

## **MEMORANDUM**

**TO:** Donna Baron, City Manager

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

**DATE:** December 3, 2018

**SUBJECT:** **Consideration of a Variance Request to the Lewisville City Code, Chapter 6, Article IX, Section 6-181(b), Exterior Finish Requirements, Regarding the Exterior Finish on a Proposed New Single Family Detached Residence Located at 343 West College Street; as Requested by Bill Peck on Behalf of Kent Ellis, the Property Owner.**

### **BACKGROUND**

The property is located on the north side of West College Street. The property owner plans to demolish the existing residence and build a new craftsman-style home. The proposed home meets all code provisions other than the exterior finish requirements. The owner is asking for a variance to allow 100% cementuous fiber siding rather than brick veneer.

### **ANALYSIS**

Many of the original homes fronting College Street were built with designs from the 1920's. A craftsman-style home, a style commonly found in this area, is characterized by a low-pitched gable roof with a front porch supported by battered columns. Siding is often utilized as the primary cladding material for craftsman-style homes. Siding is an allowed material for homes on the south side of West College Street within the Old Town Design District boundaries. The property is located on the north side and is subject to the General Development Ordinance, which requires 80% brick veneer.

As the area develops, the properties on the south side of the street, within the Old Town Design District, will reflect the existing characteristics of the turn of the century architecture; while the north side could be more modern in design. The small area plan for Old Town North recommends developing a design overlay for the West College Street area to promote compatibility with the Old Town Design District and to preserve existing characteristics. Staff believes uniformity on both sides of College Street is beneficial. Until any new standards are in place, a variance is required to permit any form of siding.

The owner plans to build a craftsman-style home that matches the aesthetics of the existing neighborhood and reflects the design requirements in the Old Town Design District. The current standards for resident construction require that the aggregate total of all exterior wall elevations, excluding doors and windows, to consist of 80% brick veneer with no single wall elevation consisting of less than 60% brick veneer. The applicant is requesting to allow 100% cementuous fiber siding in lieu of the required 80% brick veneer.

## **RECOMMENDATION**

It is the City staff's recommendation that the City Council approve the variance request as set forth in the caption above.