

AGENDA
LEWISVILLE CITY COUNCIL
2017 ANNUAL RETREAT WORKSHOP SESSION

Courtyard Dallas Allen at the John Q. Hammons Center, Allen, Texas
210 East Stacy Road, Allen, Texas 75002

February 3 – 4, 2017

Item listing does not necessarily reflect the order of consideration by the City Council.

Friday, February 3

- 11:00 a.m. Call to Order and Announce a Quorum is Present
- A. 2016 City Council Retreat Recap/Lunch
- B. City Events – New Options (Big Move #3 – Old Town)
- Noon Tour of the Allen Event Center
200 E. Stacy Road, Allen, Texas 75002
- 1:00 p.m. Return to Courtyard Dallas Allen at the John Q. Hammons Center
- A. Event Center and Watters Creek Development Overview
- Closed Session: In Accordance with Texas Government Code,
Subchapter D, Section 551.087 (Economic Development):
Deliberation Regarding Economic Development Negotiations
- B. Youth Council/Youth Programs
- C. Castle Hills Annexation
- Closed Session: In Accordance with Texas Government Code,
Subchapter D, Section 551.071 (Consultation with
Attorney): Legal issues related to strategic partnership
agreements and Legal issues related to city governance
- D. Charter Election
- Adjournment

Saturday, February 4

- 8:30 a.m. Continental Breakfast
- 9:00 a.m. Call to Order and Announce a Quorum is Present.
- A. Code Revision and Small Area Plans – Next Steps
(Big Move #4 – Thriving Neighborhoods)
 - B. Neighborhood Services – Next Steps
(Big Move #4 – Thriving Neighborhoods)
- Noon Development Overview and Lunch
BRIO Tuscan Grille
810 Central Expressway South, Allen, Texas 75013
- Immediately after Lunch Bus Tour of Watters Creek*
- 2:00 p.m. Return to Courtyard Dallas Allen at the John Q. Hammons Center
- A. I-35 Overlay District Discussion
(Big Move #7 – Identity Focal Points)
 - B. Wrap-up
- Adjournment

***Anyone wishing to attend the bus tour must let the City of Lewisville know by 5:00 p.m. on Wednesday, February 1, 2017, so that space may be planned accordingly. Please call (972) 219-3405 to add your name to the list.**

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development); and Texas Tax Code, Section 321.3022(i)(Individual Sales Tax Information).



2016 Council Retreat Recap

February 3, 2017

CREATE UNIFIED DEVELOPMENT CODE TO REACH 2025 GOALS

Staff comments: will require rewrite of zoning ordinance and land development standards into one regulatory document; will require third party to assist with this process;

Update: \$800,000 funded in the FY 2016-17 budget process; Strategic Community Solutions, LLC, along with Kimley Horn and City Centric Planning, has been identified as the consulting team that will be used to develop the Community Design Manual/small area plans and rewrite the various ordinances into a Unified Development Code (UDC). Milestones and timelines will be discussed during this retreat along with prioritization of possible small area plan neighborhoods. A PSA will be submitted to City Council after the retreat in February.

UNIFIED
DEVELOPMENT
CODE

IMPROVE CONSISTENCY OF COMMUNITY APPEARANCE BY DEVELOPING A COMMUNITY CHARACTER MANUAL

Staff Comments: A key step in developing a Community Character Manual is defining the character of each neighborhood within our city in order to understand the unique needs of a neighborhood and create a sense of place and identity spanning both the private and public realms. Staff will develop a process to select a third party to develop the manual as a parallel strategy for developing the Unified Development Code. Funding will be requested in FY 16-17 budget. This project will likely be phased in over two or more fiscal years. The initial phase will prioritize targeted neighborhoods, focusing on gateways. In later phases, neighborhoods will be able to request participation in the program.

- Update: \$800,000 funded in the FY 2016-17 budget process; Strategic Community Solutions, LLC, along with Kimley Horn and City Centric Planning, has been identified as the consulting team to develop the Community Design Manual/small area plans. Milestones and timelines will be discussed during this retreat along with prioritization of possible small area plan neighborhoods. PSA to City Council after retreat in February.

CONSIDER A PLANNING EFFORT THAT MAY RESULT IN RECOMMENDATIONS TO REPURPOSE CERTAIN STRIP CENTERS AND AGGRESSIVELY ADDRESS DECLINING STRIP CENTERS BY DEVELOPING MATCHING GRANT OR OTHER ASSISTANCE PROGRAM

Staff Comments: Evaluate Economic Incentive Policy to establish a program to encourage revitalization by fall 2017.

- Update: There is value in having an established matching grant program (similar to our Old Town front façade program). It creates predictability for shopping center owners and can incentive making changes earlier rather than later. This program will be included in the proposed FY 2017-18 budget.
- Repurposing of strip centers will be dealt with in Small Area Plans/Community Character Manual which has previously been discussed.

IMPROVE NEIGHBORHOOD AESTHETICS BY IDENTIFYING NEW NEIGHBORHOOD POCKET PARK OPPORTUNITIES WHERE MOST NEEDED

Staff Comments: This action step will be included as part of development of Small Area Plans/Community Character Manual discussed previously.

IMPROVE CONSISTENCY OF COMMUNITY APPEARANCE BY IDENTIFYING UNIQUE THEMED IMPROVEMENTS BASED ON NEIGHBORHOOD AREA

Staff Comments: This action step will be included as part of development of the Small Area Plans/Community Character Manual discussed previously.

INCENTIVIZE VERTICAL RATHER THAN SINGLE STORY COMMERCIAL DEVELOPMENT TO IMPROVE OVERALL EFFICIENCY OF SERVICE AND CURB URBAN SPRAWL

Staff Comments: Will incorporate into Unified Development Code.

- Provisions to achieve this goal will be incorporated into the re-write of the Land Development Codes which will start this year following the Small Area Plan developments. The proposed I-35 Overlay District Ordinance requires a minimum 20' height or two story buildings along the corridor with buildings closer to the street for a more urban, interactive corridor appeal.

ACTIVELY ENCOURAGE MORE RESIDENTIAL USES DOWNTOWN BY TAKING ADVANTAGE OF ASSEMBLY OPPORTUNITIES AS THEY PRESENT

Staff Comments: Council approved \$2.0 M for land acquisition in FY 15-16 budget; and \$1.5M in 16-17 (certificates of obligations).

- Update: The City purchased the K&W and Sonic site and the Van Reit property. Staff is in the process of meeting with targeted developers concerning development of K&W/Sonic and 191 W Main properties. This process will remain open to proposals up to a one year period. Staff will be sending out clarifying document in May 2017 to determine interest in the 191 W Main property. Temporary use of 191 W Main as an Entrepreneurial Center is on hold pending this market review. Development proposals for other City-owned land will be discussed in Executive Session.
- The \$1.5M (sold as Cos in 2016) has been diverted to the MGC to help cover the rising costs of the facility. The Trust for Public Land has been notified of this delay.



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TELL OUR STORY MORE EFFECTIVELY BY IMPLEMENTING A BROAD ARRAY OF ON-LINE PERFORMANCE BASED DASHBOARDS

Staff Comments: Team has been assigned to develop dashboard; any additional costs associated with dashboard will be included in FY 16-17 budget.

- Update: Dashboard framework has been developed. Anticipate completion of project and live database by summer of 2017. An additional Business Information Analyst was added to Public Services. Once hired, this position will assist with dashboard measures for Public Services.

IMPROVE CITIZEN ENGAGEMENT BY USING CITY WIDE EMERGENCY RESPONSE TRAINING AS A MEANS TO EDUCATE AND INVOLVE MORE NEIGHBORHOODS

Staff Comments: This step will be discussed as part of the Community Character Manual and can also be included in current Neighbors Leading Neighbors training program and Mobile City Hall.

- Update: A severe weather educational seminar was included in one of the Neighbors Leading Neighbors training programs. There were approximately 50 people in attendance. Information was timely (held in April, which is the middle of severe weather season). With the restructuring of Neighborhood Services to include Emergency Management Operations, additional “resiliency” initiatives can be included. This expanded program will be further discussed at this retreat.

STAY ABREAST OF DOWNTOWN DEVELOPMENT OPPORTUNITIES BY DEVELOPING A PERFORMANCE DASHBOARD RELATED TO DOWNTOWN REVITALIZATION EFFORTS

Staff Comments: Staff will explore options for briefing City Council on potential development issues as early as possible within the bounds of the Open Meetings Act and as allowable without jeopardizing development.

- Update: The Economic Development/Planning Director will supply a verbal update on a quarterly basis beginning March 2017 in Executive Session (March, June, September, December). A written report/update will only be made once the project moves to a “public item”. Any written report/map would be available under the Open Records Act which can be problematic for many developers.

TELL OUR STORY MORE EFFECTIVELY BY CREATING A MOBILE CITY HALL



Staff Comments: will develop program for mobile city hall utilizing command center vehicle already in fleet; recommendation to Council by July 2016; will focus on a number of city services (not just those services provided at City Hall).

- Update: \$140K funded in the FY 2016-17 budget process for a Community Liaison position and mobile city hall retrofit of an existing Fire Department vehicle. The position was filled internally. The vehicle has been professionally wrapped and branded as MARTY (Mobilizing Area Resources to Your Neighborhood). A total of 6 deployments were scheduled for the month of January. Quantitative and qualitative measurements are being set up to track program success. Department representatives will be trained to operate MARTY so that the vehicle is used extensively in additional situations where staff is already out in the field (neighborhood block parties, events, etc.) The Library has hired the Bi-lingual Librarian who will start on February 15th.

DEVELOP STORM WATER REUSE PROGRAM/UTILITY

Staff Comments: Storm water reuse will be considered in design of public projects; staff will explore strategies for private development design.

