

## **MEMORANDUM**

**TO:** Donna Barron, City Manager

**FROM:** David Salmon, P.E., City Engineer

**VIA:** Eric Ferris, Deputy City Manager

**DATE:** November 19, 2018

**SUBJECT:** **Consideration of a Final Plat of Castle Hills Phase 10 Lewisville Addition; Containing 264 Single-Family Lots, 94 Townhouse Lots, 9 Common Area Lots (ETH) and 13 Common Area Lots (TH-2) on 76.96-Acres, With Zoning Designations of Estate Townhouse (ETH), Townhouse Two (TH-2); Located on the South Side of Windhaven Parkway, North side of FM 544 and West of Josey Lane; Containing Two Associated Variances. as Requested by LandDesign Inc., Representing the Property Owner.**

### **BACKGROUND**

The subject Final Plat is located within Castle Hills District 1-H in the City of Lewisville Extra Territorial Jurisdiction (ETJ) and is to be developed in accordance with the 1996 Bright Farms Agreement. The following variances are being requested: a) to allow a 34-foot street right-of-way and 27-foot street width with 10-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way and 31-ft street width.; b) To allow Blocks L, M, N, O, P, Q, R, and S to have a zoning designation of Townhouse Two (TH-2). City Council approved the Preliminary Plat for Castle Hills Phase 10 on May 1, 2017. The Preliminary Plat included three other variances, a) To allow a 41-foot street right-of-way with 8-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way, b) To waive the alley requirement for lots less than 10,000 square feet in area, and c) To allow Block N to have a zoning designation of Townhouse Two (TH-2).

### **ANALYSIS**

The following two variances have been added to the project with the final plat submission and are in addition to the three variances approved with the preliminary plat.

a) To allow a 34-foot street right-of-way, 27-foot street width with 10-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way and 31-ft street width.

#### **Section V (2)(B) - Streets**

The 1996 General Development Ordinance requires a minimum 50-foot wide right-of-way for residential streets. For this subdivision within the northern TH-2 zoning area, the developer is proposing a 34-foot wide right-of-way with additional 10-foot utility and sidewalk easements along both sides of each residential street and a 27-foot wide street section. The single-family designated residential area will remain a 41-foot wide right-of-way with a 31-foot street as approved with the final plat. Public utilities and the street will be placed within the right of way while sidewalks, private utilities and public water meters and sewer clean-outs will be in the easements on either side. Variances reducing the right of way and making up the difference with

easements have been approved for many Castle Hills residential subdivisions. Reducing the street section hasn't been considered before. In this case, the variance only applies to a small section at the north end of the subdivision which is proposed for townhomes. The developer intends to restrict parking on the subject streets. As the lots are only 36.5 feet wide and will have front entry driveways, there would be little or no space to park a car along the curb in any event. Staff recommends approval of this variance.

b) To allow Blocks L, M, N, O, P, Q, R, and S to have a zoning designation of Townhouse Two (TH-2)

On May 1<sup>st</sup> 2017, City Council approved a variance to allow 28 lots in the Castle Hills Phase 10 Addition to have a Townhouse Two (TH-2) zoning designation. The project has since expanded, and now the applicant is requesting that approximately 107 lots be granted a variance allowing the TH-2 zoning designation. These lots are located north of the proposed single-family detached lots. Section 5 of the 1996 agreement between the City of Lewisville and the Bright Family partnership states that all parties "will be bound by the laws and ordinances...in effect at the time of this agreement". Additionally, Section 6 states that "all portions of the lands shall be zoned in accordance with appropriate Lewisville zoning categories in place at the time of the annexation." In 1996 the City of Lewisville did not have a TH-2 zoning district. Castle Hills is asking that the City allow this area to be designated TH-2. The TH-2 District was created as an incentive for developers to downzone property from multifamily by allowing smaller lot and unit sizes. Although the lot size may be smaller than other townhouse designations, the proposed unit size is 2,000 square feet which is significantly larger than the 1,200-square foot minimum required. The smallest proposed lot size is approximately 2,500 square feet, which is larger than the 1,700 square foot minimum requirement. TH-2 has been granted previously in Castle Hills Phase VI, located along Windhaven Pkwy and Essex Blvd. Staff has no objection to this variance request.

### **RECOMMENDATION**

It is City staff's recommendation that the City Council approve the Preliminary Plat and requested variances.