

Legislation Text

File #: 20-1164, Version: 1

Public Hearing: Consideration of an Ordinance Amending The Planned Development District Established By Ordinance Number 4225-11-2015 (Z) On November 16, 2015, Zoned Planned Development - Mixed Use District (PD-MU), to Amend the Existing Planned Development by Adopting Amended Development Standards and all Attachments Thereto; With Ten Associated Variance Requests Regarding Tree Planting, Screening, Parking, Parkland Dedication, Paving Over Waterlines and Exterior Materials; on an Approximately 90.588-Acre Tract of Land out of the Stephen Riggs Survey, Abstract No. 1088 and the WM. Brown Survey, Abstract No. 63; Located on Both the East and West Sides of Summit Avenue North of the Kansas City Southern Railroad and Grandy's Lane with Frontage on the West Side of I-35E (North Stemmons Freeway) and the East Side of McGee Lane, as Requested by the City of Lewisville, the Applicant. (Case No. 19-11-4-PZ)

ADMINISTRATIVE COMMENTS:

The original Planned Development district for this area, "The Villages at Lewisville," was approved in November 2015. Now that the first three developments within the Villages at Lewisville are underway, staff recommends amending the Planned Development to provide concept plans, development standards, and other attachments that more specifically reflect the current projects and to account for the reduced density within the Planned Development. The following four variances are requested in the proposed Townhome 1 Subdistrict: a) to allow required trees on townhome lots to be planted in open space lots when space is insufficient; b) to allow live screening with masonry columns in lieu of the required masonry screening wall along Summit Avenue; c) to allow two parking spaces for each townhouse unit in lieu of the required three parking spaces; and d) to allow the parkland dedication requirement (or cash-in-lieu of parkland dedication) for the Townhome 1 Subdistrict to be paid prior to the building final of the first townhome or December 31, 2020; whichever occurs first. The following two variances are requested in the proposed Townhome 2 Subdistrict: a) to allow live screening with masonry columns in lieu of the required masonry screening wall along McGee Lane; and b) to allow required trees on townhome lots to be planted in open space lots when space is insufficient. The following four variances are requested in the proposed Multifamily 1 Subdistrict: a) to allow 1.6 parking spaces per unit in lieu of the required 2 parking spaces per unit; b) to allow paving over the existing 20-inch water line with the owner being responsible for repairing or replacing pavement due to the City repairing or replacing the water line; c) to allow 60 percent brick veneer in lieu of the required 80% brick veneer; and d) to allow parkland dedication for the Multifamily 1 Subdistrict to be made after all amenities are installed in accordance with the Open Space Amenities Plan and before any certificates of occupancy are issued. The Planning and Zoning Commission recommended unanimous (6-0) approval of the amended planned development on June 2, 2020.

RECOMMENDATION:

That the City Council continue the public hearing to the July 20, 2020 City Council meeting.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, Planning Director