



## Legislation Details (With Text)

**File #:** 18-0318      **Version:** 1      **Name:**  
**Type:** Agenda Item      **Status:** Regular Hearing  
**File created:** 9/5/2018      **In control:** City Council  
**On agenda:** 9/17/2018      **Final action:**  
**Title:** Consideration of Two Variances to the Lewisville City Code, Section 6-144 - Screening Devices, for Avalon Memory Care, a Proposed Memory Care Facility Located on the North Side of Round Grove Road Between Valley Parkway and Old Orchard Lane; Further Identified as the Avalon Addition, Lots 1-3, Block A; as Requested by G&A Consultants LLC on Behalf of 3 Willows Land Development the Property Owner.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Memo, 2. Location Map, 3. Aerial Map, 4. Variance Request Letter, 5. Letters of Support, 6. Variance Exhibit

Date	Ver.	Action By	Action	Result
9/17/2018	1	City Council		

**Consideration of Two Variances to the Lewisville City Code, Section 6-144 - Screening Devices, for Avalon Memory Care, a Proposed Memory Care Facility Located on the North Side of Round Grove Road Between Valley Parkway and Old Orchard Lane; Further Identified as the Avalon Addition, Lots 1-3, Block A; as Requested by G&A Consultants LLC on Behalf of 3 Willows Land Development the Property Owner.**

### **ADMINISTRATIVE COMMENTS:**

This variance request was originally approved by City Council on February 6, 2017. The approved site plan and variance request have since expired and must be reapproved. The proposed memory care center meets minimum requirements of the City's Land Development Regulations except for two variances to the screening wall requirement: a) To allow a tubular steel fence with brick columns and trees in lieu of the required masonry screening wall along the northern property line and b) to allow the existing live screening along the western property line to remain in lieu of a six-foot masonry screening wall. Staff has no objection to these variances.

### **RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:** Richard E. Luedke, Planning Director