



Legislation Details (With Text)

File #: 18-0277 **Version:** 2 **Name:**
Type: Zoning Ordinance **Status:** Public Hearing
File created: 8/14/2018 **In control:** City Council
On agenda: 9/17/2018 **Final action:**
Title: Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From General Buisness District (GB) to Planned Development - Estate Townhouse District (PD-ETH) for a Proposed Residential Development Consisting of 32 Single-Family Detached Units and Two Open Space Lots with Two Associated Variances Regarding Screening; on an Approximately 5.371-Acre Tract of Land Legally Described as Lot 1, Block A and Lots 2 & 3, Block B, Boyd Addition, Located on the North and South Sides of McCartt Drive, Approximately 250 Feet West of State Highway 121 Business; as Requested by Noah Flabiano, of Skorburg Company, on Behalf of Charis Partners, Ltd. the Property Owner. (Case No. PZ-2018-08-09).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. Location Map, 3. Aerial Map, 4. PZ Minutes, 5. GB, 6. ETH, 7. PD, 8. Application, 9. Variance Request Narrative, 10. Variance Plan - Park Central Terraces, 11. Ordinance, 12. Ordinance Attachment A, 13. Ordinance Attachment B

Date	Ver.	Action By	Action	Result
9/17/2018	2	City Council		
9/17/2018	2	City Council		
9/10/2018	2	City Council		

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ADMINISTRATIVE COMMENTS:

The purpose of the Planned Development District is to accommodate innovative design concepts and provide flexibility in order to achieve a more desirable development. The proposed development features a rear-entry product with enhanced building materials and landscaped open spaces on a property surrounded by a variety of land uses. The planned development is in accordance with Big Move #5, "New Housing Choices" of the Lewisville 2025 Vision Plan. The applicant is requesting two variances alongside the Planned Development: a) to maintain the existing wood fence and vegetation in lieu of the required screening wall on the southern boundary of the development adjacent to the multi-family zoned

property and b) to allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the multi-family zoned property. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on August 7, 2018. This public hearing was continued from the September 10, 2018 City Council Meeting at the applicant's request.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS: Richard E. Luedke, Planning Director