Update: Use of bioswells at the MGC is an example of stormwater reuse; bioswells delay runoff to allow percolation. Stormwater fee can be used to fund reuse projects in the future. Direction received from Council in October to proceed with implementation of \$4.00 fee, no non- public exemptions (City rights of way including Streets, Sidewalks, and Alleys will be exempt) on October 1, 2017. Next steps for implementation:

February 20, 2017 - work session update with Resolution & Findings on regular agenda

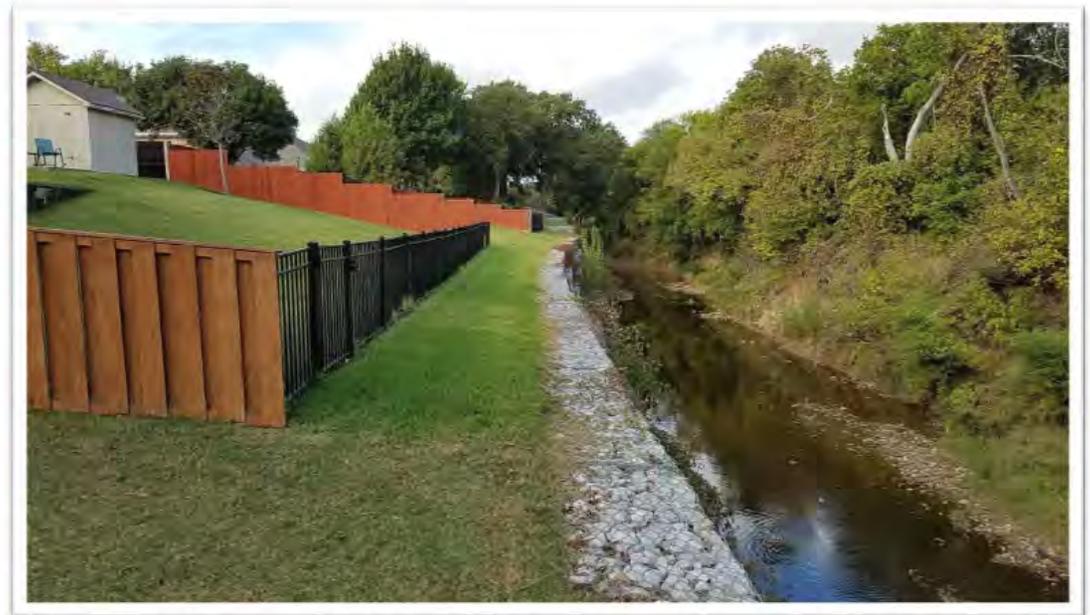
March/April 2017 - Notification of Public Hearings

May 22, 2017 - Ordinance adoption & Setting of fee.

June - September 2017 - Public education & Outreach

October 2017 - Begin fee collection

- include council findings, ordinance adoption, public hearings, and public education.



SUPPORT NEW BUSINESS START-UPS BY ACTIVELY SUPPORTING AN ENTREPRENEUR CENTER AT 191 W MAIN; PURSUE ADDITIONAL APPLICATIONS FOR ENTREPRENEUR CENTER SUCH AS ART, COMMUNITY KITCHEN, OTHER

Staff comments: Recommendation for conducting charrette process will be taken to City Council April 4, 2016 meeting; once charrette process is complete, an additional meeting will be held with City Council to report on charrette findings; If City Council remains supportive of entrepreneur center at bank site then staff will work with DEC to finalize management agreement. If Council wants to pursue entrepreneur center at alternative location, alternative sites will be vetted.

- Update: Staff hired Beck Architecture to facilitate the charrette process for the design of the building. Catalyst advised the charrette team of the highest and best use for the building. A charrette was held at the bank building. Based on Catalyst's advice, a short term use (an entrepreneur center) and a long term use (restaurant and office mixed use) was proposed. After receiving feedback from the charrette team, Beck Architecture created a proposed conceptual design for both the short term and long term use of the bank building. This was presented to City Council in July of 2016. Because the Entrepreneurial Center would be a "start-up" location, staff has targeted renovation not to exceed \$25,000 for design and \$250,000 for construction. Plans are to move the CVB team to the newly purchased LISD building behind the MCL Grand in Winter of 2017.
- This project is on hold pending market review for development of the long-term use identified in the Charrette process. An Entrepreneur Center concept is still viable under the long term concept and would be located on the 2nd floor if this works within the Public-Private partnership. If there is no market interest at this time, the short-term plan will be implemented.

INCREASE DOWNTOWN PARKING BY INVESTIGATING AN ADDITIONAL DEVELOPMENT FEE THAT COULD BE USED EXCLUSIVELY TO ADD DOWNTOWN PARKING

Staff comments: Staff is researching similar fees that may be used by other cities; will develop proposal by June 2016.

- Update: No cities could be identified that impose a parking development fee on their downtown businesses. Legal has raised concerns about this type of fee. There are also concerns that such a fee may dis-incentivize downtown development. After these findings, no further action has taken place with regard to a parking development fee idea. Staff will review other fee options with Legal in the future.

INCREASE DOWNTOWN PARKING BY IDENTIFYING STRATEGIC PROPERTIES THAT WILL ADD NEEDED PARKING

Staff Comments: Staff is in process of conducting parking study with targeted completion by July 2016 with any budget impacts included in FY 16-17 budget.

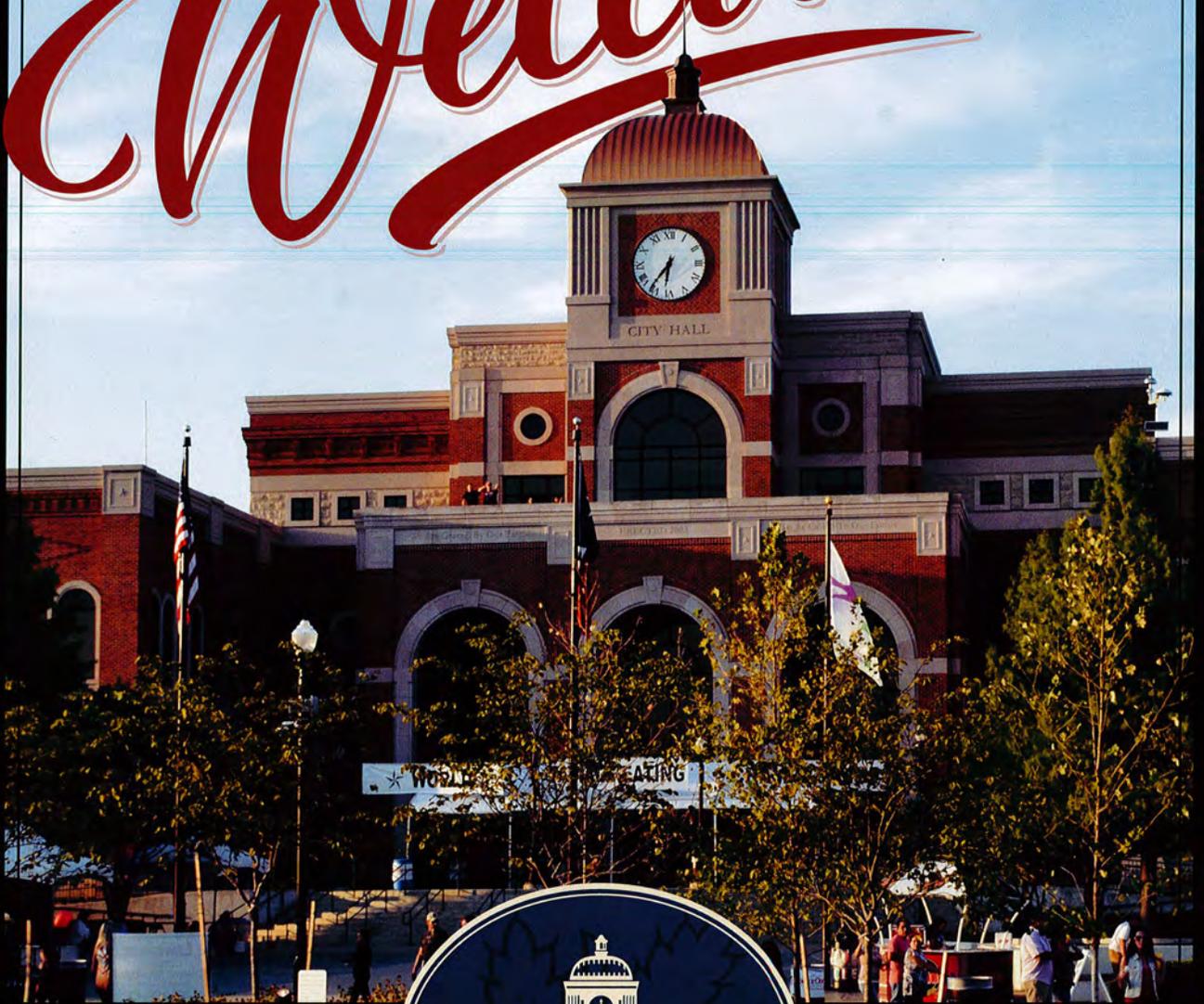
- Update:
 - Staff completed a parking study in July 2016 and determined there is not a current parking deficiency. That being said, staff will be updating this parking study on an on-going basis as new developments come online.
 - Staff has also been actively working with property owners along Mill Street for dedication of additional property for the Main and Mill street project to allow for back in parking, rather than parallel parking. In these areas where additional property has been dedicated, the number of public parking spaces will be increased.
 - The south alley parking lot (located off Elm Street) is being re-designed to maximize the parking on that site as well as increase maneuverability and accessibility.
 - The purchase of the LISD building behind the MCL Grand will also increase public parking (21 spaces).



LEWISVILLE

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Welcome



OLD TOWN



NEW VISION

EcoDevLewisville.com

A Business-Friendly District with a Whole Lot of Historic Charm

With structures dating back to the 1880s, Old Town Lewisville is a shopping and dining district with charm and vitality. Old Town's beautiful historic buildings show off its architecturally rich heritage, while its historic home district is perfect for a stroll.

Old Town boasts a public performing arts center and a number of shopping, dining, and plaza options. The entertainment district in Old Town is host to concerts, public art events, festivals, and more.

The Tax Increment Reinvestment Zone (TIRZ) District in Old Town helps provide funding for infrastructure and future public investment. This special district helped fund the MCL Grand and City Hall.

