



## PLANNING

**To:** Mayor and Town Council

**From:** David Hoover, AICP, Director of Development Services

**Through:** Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager

**Re:** Amend Planned Development-111 Regarding the Number of Contiguous Units that Constitute a Row of Townhomes

Town Council Meeting – March 12, 2024

**Strategic Visioning Priority: 3. Commercial Corridors are ready for Development**

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request to amend the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive. (ZONE-24-0003)

**Future Land Use Plan:**

The Future Land Use Plan recommends US 380 Highway District and Medium Density Residential.

**Zoning:**

The property is zoned Planned Development-111 (Single Family/Mixed Use).

**Thoroughfare Plan:**

This property has direct access to Lakewood Drive and the future extension of Richland Boulevard.

**Parks Master Plan:**

The Parks Master Plan does not indicate a park is needed on the subject property.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff received one phone call from a citizen with questions about the item. No emails or letters have been received from the public in either support or opposition to this request to date.

**Attached Documents:**

1. Aerial & Zoning Maps
2. Exhibit A – Preliminary Plat (D22-0003) Staff Report & Meeting Minutes

**Description of Agenda Item:**

Staff proposes a text amendment to the Townhome component of Planned Development-111. Currently, the Planned Development standards state that the maximum number of Townhome units in a row is seven (7) and is silent regarding the minimum number of attached units. When a Planned Development does not specifically address a standard, the Zoning Ordinance requirements are applied. In this case, the Zoning Ordinance states that the minimum number of units in a Townhome is three (3).

**Zoning Ordinance, Chapter 3, Section 2 (Definitions)**

Townhome (Single Family Dwelling, Attached) means a structure located on a lot with fee simple ownership and containing three to eight dwelling units with each unit designed for occupancy by one family and each unit attached to another by a common wall.

On March 1, 2022, the developer requested Planning & Zoning Commission consideration to approve a Preliminary Plat (D22-0003) for a 154-lot Townhome subdivision called The Dominion at Brookhollow. The lots were designed to accommodate two (2) attached units. The Staff Report for this project states, "townhome units in this development consist of two (2) attached units per building." The preliminary plat was approved on the Consent Agenda by a vote of 6-0.

Staff recommends the following modification to the language in the Planned Development so that it aligns with the intent of the development and the approved Preliminary Plat.

**Current:**

Maximum Adjoined Units: Buildings shall be a maximum of seven (7) connected residential units with a minimum of fourteen feet (14') of separation between buildings.

**Proposed:**

Minimum and Maximum Adjoined Units: Buildings shall be two (2) to seven (7) connected residential units with a minimum of fourteen feet (14') of separation between buildings.

**Planning & Zoning Recommendation:**

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 7-0 at their meeting on March 5, 2024

**Town Staff Recommendation:**

Town Staff recommended approval of the request to amend the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive.

**Proposed Motion:**

I move to approve/deny the request to amend the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive.