



Legislation Text

File #: 18-0365, **Version:** 1

Consideration of a Final Plat of Castle Hills Phase 10 Lewisville Addition; Containing 264 Single-Family Lots, 94 Townhouse Lots, 9 Common Area Lots (ETH) and 13 Common Area Lots (TH-2) on 76.96-Acres, With Zoning Designations of Estate Townhouse (ETH), Townhouse Two (TH-2); Located on the South Side of Windhaven Parkway, North side of FM 544 and West of Josey Lane; Containing Two Associated Variances. as Requested by LandDesign Inc., Representing the Property Owner.

ADMINISTRATIVE COMMENTS:

The subject Final Plat is located within Castle Hills District 1-H 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 and 27-foot street width with 10-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way and 31-ft street width; b) To allow Blocks L, M, N, O, P, Q, R, and S to have a zoning designation of Townhouse Two (TH-2). City Council approved the Preliminary Plat for Castle Hills Phase 10 on May 1, 2017. The Preliminary Plat included three other variances, a) To allow a 41-foot street right-of-way with 8-foot sidewalk and utility easements on each side in lieu of the required 50-foot right-of-way, b) To waive the alley requirement for lots less than 10,000 square feet in area, and c) To allow Block N to have a zoning designation of Townhouse Two (TH-2).

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

David Salmon P.E., City Engineer