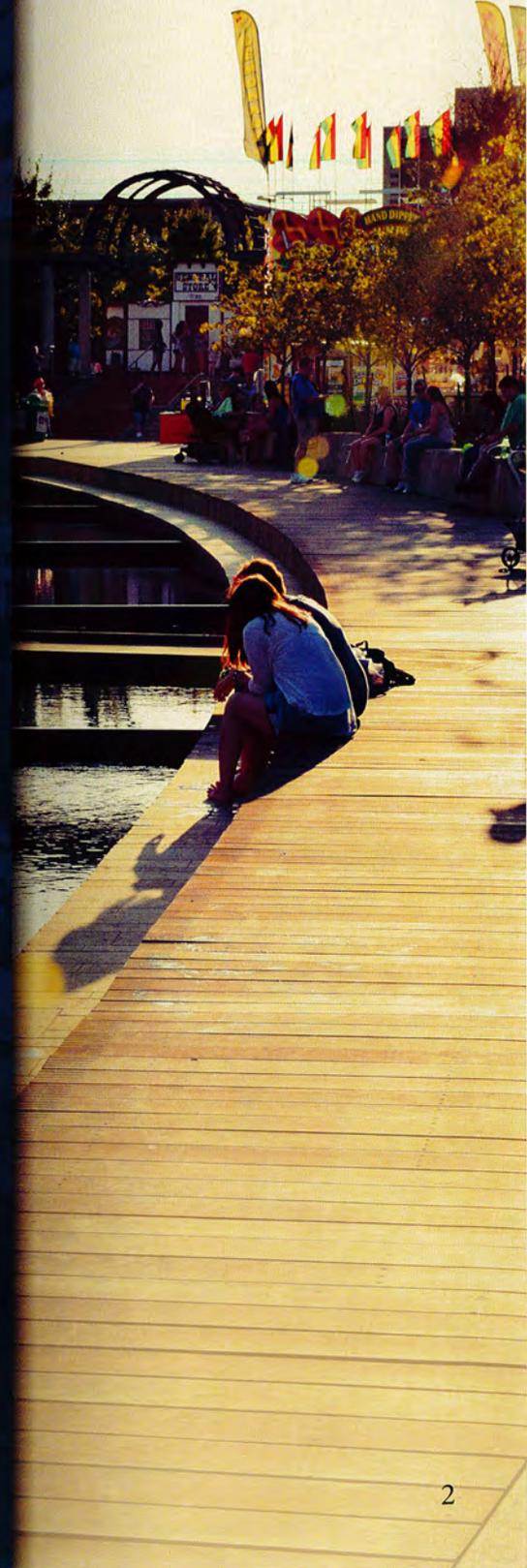
The City of Lewisville strives to maintain a unique character in Old Town, paving the way for investment. City staff are available to provide any resources and information available to assist visitors and investors in Old Town Lewisville. Old Town is a treasured part of both Lewisville's past and its future. Become part of the story!

Contact

Lewisville Department of Economic
Development and Planning

Nika Reinecke, Director
ecodevlewisville.com
972.219.3455 • nreinecke@cityoflewisville.com

Vibrant Unique



Location & Access

DRIVE

Old Town can easily be reached by car via the Main Street (FM 1171) exit on **Interstate 35E** or via **State Highway 121 Business** (Railroad Street).

RIDE

Commuter rail station located at the eastern edge of the Old Town district, operated by Denton County Transportation Authority (DCTA), which links Old Town to **Denton, Dallas**, and the entire **DART network**.

WALK

Lewisville's **citywide trail plan** integrates Old Town, including a hike and bike trail along **DCTA's rail corridor**.



Connect to DART's Green Line at the Trinity Mills Station located in Carrollton

Amenities

Old Town is filled with fun things to see and do. Whether it's catching a show at the MCL Grand, shopping along Main Street, or dining at a trendy restaurant, Old Town offers a truly unique experience.



Shopping



City Hall



Dining



Arts Center



DCTA Station



Plaza



Breweries & Distilleries



Hospital



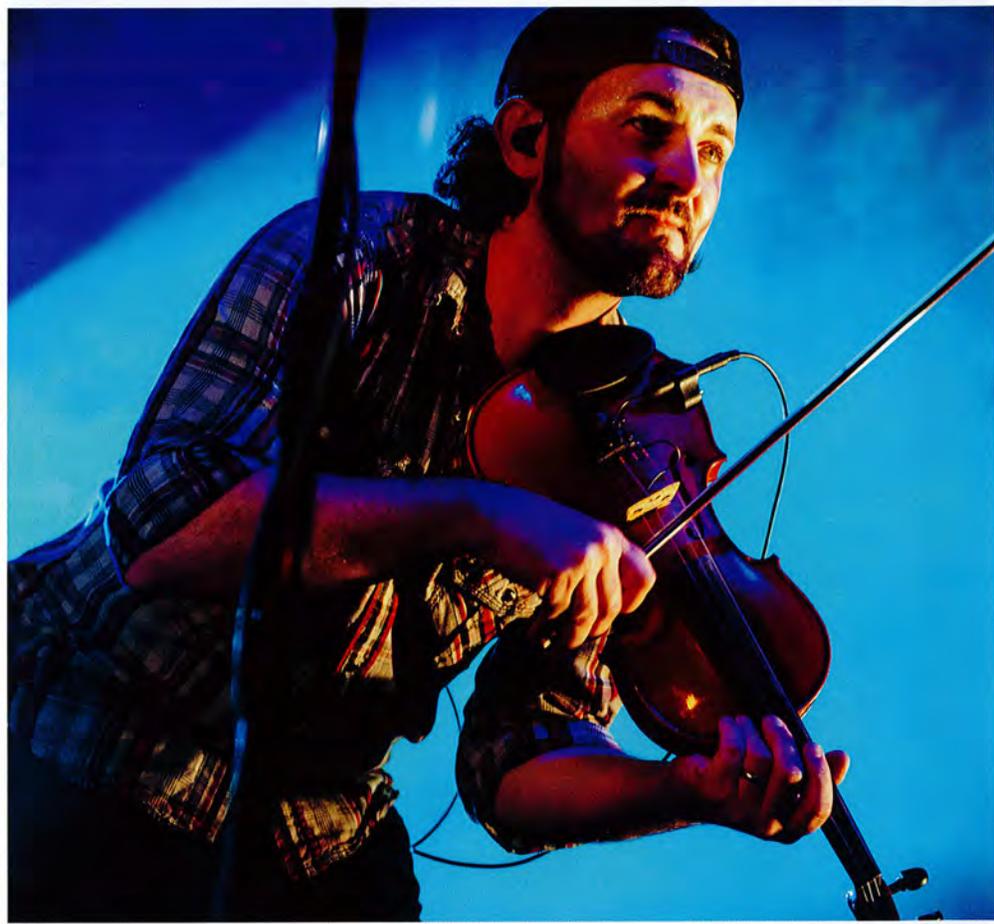
Neighborhoods

Events

Old Town hosts events throughout the year, attracting thousands of visitors from all over DFW and beyond.



*Western
Days*



Sounds of Lewisville



Keeping Tradition Alive





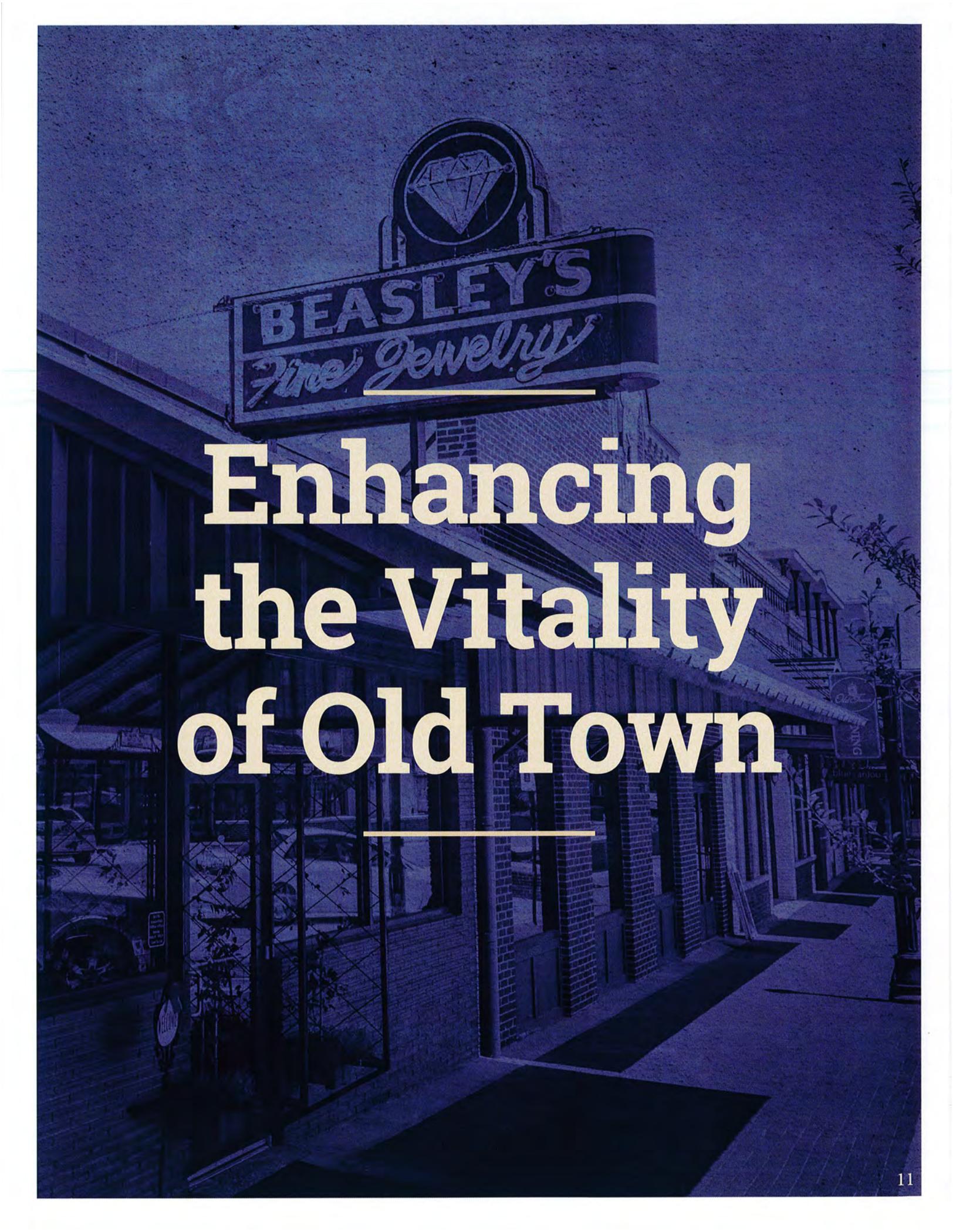
Holiday Stroll

Color Palooza



Best Little Brewfest in Texas





Enhancing the Vitality of Old Town

Plans

Transit Oriented Development (TOD)

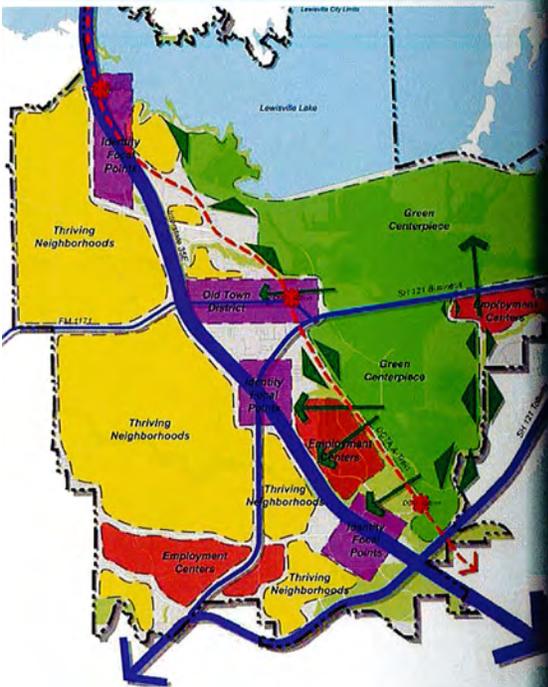
Old Town's TOD vision is to provide accessibility to the DCTA commuter rail station, while creating an environment where residents can live, work, and play without sole reliance on a vehicle.

