

## **MEMORANDUM**

**TO:** Donna Barron, City Manager

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

**DATE:** December 17, 2018

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From General Business District (GB) to Mixed-Use District (MU) and Three Associated Variance Requests Regarding Control of Access, Front Entry and Landscaping; on Approximately 3.90 Acres, Legally Described as Part of Lot 7B-R1 and Part of Lot 8, Block C, Country Ridge No. 3 Addition and Located on the South Side of West Southwest Parkway, Approximately 460 Feet West of State Highway 121 Business; as Requested by Patricia Fant, G&A | McAdams Co., on Behalf of Jean Pierre, 121/Southwest Parkway Properties, Inc.. (Case No. PZ-2018-08-08).**

### **BACKGROUND**

The subject property is vacant and surrounded by commercial and residential uses. To the east is a QuikTrip gasoline station zoned General Business (GB). The properties adjacent to the north across West Southwest Parkway are zoned General Business (GB) with an existing car wash, retail and office uses. The properties across the drainage way to the west are detached single-family homes on Chelsea Court zoned Estate Town House (ETH). The properties across Timber Creek are townhomes zoned Townhouse (TH). The Planning and Zoning Commission recommended unanimous approval (7-0) on November 6, 2018.

### **ANALYSIS**

The proposed development consists of 31 townhomes and will serve as a transition between the commercial development to the east and north and the single family detached residential to the west. As the property is less than five acres in size, it does not qualify for a planned development zone change.

On September 10, 2018, the City Council approved amendments to the MU Zoning District and clarified the requirement for a regulatory concept plan to be approved with any requested MU zone change. The applicant has provided a concept plan with this request. Any changes to zoning standards such as building height or number of units will require an amended concept plan with two public hearings. Any other significant changes would be required to obtain approval from the Planning and Zoning Commission.

### Development Standards

The proposed 31 units are a minimum of 1,600 square feet, exceeding the code minimum of 1,200 square feet. The homes are a maximum of three stories or 35-feet in height. The minimum front yard is 17.5 feet with 20 feet for front entry garages. The minimum side yard is 6.5 feet or 10 feet along a street and the minimum rear yard is 5 feet. These setbacks are comparable to the Townhouse 2 (TH2) zoning district standards.

### Screening

The General Development Ordinance requires a six-foot masonry wall along the east property boundary to screen QuikTrip and also along West Southwest Parkway as it is a collector street. In addition to the six-foot-tall masonry screening walls, the proposed concept contains canopy trees and shrubs. Trees will help screen QuikTrip as it is at a higher elevation than the subject property and shrubs will soften the appearance of the wall as several homes face toward the wall. Along West Southwest Parkway, canopy trees will help beautify the area in front of the subdivision and provide additional screening of the commercial properties on the north side of the street.

### Landscaping and Open Spaces

A drainage path and floodplain lies on the west and south sides of this site with a significant number of trees. The applicant is proposing a 6-foot ornamental metal fence along the open space area to the west. This will allow views into the open space area for those lots. The area to the south will need to be dedicated by plat as drainage right-of-way to the City of Lewisville with an option to accommodate a future hike and bike trail in accordance with the Trails Master Plan.

### Parking

Each unit will contain a two-car garage and two driveway spaces situated in the front of the unit. In addition, approximately 20 on-street parking spaces will be available to serve guests and visitors.

### Variances

The following three variances are requested with this concept plan:

- a) to allow a reduced lot width and reduced control of access for a single-family lot

Section 6-94 (e), of the General Development Ordinance requires corner lots for single family front entry developments to have a 75-foot lot width with a 50-foot control of access when located at the intersection of a collector street. The proposed development will have three lots adjacent to West Southwest Parkway that will not meet the required lot width or control of access. The proposed lot widths range from 50-feet to 60-feet and the proposed control of access is 40-feet. A seven-foot wide open space lot separates these lots from West Southwest Parkway. The development consists of 31 units with two points of access; therefore, issues with stacking are not anticipated. In addition, the developer had minimized the magnitude of the variance while maintaining a cost-effective lot count. Two lots were dropped from the original proposal. Similar variance requests have been approved in Great Lakes Crossing and Archer Way. Staff has no objection to this request.

b) to allow front-entry townhomes

Section 6-92 (k) requires alleys for all detached and attached single family zoning districts. This request is being made due to the shape and size of the property and the need for cost-effective lot count. Front entry townhomes and detached single-family homes have been permitted in Normandy Village, Archer Way, and on the adjacent Chelsea Ct. The applicant is proposing the garage door be setback a minimum 20 feet to ensure adequate parking space in the driveway. Staff has no objection to this variance request.

c) to reduce the number of lots required to have a shade tree

Section 6-122 (b) requires one canopy tree per single-family residential lot less than 6,000 square feet. However, based on the TH-2 standards, there is not adequate space for the trees to reach their mature height and widths. The applicant is proposing to plant canopy trees on 22 of the 31 lots. The planting pattern proposed uses a larger landscape area created between every other unit and the driveways. In addition to these 22 trees, an additional 17 trees are being planted to provide enhanced screening. In total, 39 trees are proposed, 7 more than required by code. Staff has no objection to this request as it will allow better long-term tree growth and more trees are being planted overall.

The townhouse project supports Big Move Number 5: New Neighborhood Choice from the Lewisville 2025 Plan.

**RECOMMENDATION**

It is City staff's recommendation that the City Council approve the ordinance and the three associated variance requests as set forth in the caption above