

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, Planning Director

DATE: April 1, 2019

SUBJECT: **Consideration of a Final Plat of Castle Hills Golf Villas Phase III Addition, Containing 21 Lots; on 2.171 Acres out of the P.R. Splane Survey, Abstract Number 1212 and the J. T. Dooley Survey, Abstract Number 343; with a Townhouse Two (TH-2) Zoning Designation; Located at the Southeast Corner of Lady of the Lake Blvd and Sir Lovell Lane; With Three Associated Variances; Being a Replat of Castle Hills Golf Villas Phase III Addition, Lot 1, Block F, and Lot 1X, Block A.**

BACKGROUND:

The subject final plat is located within Castle Hills 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 with 10-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way; b) to allow a zoning designation of Townhouse Two (TH-2); and c) to waive the alley requirement. The Planning and Zoning Commission recommended unanimous approval (7-0) of the final plat and three associated variances on March 5, 2019.

ANALYSIS:

The Castle Hills golf cart maintenance facility on the subject lot is proposed to be relocated to a new location north of King Arthur Boulevard. Once the existing facility is demolished, 21 new townhomes will be constructed, finishing out the Golf Villas Phase III. The applicant is requesting three variances.

a) to allow a 34-foot street right-of-way with 10-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way.

Section 5 (2)(B) – Streets of the 1996 General Development Ordinance requires a minimum 50-foot wide right-of-way for residential streets. For this subdivision within the 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 the residential street. The street width will remain 31 feet which is consistent with the surrounding subdivisions. 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, including in November 2018 for Castle Hills Phase 10. Staff has no objection to this variance request.

b) to allow a zoning designation of Townhouse Two (TH-2)

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. 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 and in Castle Hills Phase 10 Addition. Staff has no objection to this variance request.

c) to waive the alley requirement

Section 5(2)(K) of 1996 General Development Ordinance requires alleys for all single-family residential subdivisions; however, the 1996 agreement for Castle Hills eliminates the alley requirement for subdivisions where lot sizes average over 10,000 square feet. The residential lot sizes in this development range from 3,100 to 3,400 square feet and average well under 10,000 square feet. A front entry product provides a larger private back yard patio area for each unit. This variance has also been granted previously for other townhouse developments such as Castle Hills Golf Course Villas Phases I, II, and III. Staff recommends approval of this variance.

RECOMMENDATION:

It is City staff’s recommendation that the City Council approve the final plat and three associated variances as set forth in the caption above.