Lewisville 2025

The Lewisville 2025 Plan is a strategic plan with a vision for the future as Lewisville celebrates its centennial in 2025. It provides a framework with the goal of making Lewisville a vibrant city in which to reside, enjoy a career, and just hang out.

Main & Mill Project

The Main & Mill project is designed to provide gateways into Old Town that reflect Lewisville's unique character. The project enhances landscaping and improves signage along the two corridors while minimizing visual and environmental impacts of large surface parking lots.



Incentives

Eligible Categories

- Aesthetic improvement and beautification
- Historic preservation and commercial façade
- Rear façade
- Interior finish program
- Retail/restaurant tax rebate

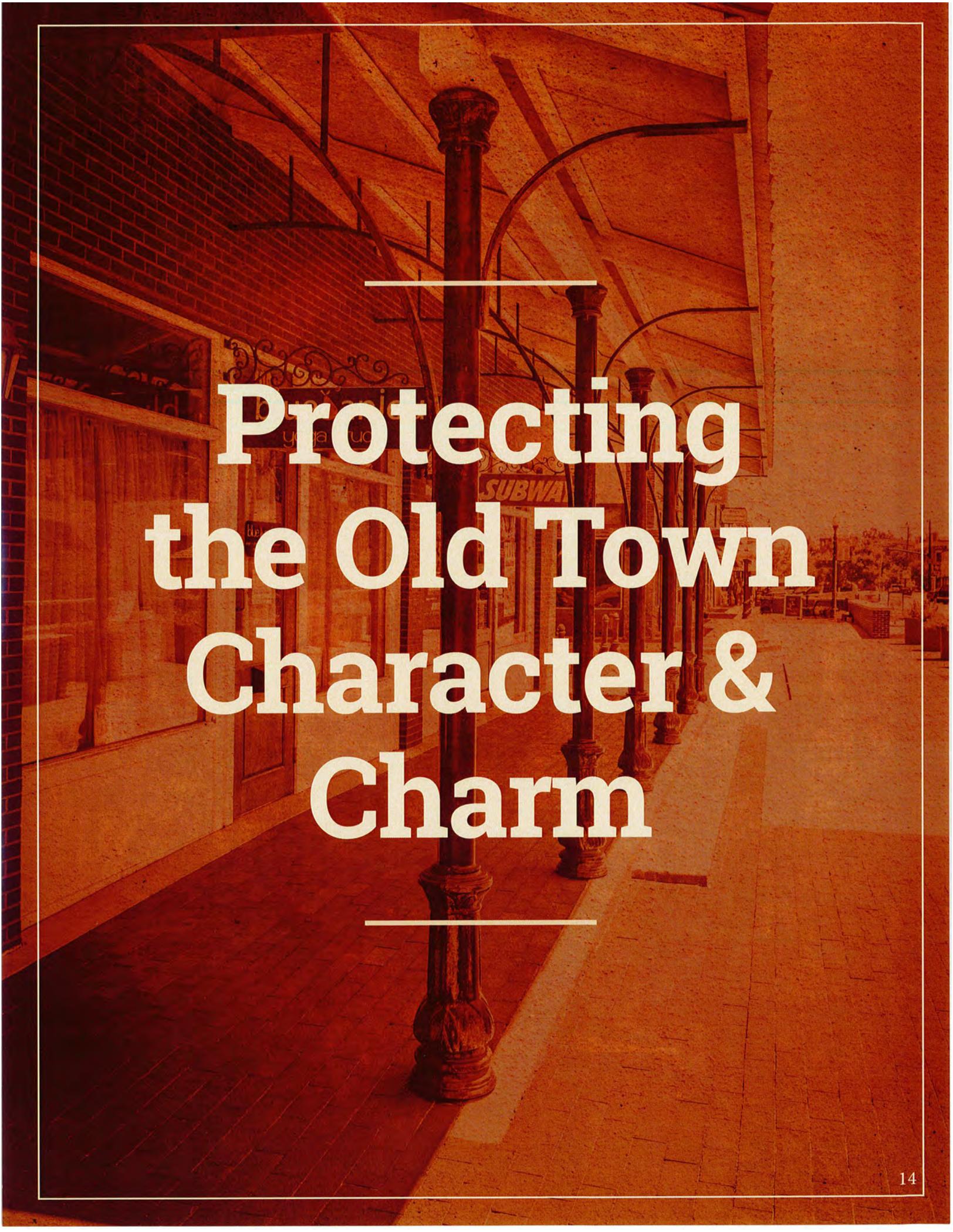
All projects are considered on a case-by-case basis.



The full Economic Incentive Policy and online applications are available at ecodevlewisville.com/incentives



The City of Lewisville provides dynamic incentives to foster new development, new business, and entrepreneurship in Old Town. For more information visit ecodevlewisville.com or contact our office at 972.219.3482 about this program today!



Protecting the Old Town Character & Charm

Preserving Our History

The Old Town Design Review Committee (OTDRC) reviews changes to building exteriors and signs to help cultivate the special historic, architectural, and aesthetic features in Old Town.

To protect your investment in this historic area, there are different city ordinances that apply such as building materials, color, and lighting. The full Old Town Development Ordinance and Checklist can be found at cityoflewisville.com on the City Codes and Ordinances section of the About Us page.

Resources are Available! Please Contact Us for Questions About:

- Sign Permits
- Building Permits
- Planning & Zoning
- Future Developments
- Available Property
- Possible Economic Incentives
- Boards & Commissions
- Future Plans
- Architectural Standards

Contact

Lewisville Department of Economic
Development and Planning

ecodevlewisville.com
972.219.3455

We Make Things Easier

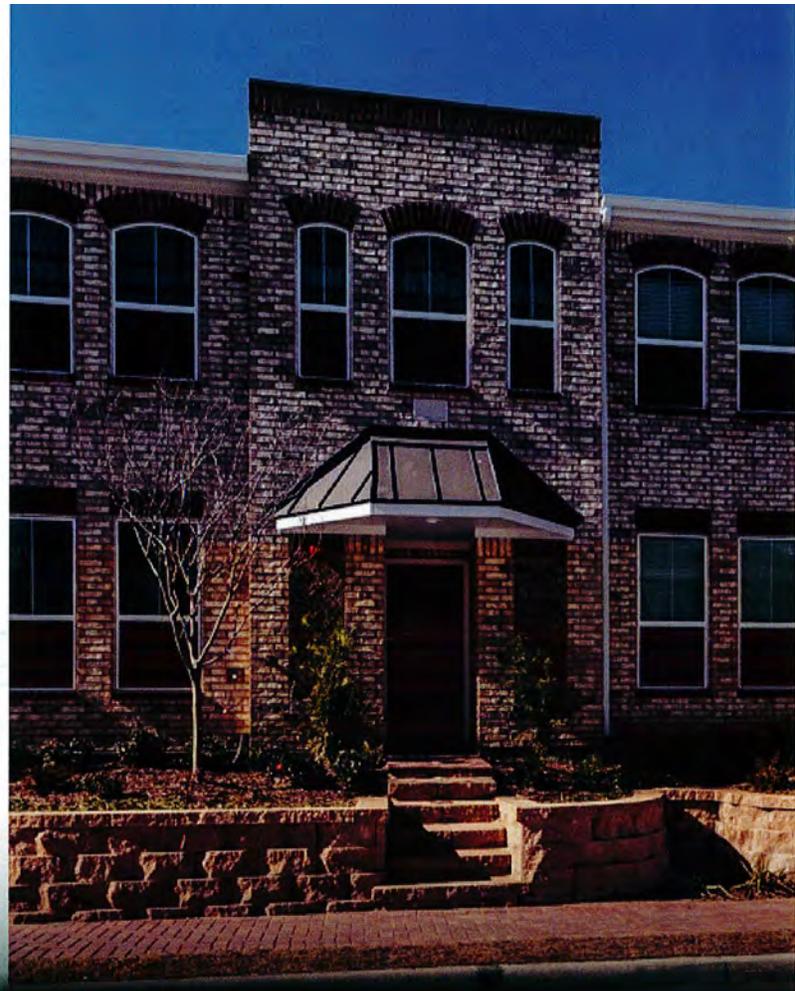
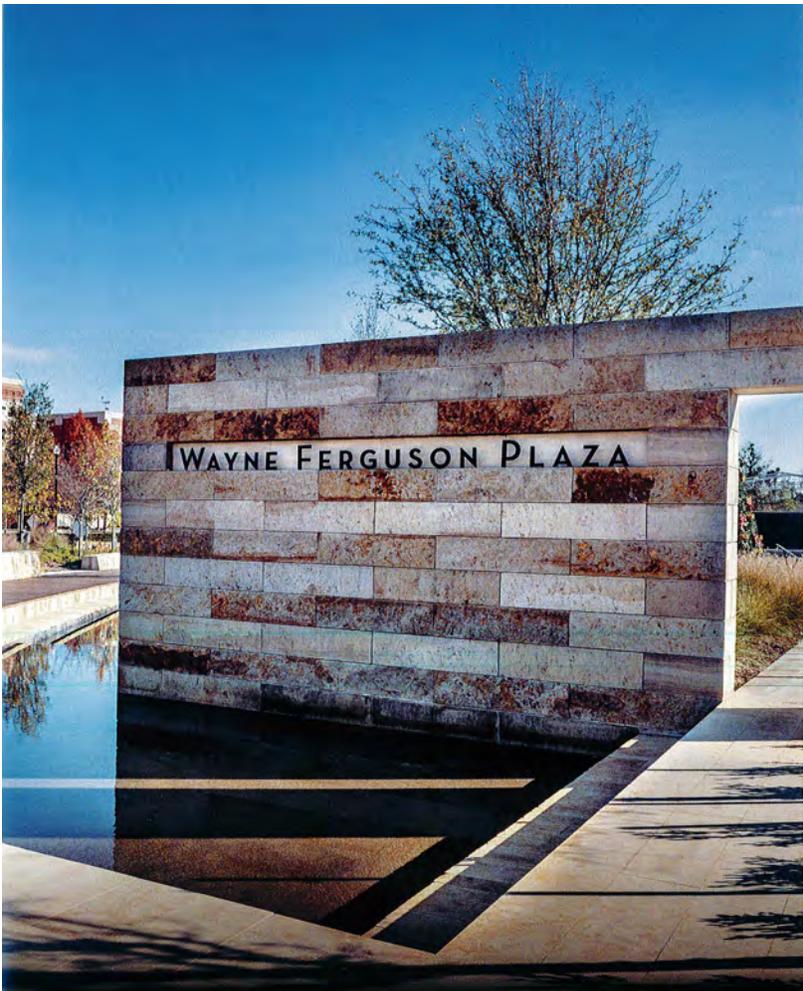
Low-Tax Environment

Low property taxes will long outlast any abatement or one-time incentive that can be offered by a municipality.

