by CB/Tittle LTD et al zoned Multi-Family 3 (MF-3) District. This land has frontage on Windhaven Parkway and extends to the eastern boundary of Lewisville.

Architecture

The detached front-entry houses will feature a modern farmhouse architecture style with siding used as the primary building material and gabled or hipped roofs. The garages will not extend more than five feet from the front face of the dwelling and the garage doors will be decorative or have windows. The Planned Development standards list a menu of architecture elements that the houses will feature, and conceptual elevations are included. To ensure variety, the standards mandate that the same elevation must be separated by four lots if on the same side of the street and separated by two lots if on the opposite side of the street.

Open Space, Landscaping, and Amenities

The development features a large amount of open space west and south of the residential lots. This open space is primarily a creek and its associated drainageway and floodplain. The following elements are included in the open space for this development:

- A neighborhood amenity area
- Future city trail connectivity along Indian Creek, which will be within the public park dedication area as shown on the landscape plan and park dedication plan

- A recreation and drainage easement covering the private open space lots to allow future amenities and/or trail connections along the creek.

Screening

Three standards that differ from the Unified Development Code (UDC) are being requested for screening and are incorporated as part of this planned development.

Chapter VIII.5 of the UDC requires a six-foot (6') tall screening wall where single-family is adjacent to multi-family. The applicant is requesting a board-on-board fence in lieu of the masonry fence as the multifamily development is not built.

Chapter VIII.5 of the UDC requires a 10-foot landscape strip with shade trees spaced 50 feet on center where single family is adjacent to multi-family. The applicant is proposing to increase the rear yard setback in this area to 15 feet and plant one canopy tree in every lot that backs up to the multi-family zoned property. The multifamily development will include a 10-foot buffer when built, creating an adequate buffer between the single family and multi-family developments.

Section VIII.5.5. of the UDC requires that all new subdivisions for single-family detached, two-family, and single-family attached lots which back or side to thoroughfares, as identified on the Thoroughfare Plan, shall provide screening from the thoroughfare. The applicant is proposing a landscape berm with enhanced live screening in lieu of the required six-foot (6') tall masonry fence and ten-foot-wide landscape buffer. The proposed subdivision is set back more than 350 feet from Josey Lane and conflicts with utility easements and grades make finding a location for a screening wall challenging. Staff believes the four-foot berm and six-foot enhanced live screening will adequately meet the intent of Lewisville's Screening Requirements.

Traffic

During the Planning and Zoning public hearing, traffic and congestion were the main concerns of nearby residents. The 135 homes are projected to generate approximately 1,350 trips per day. The neighborhood will have two connections to Josey Lane, which is a 6-lane arterial that can handle over 40,000 trips per day. As part of the construction plans and plat, a traffic impact analysis will be required to determine any needed improvements to mitigate increased traffic such as signal improvements, proportional shares of signal improvements, turn lanes, etc. The development is providing two street stub-outs to the east that can be connected to Windhaven Parkway with future development to the east.

Overall, the development provides a new residential neighborhood near schools and with open space areas meeting the Lewisville 2025 Vision Plan's Big Move of Diverse and Thriving Neighborhoods.

CITY STAFF'S RECOMMENDATION:

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