Short Development Timeline

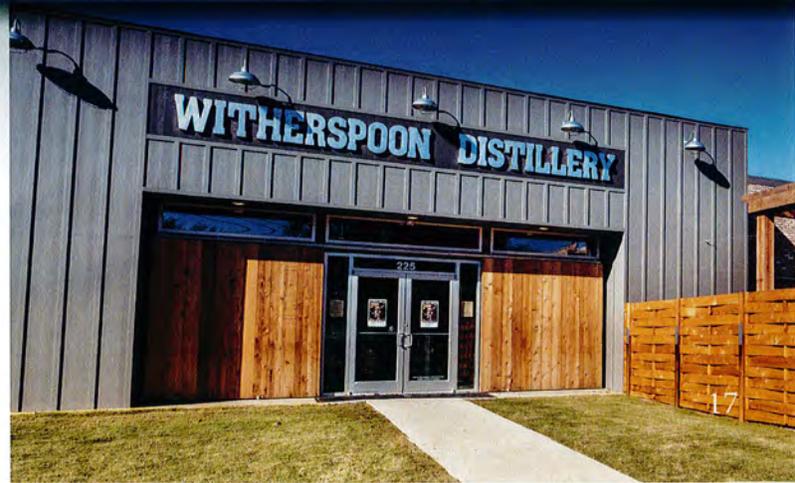
Offer one-stop-shop review and permitting

We work with business owners to actualize their dreams

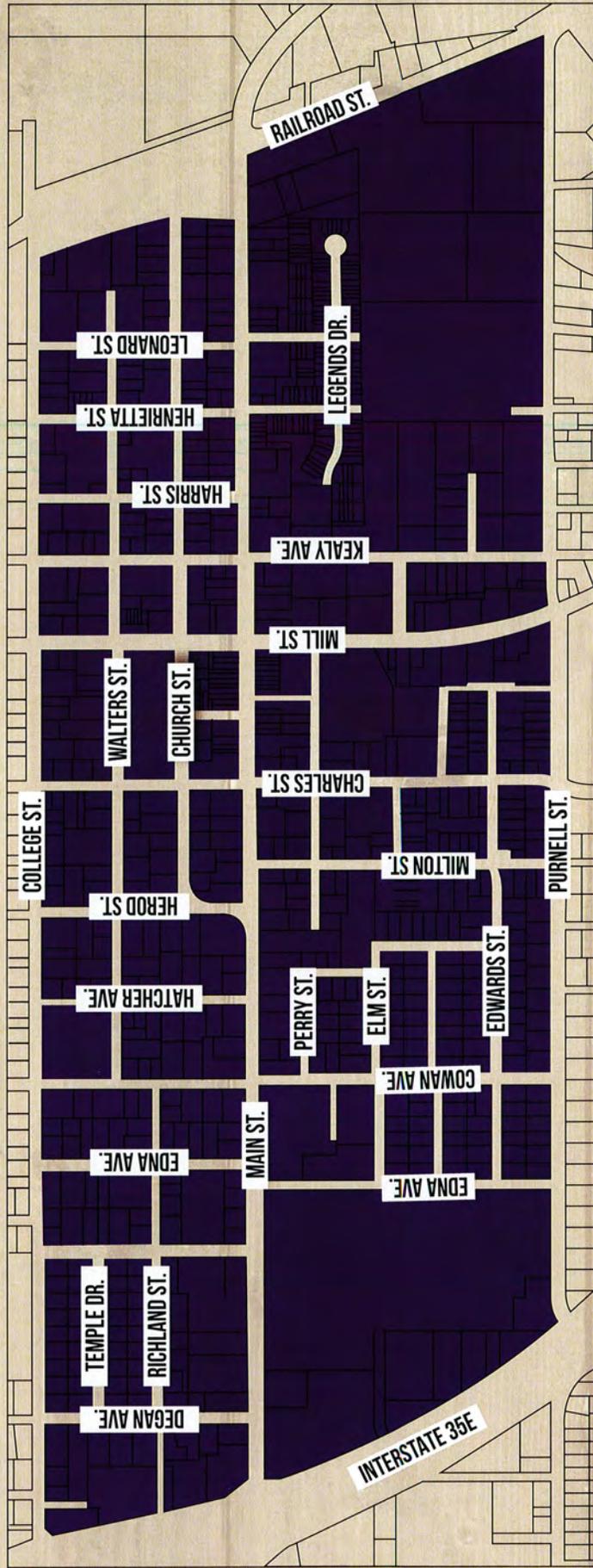


Mixed-use and commercial areas are focused around the intersection of Mill Street and Main Street, while smaller destination, food and beverage, and entertainment uses are located near the Old Town Station. A diversity of housing types are integrated throughout the plan while ensuring that park and open space amenities are accessible within two minutes

of all units. A large central park spine along the railroad serves as a buffer and amenity, and ties directly to the regional stormwater management system and Denton County Transportation Authority (DCTA) regional trail. The integration of the stormwater systems with green space and streets creates a more environmentally sustainable streetscape environment.



Redevelopment



OLD TOWN BOUNDARY





Thank
you



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SPECIAL EVENTS

City Council Retreat
February 3, 2017



LEWISVILLE

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Presentation Outline

- ▶ Background
 - Why produce festivals and events?
 - General overview of city-operated events
- ▶ Old Town Holiday Stroll
 - History of the event
 - Similar events in the competitive market
 - Future options
- ▶ Red White & Lewisville
 - History of the event
 - Similar events in the competitive market
 - Future options
- ▶ Wayne Ferguson Plaza events



Background

- ▶ Why produce festivals and events?
 - Build Old Town as a destination
 - Build Lewisville Lake as a destination
 - Support local business community
 - Bring visitors to Lewisville/put heads in beds
 - Enhance quality of life for Lewisville residents
 - Create and communicate a positive image of Lewisville



Background

- ▶ Most of the events budget comes from Hotel Motel Occupancy (HOT) Tax
 - Restricted by state law to uses related to tourism and the hotel industry
 - State law does not give standards for measuring actual or potential impact of HOT Tax expenses
 - Lewisville tries to use money for events with a realistic potential for hotel stays, or that help develop Old Town as a viable visitor destination
 - Current-year spending of \$557,965 equals about 20.38 percent of total projected Hotel Tax revenue
 - Other uses include tourism advertising and sales, third-party event support fees, MCL Grand and arts support, and an annual rebate to Hilton Garden Inn.



Background

- ▶ Hotel Tax recent annual revenue totals
 - FY 2016–17 \$2,737,288
 - FY 2017–18 \$2,819,407
 - FY 2018–19 \$2,903,989
 - FY 2019–20 \$2,991,108
 - FY 2020–21 \$3,080,841
- ▶ This is based on an annual 3 percent increase; the past two years had increases of 10 percent and 6 percent; an 8 percent annual increase would result in a projection of more than \$3.6 million by FY 2020–21
- ▶ Hotel market is sensitive to market downturns



Background

▶ City special events funding in FY 2016–17

| Event | General Fund | Hotel Fund | Activities Fund | Risk Fund | Total |
|-------------------------------|-----------------|------------------|------------------|----------------|------------------|
| Old Town Holiday Stroll | \$17,800 | \$32,480 | | | \$50,280 |
| Latino Explosion | | \$20,000 | | | \$20,000 |
| ColorPalooza | | \$38,350 | | | \$38,350 |
| KTA Jam Session | | \$16,300 | | | \$16,300 |
| Sounds of Lewisville | | \$45,860 | | | \$45,860 |
| Best Little Brewfest in Texas | | \$20,000 | | | \$20,000 |
| Red White & Lewisville | \$36,500 | | | | \$36,500 |
| Pro Watercross Tour | | \$42,700 | | | \$42,700 |
| Labor Day Rodeo | | \$7,000 | | | \$7,000 |
| Western Days | | \$315,275 | \$343,250 | \$8,750 | \$667,275 |
| Wayne Ferguson Plaza | | \$20,000 | | | \$20,000 |
| TOTAL | \$54,300 | \$557,965 | \$343,250 | \$8,750 | \$964,265 |



Old Town Holiday Stroll

- ▶ Started in 2003 after City Hall opened
 - Called “Holiday at the Hall”
 - Included activities Friday evening and all Saturday
 - Combined multiple pre-existing events
- ▶ Multiple changes in schedule and activities
 - Single-day event since 2004
 - Parade time has roamed (11:30 earliest, 3:00 latest)
 - Toy Run has shifted route, ending and starting sites
 - Pancake Breakfast shifted from Kiwanis to Rotary; a few attempts were made to add sales during parade
 - Tree-lighting moved from Main Street to Wayne Ferguson Plaza in 2015 (tree moved from City Hall to Wayne Ferguson Plaza)



Old Town Holiday Stroll

- ▶ Event was scaled back in 2010 per Council
 - Recommended by Promoter Line as part of making Western Days a “signature” event
 - Budget was reduced from \$129,006 in 2009 to \$13,000 in 2010, with the difference being added to the Western Days budget
 - All activities removed except Breakfast With Santa, Motorcycle Toy Run, and Christmas Parade
 - Lewisville Lights! ceremony moved to Monday prior to a regularly schedule City Council meeting
 - Attendance dropped from 8,000 people to 3,500 people, more than 60 percent local; did receive some complaints from the public



Old Town Holiday Stroll

- ▶ Gradual increase in activities since 2010
 - Budget increased to \$30,000 in 2011 with activities inside or adjacent to MCL Grand; brought back the community stage and children's crafts
 - Old Town Business Association started a storefront window display in 2012 that was retired in 2015
 - Keep Lewisville Beautiful introduced a snowball activity in 2014
 - Budget increased to \$32,480 in 2015 to add street performers, kids activities; great weather led to strong attendance
 - Council approved another \$17,800 in 2016 budget for expanded activities, but outdoor market and activities were cancelled due to weather



Old Town Holiday Stroll

- ▶ Surrounding cities all have Christmas events
 - Flower Mound –lighting, parade, stage, strollers
 - The Colony –lighting, parade, month–long activity
 - Highland Village – lighting, stage, strollers
 - Coppell –lighting, parade, stage, marathon
 - Carrollton – lighting, stage, month–long activity
 - Farmers Branch – lighting, fireworks, driving tour
 - Lake Dallas / Hickory Creek – two lightings
 - Denton – lighting, stage
 - Grapevine (“The Christmas Capital of Texas”) – lighting, parade, Ice! at Gaylord Texan



Old Town Holiday Stroll

- ▶ Options for 2017 (and beyond)
 - Keep the current budget of \$50,280 and keep the same basic event hours on the first Saturday of December
 - Would include Breakfast With Santa, Motorcycle Toy Run, Christmas Parade, Four Seasons holiday market, kid's activities, business activities, community stage, Lewisville Lights! ceremony, outdoor movie
 - Pros: no fiscal impact, event model worked well in 2015 with good weather, provides a trial for the new Four Seasons holiday market
 - Cons: negative weather impact twice in the past four years, gap between morning activities and evening activities



Old Town Holiday Stroll

- ▶ Options for 2017 (and beyond)
 - Increase the event budget and keep the same basic event hours on the first Saturday of December
 - Added activities could include expanded kid's area, paid bands, more strollers, more décor, some sort of “featured” activity to stand out from other events
 - Pros: more activities means more fun, expectation of increased attendance for Old Town exposure
 - Cons: still have weather risks, fiscal impact estimated at \$50,000 plus possible upward creep of annual costs, difficult to identify an activity not already being done within the competitive market



Old Town Holiday Stroll

- ▶ Options for 2017 (and beyond)
 - The Pittsburgh model – Increase the event budget and have a multi-day event that starts the Saturday before Thanksgiving
 - Downtown Pittsburgh has a multi-day event that starts with a lighting ceremony, two paid stages, and fireworks the Saturday before Thanksgiving
 - Ongoing activity is an outdoor market (similar to the German Christkindl markets) held in a central plaza with no street closures
 - Ongoing activities are built around existing downtown features, including an outdoor ice rink
 - Event is NOT operated nor fully funded by the City of Pittsburgh; major corporate sponsors are crucial



Old Town Holiday Stroll

- ▶ Options for 2017 (and beyond)
 - Some elements of the Pittsburgh model could be adapted to our city
 - A multi-evening event is possible focused on the Four Seasons market; would have to find a suitable site, or accept extended street closures
 - Budget could be increased to allow for a paid stage running multiple evenings or multiple weekends
 - Artificial ice rink could be left in place for multiple days if a suitable location were identified
 - Downtown fireworks are a possibility (addressed in greater detail later in this presentation)
 - Drive-through light display in Lake Park might be possible, with optional activities at a central site



Old Town Holiday Stroll

- ▶ Options for 2017 (and beyond)
 - Looking for direction from Council about keeping current activities or adding activities (and budget)
 - Looking for direction from Council about staying on the first Saturday of December or moving to the Saturday before Thanksgiving
 - Looking for direction from Council about maintaining or expanding the event budget
 - Looking for direction from Council about level of interest in “Pittsburgh model” activities so staff can perform more thorough research and cost estimates for any desired items (e.g. drive-through light display at Lake Park, similar to existing activity in Farmers Branch)



Red White & Lewisville

- ▶ Annual fireworks show in the Vista Ridge shopping district
- ▶ Always held on July 4 (other dates have been considered but rejected in the past)
- ▶ Previously included a paid stage and a food vendor from inside Vista Ridge Mall
- ▶ Per Council, festival elements were ended after the 2007 event and that portion of the event budget was shifted to Western Days
- ▶ Fireworks previously paid out of landfill sponsorship, but currently being paid out of General Fund (not Hotel Fund eligible)



Red White & Lewisville

- ▶ Various challenges have caused frequent review of the launch site
- ▶ Development near the launch site has limited the fallout zone, and thus the shell size
- ▶ Vista Ridge Ballfields parking lot is subject to flooding from Grapevine Lake releases
- ▶ Development south of Vista Ridge Mall has impacted the primary viewing area
- ▶ While the fireworks draw a large crowd, there is very little positive financial impact on nearby hotels and restaurants
- ▶ Many local shows (e.g. FM, CHills, Carrollton)



Red White & Lewisville

- ▶ Launch site options:
 - Continue with current launch site while possible
 - Identify a low-level launch site in Old Town
 - Partner with the existing Castle Hills fireworks show
 - Lake Park launch not considered feasible at this time
- ▶ Timing options:
 - Keep the fireworks on July 4 each year
 - Shift the fireworks to the weekend prior to July 4
 - Shift the fireworks to another annual observance (e.g. Texas Independence Day in March)
- ▶ Event options:
 - Continue with fireworks only
 - Add some festival-type activities



Red White & Lewisville

- ▶ Vista Ridge Ballfields launch site – pros:
 - Public is accustomed to launch site location
 - Commercial facilities provide ample parking
 - Potential for restaurants to have specials and bring in entertainment to cater to July 4th crowd
 - Multiple ways for crowd to disperse after the show
- ▶ Vista Ridge Ballfields launch site – cons:
 - Development forced use of smaller shells (max 8” shells; was 12”), reducing visibility and show quality
 - Continued development obstructs viewing sites
 - Traffic congestion is significant
 - Site-management costs to surrounding businesses
 - Hotels and restaurants do not benefit from the show



Red White & Lewisville

- ▶ Old Town launch site – pros:
 - Contributes to Lewisville 2025 goal of building Old Town as a visitor destination
 - Existing infrastructure includes a permanent stage and space for vendors, if desired
 - Multiple viewing sites available, depending upon launch site (e.g. Wayne Ferguson Plaza, Lewisville Rodeo Arena, DCTA Old Town Station)
 - Allows for a low-level show, which costs less
- ▶ Old Town launch site – cons:
 - Cannot accommodate the same size crowd as the current Vista Ridge viewing area
 - Lack of a dedicated launch site under city control
 - Potential for resident complaints



Red White & Lewisville

- ▶ Castle Hills partnership – pros:
 - Takes advantage of existing partnership with Bright Realty and the Fresh Water Supply District
 - Increases city profile in Castle Hills
 - Minimal budget impact
 - Reaches growing East Lewisville population
- ▶ Castle Hills partnership – cons:
 - No guarantee Bright Realty will continue investment in the future, especially after annexation
 - Cannot accommodate the same size crowd as the current Vista Ridge viewing area
 - Moving away from the city center could be viewed as an inconvenience for some Lewisville residents



Red White & Lewisville

- ▶ Timing options:
 - Keep the fireworks on July 4 each year
 - Shift the fireworks to the weekend prior to July 4
 - Shift the fireworks to another annual observance (e.g. Texas Independence Day in March)
- ▶ Staff has conducted an assessment of all three alternatives, but specific options will only be presented if City Council is open to changing the fireworks date



Red White & Lewisville

- ▶ Add some festival-type activities – pros:
 - More attractive to potential attendees
 - More attractive to potential sponsors
 - More likely to draw media attention
 - Vista Ridge Mall management has expressed interest in this option (no commitment at this time)
- ▶ Add some festival-type activities – cons:
 - Impact on budget (likely from General Fund)
 - Impact on event planning staff
 - Impact on supporting departments
 - Some sites not as conducive to festival activities
 - Vista Ridge Mall is in bankruptcy so might not be an available partner long-term



Red White & Lewisville

- ▶ Seeking direction from Council regarding:
 - Launch site options
 - Event timing options
 - Festival-type activities
- ▶ Only factor that requires consideration for the 2017 event is the existing date conflict between Red White & Lewisville fireworks and Sounds of Lewisville concert
- ▶ If any changes are made for the 2017 fireworks show, a supplemental appropriation likely will be needed



Wayne Ferguson Plaza

- ▶ Used as a focal point for Old Town festivals and special events since September 2015
 - Western Days
 - Old Town Holiday Stroll
 - ColorPalooza
 - KTA Jam Session
 - Sounds of Lewisville
- ▶ Staff added some smaller events during 2016
 - Family Picnic in the Plaza (May/June)
 - PokemonGo Rally (August)
 - Police in the Plaza (August)
 - Rocktober concerts (October)



Wayne Ferguson Plaza

- ▶ FY 2016–17 budget includes \$20,000 in new funding for additional Plaza events
 - Rocktober concerts (already held); planning to add two concerts in October 2017, including a concert on Halloween (Tuesday night – Spooktacular Trails is held on the weekend)
 - St. Patrick’s Day concert, food vendors, movie
 - Picnic in the Plaza returning in May/June
- ▶ MCL Grand bringing in recurring activities
 - Yoga classes through Blue Anjou Studio
 - Plein air artists through Visual Arts League
 - Acoustic musicians through Visual Arts League



Wayne Ferguson Plaza

- ▶ Used frequently for photo shoots
- ▶ Available for public rental, although some site restrictions have limited rental uses so far
 - DenCo 911 concert (2015)
 - Lewisville Morning Rotary tea event (2016)
 - Corem Deo spring performances (2017)
- ▶ Parking can be an issue for large events
- ▶ Biggest obstacle to rental uses is lack of public restrooms
 - Short-term solution is to make the CVB office building restrooms available to Plaza renters
 - Long-term solution is construction of the accessory building already discussed, but not before 2018



Wayne Ferguson Plaza

- ▶ Chamber has postponed plans for Latino Explosion event planned for April 1
- ▶ Council had approved a one-time \$20,000 sponsorship out of the Hotel Fund
- ▶ That money could be held in reserve in case the event is rescheduled, or could be used to fund a similar City-run activity
- ▶ Is there interest in allocating new funding (about \$35K total) to add a Western Days stage dedicated to Latino music?
- ▶ As a reminder, Hispanics make up about 30 percent of Lewisville's population



Conclusion

▶ Final points

- The city currently spends nearly \$1 million on special events; more than half from Hotel Fund and about one-third from Community Activities Fund; both of those sources are finite; is Council prepared to commit General Fund money to events?
- City events have a significant impact on overtime budgets and staffing in Police, Fire, PALS, and Public Services; any new or expanded events increases that impact
- Core event staff is 2.5 people, with some assistance from Community Relations & Tourism staff; new or expanded events might require adding staff or retaining outside professional help





ECONOMIC DEVELOPMENT OVERVIEW

Allen Event Center & Village at Allen
Watters Creek at Montgomery Farm

Peter H. Vargas, City Manager
February 3, 2017



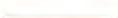
Development Partnership Village at Allen

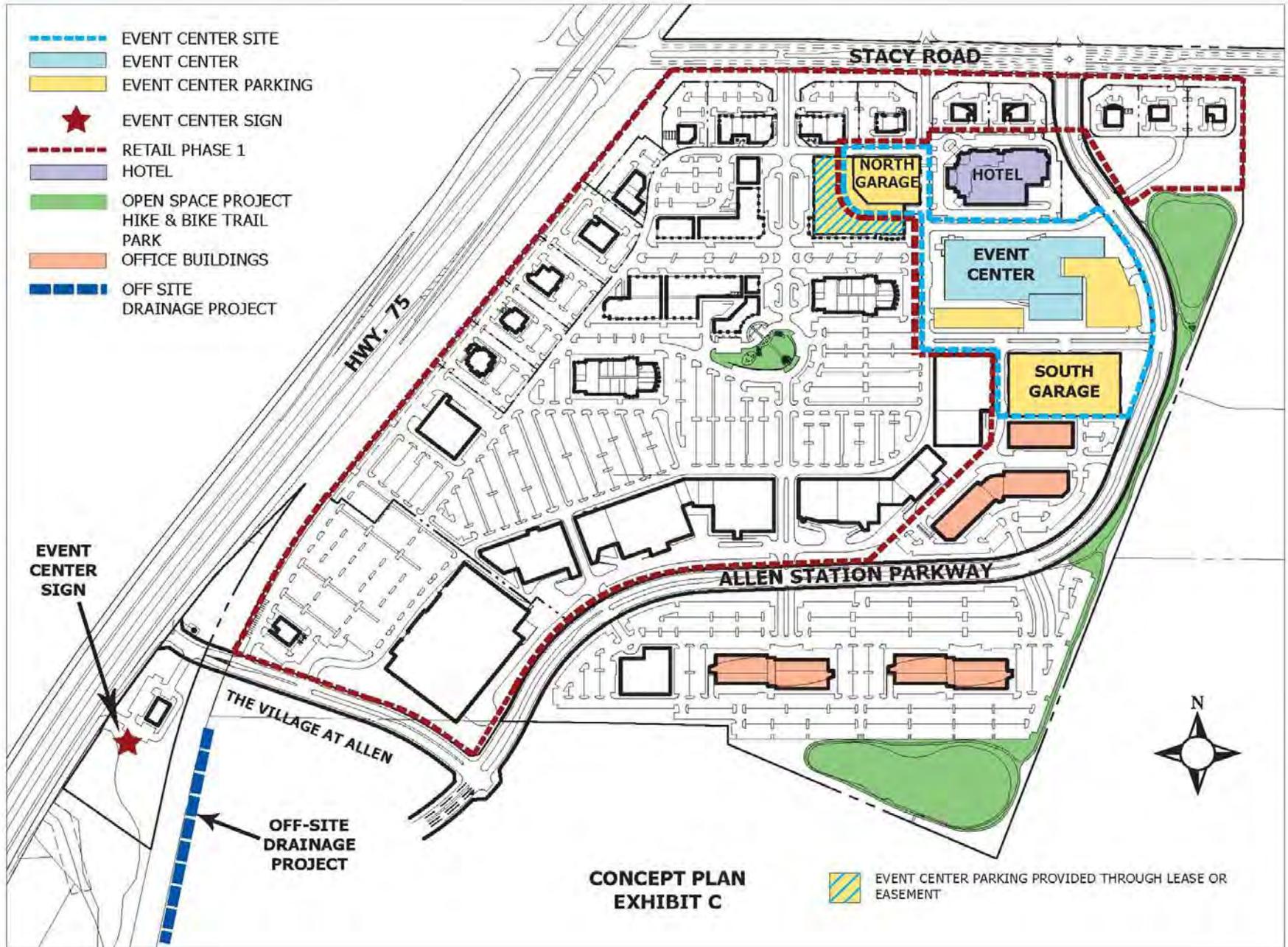
- PD Zoning
- City Development Agreement (380)
- Economic Development Agreement
- Community Development Agreement



The Village at Allen



-  EVENT CENTER SITE
-  EVENT CENTER
-  EVENT CENTER PARKING
-  EVENT CENTER SIGN
-  RETAIL PHASE 1
-  HOTEL
-  OPEN SPACE PROJECT
-  HIKE & BIKE TRAIL
-  PARK
-  OFFICE BUILDINGS
-  OFF SITE DRAINAGE PROJECT



**CONCEPT PLAN
EXHIBIT C**



EVENT CENTER PARKING PROVIDED THROUGH LEASE OR EASEMENT



Public/Private Partnership Village at Allen

Economic Development Agreements for Village at Allen and Allen Event Center:

- MGHerring began with development of a Mixed-Use Retail
- Global Entertainment Introduced Event Center Concept

- 181 – acre Mixed-use Development
 - 400,000 gross sf of leasable retail space – Phase 1
- Full/Limited-service Hotel
 - 220 room with 30,000 sf conference meeting space
- Event Center
 - 160,000 sf with 9,000 seats with 7,500 fixed seats
 - 24 luxury suites
 - 2 sheets of ice (2nd sheet +26,000 sf)
- Two Parking Garages





Partnership Overview

Village at Allen:

- Convey 15 acres for Event Center & Parking Garages
- Grant \$25M to City for Construction of Event Center
- Construct 2 Parking Garages
- Construct Marquee Sign
- Construct Village at Allen Retail Phase 1 with Hotel



City of Allen:

- Issue \$15M – Economic Dev. Corp (4A) Bonds
- Issue \$32M – Community Dev. Corp (4B) Bonds
- Provide \$18.5M – Grant through 380 Agreement
 - 75%-90% sales tax & property tax rebate over 20 yrs.
- Other Revenues from Event Center to repay Grant
 - 75% of \$3.50 Ticket Fee; Sign Advertising Revenue;
 - Naming Rights (above \$300,000 - 75%); AEC Revenue
- Reimburse Impact Fees and Building Fees



ALLEN EVENT CENTER

Quick Look: Arena Facts

Allen Event Center is a state-of-the-art facility with first-class amenities, including luxury suites, premium seats, digital signage, audio systems, lounges, restaurants and concessions.



- Seating Capacity Varies based on event:
 - Hockey: 6,500 seats
 - Basketball: 7,000 seats
 - Concert: Full-house 7,500 seats
- 24 Suites, 5 Hospitality suites, 2 VIP Lounges
- Club and Loge Seats
- Digital and static signage opportunities
- Sponsorship opportunities for small to large businesses

ALLEN EVENT CENTER

What Makes Us Unique?



The Village at Allen

Allen Event Center is the heart of Collin Counties' largest shopping complex: **The Village at Allen and The Village at Fairview.**

Allen Anchor Partners: Best Buy, Super Target, Dick's Sporting Goods, Babies/Toys R Us, Haverty's, Top Golf and Cabela's.

Restaurants and Bars: Dodie's Sports Bar & Kelly's (both located just across the street from our venue), BJ's Brewery, Uncle Julio's, Olive Garden, Rudy's Country Store & Bar-B-Que, Bar Louie, Bonefish Grill, Cheddars, Pluckers Wing Bar

The image shows the Allen Event Center, a large, modern building with a prominent glass-enclosed tower. The name "ALLEN EVENT CENTER" is displayed in blue letters on the stone facade. The building is set against a clear blue sky.

ALLEN EVENT CENTER

What Makes Us Unique?

Allen Event Center is owned by the **City of Allen** who is working to build the city as “the place to be” both personally and professionally. The City of Allen is on the fast track in economic growth with development second to none.

The Event Center is located in **The Village at Allen**, 3.5 miles from **Watters Creek at Montgomery Farms** “a unique retail resort” and across the highway from **Allen Premium Outlets**.

Watters Creek



Allen Premium Outlets



ALLEN EVENT CENTER

Sports Tenants

Hockey - Allen Americans

- Nov. 2009 when Facility Opened
- Original Sports Tennant – CHL/ECHL Team



Indoor Soccer – Dallas Sidekicks

- May 2012 – Began playing at AEC



Arena Football – Texas Revolution

- September 2012 – Began playing at AEC



Quick Look : Arena Events

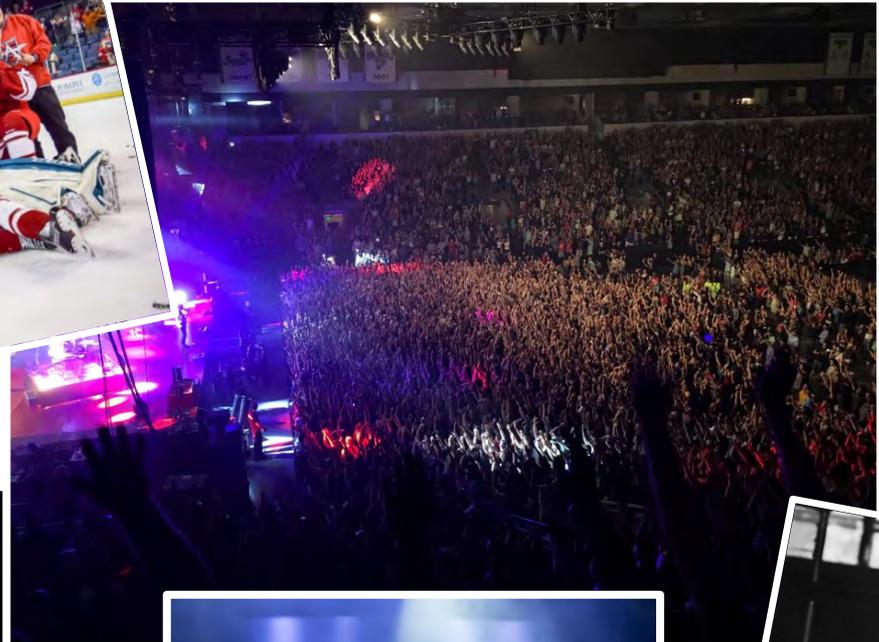


Allen Event Center maximizes attendance by hosting a variety of events, including the following:

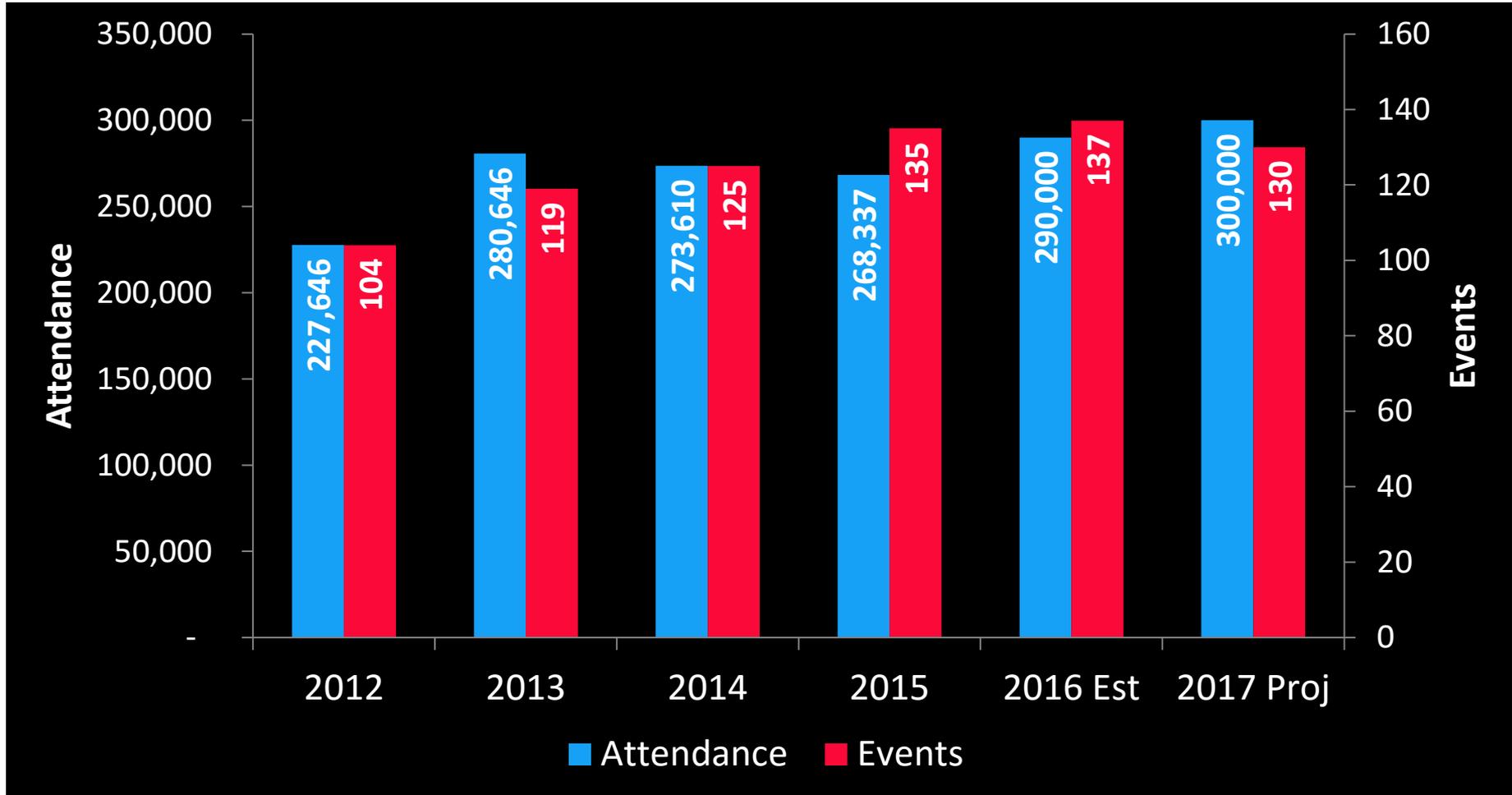
- Concerts
- Family Shows
- Circus
- Symphonies
- Trade Shows
- Conventions
- Motocross Events
- Monster Truck
- Boxing
- Wrestling
- Basketball
- Volleyball
- Hockey
- Arena Football
- High School/ Regional Sporting Events
- Indoor Soccer
- Rodeo and Equestrian Events
- Religious Meetings
- Banquets
- Ceremonies
- Graduations
- Festivals
- Cultural Events
- **And much more!**



Quick Look : 2016 Arena Events

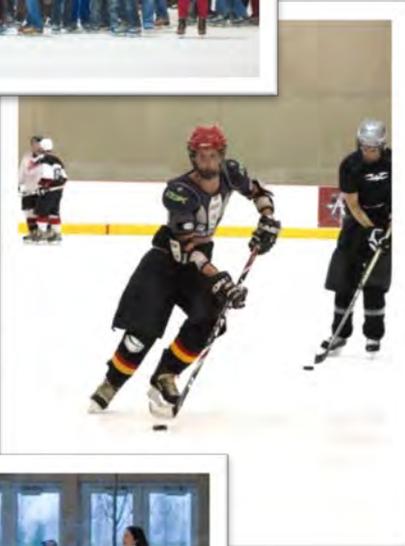


Events & Attendance Stats



ALLEN COMMUNITY ICE

ACIR Programs





Total Economic Incentives

380 Agreement to MGHerring:

\$ 43,500,000

Event Center - \$ 25,000,000

Infrastructure - \$ 18,500,000

(includes \$3.5M for hotel)

Total Event Center Costs

\$ 73,378,088

Facility - \$ 50,000,000

Infrastructure - \$ 23,378,088



ALLEN EVENT CENTER

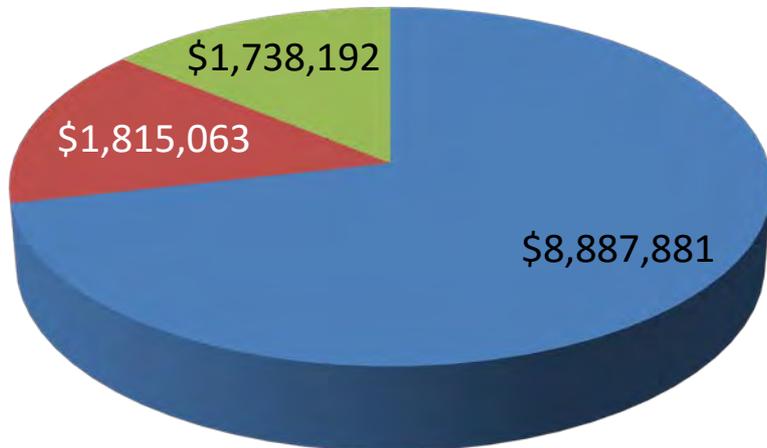
Economic Impacts

Allen Event Center:

- Serves as an Anchor for Retail Center
- Destination Place for Allen - Economic Engine

July 2016

Total = \$12,441,137



- Direct Effect
- Indirect Effect
- Induced Effect

Previous Annual Economic Impacts

July 2015: \$12.01M

July 2014: \$10.16M

July 2011: \$8.3M

Status Economic Grants



Total Grant: \$43.5 M

Remainder as of 2016: \$36 M

380 Agreement – Performance Based

- 20 Years – expires Jan. 1, 2028
- 75% - 90% of Sales & Property Taxes generated from Benefited Area
 - Average Annual Payment \$1M – \$1.5M
- 75% of \$3.50 Ticketing Fee

New Development in Benefit Area





Watters Creek at Montgomery Farm





WATTERS CREEK

ALLEN, TEXAS

Public/Private Partnership Watters Creek

- Council Goal: Different Type of Retail Development
 - Upscale retail/mixed-use
 - Not to compete with Outlet Mall
 - Boutique Approach
- Planned Development Zoning
- Facilities Agreement
- Economic Development Agreement
- Community Development Agreement
- TIF (Tax Increment Financing)

WATTERS CREEK

ALLEN, TEXAS



Watters Creek – Zoning

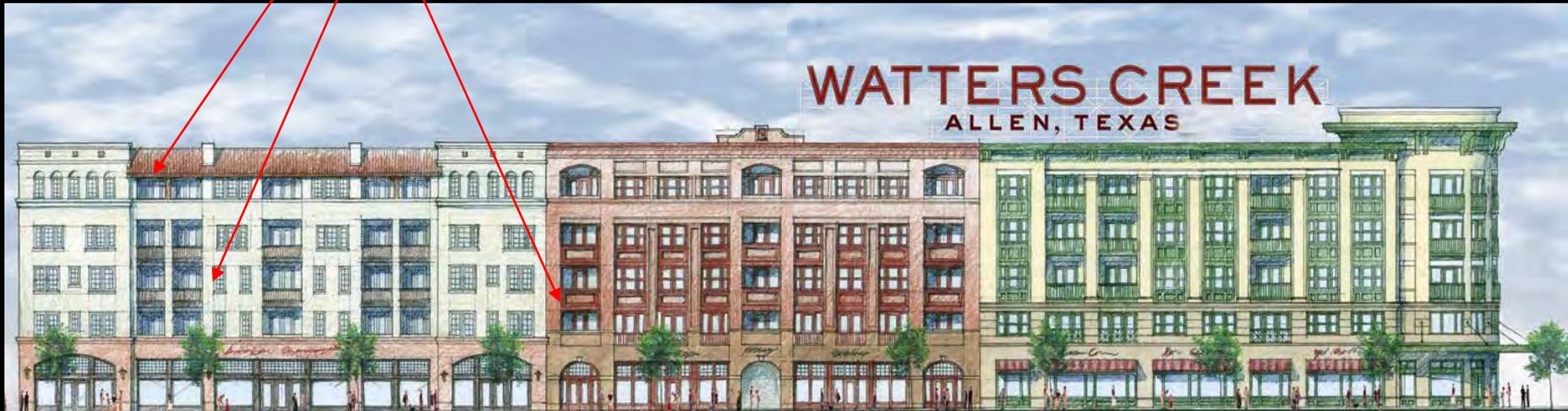
Planned Development District

- Concept site plan
- List of uses
- Design standards
- Private streets
- Parking requirements
- Architectural concepts
- Signage



4-Story Residential

Retail at Street Level



WATTERS CREEK

ALLEN, TEXAS



Partnership Overview

Tax Increment Reinvestment Zone

- Petition from developer to create TIF
- Includes 113 Acres – undeveloped land, one owner
- Garden District: 92-acre commercial portion of the 500+ acre Montgomery Farm development

Developers:

Trademark for Retail

Southern Land for Multi-Family



WATTERS CREEK ALLEN, TEXAS



Partnership Overview

City of Allen:

- Maximum Participation - \$22,710,000
- Contribute 50% Property Tax for 25 yrs
- Contribute 50% of Sales Tax for 15 yrs
- Parking Structure Improvements:
 - Minimum of 1,985 spaces
 - Reimbursed at \$9,130/space
- Infrastructure Improvements:
 - Bel Air Drive
 - US75 Ramp Reversal
 - Watters Branch Bridge
 - Montgomery Drive
 - Traffic Signals

Collin County:

- Contribute 50% Property Tax for 25 yrs
- Maximum Contribution - \$9,300,000
- Infrastructure Improvements
 - US75 Ramp Reversal



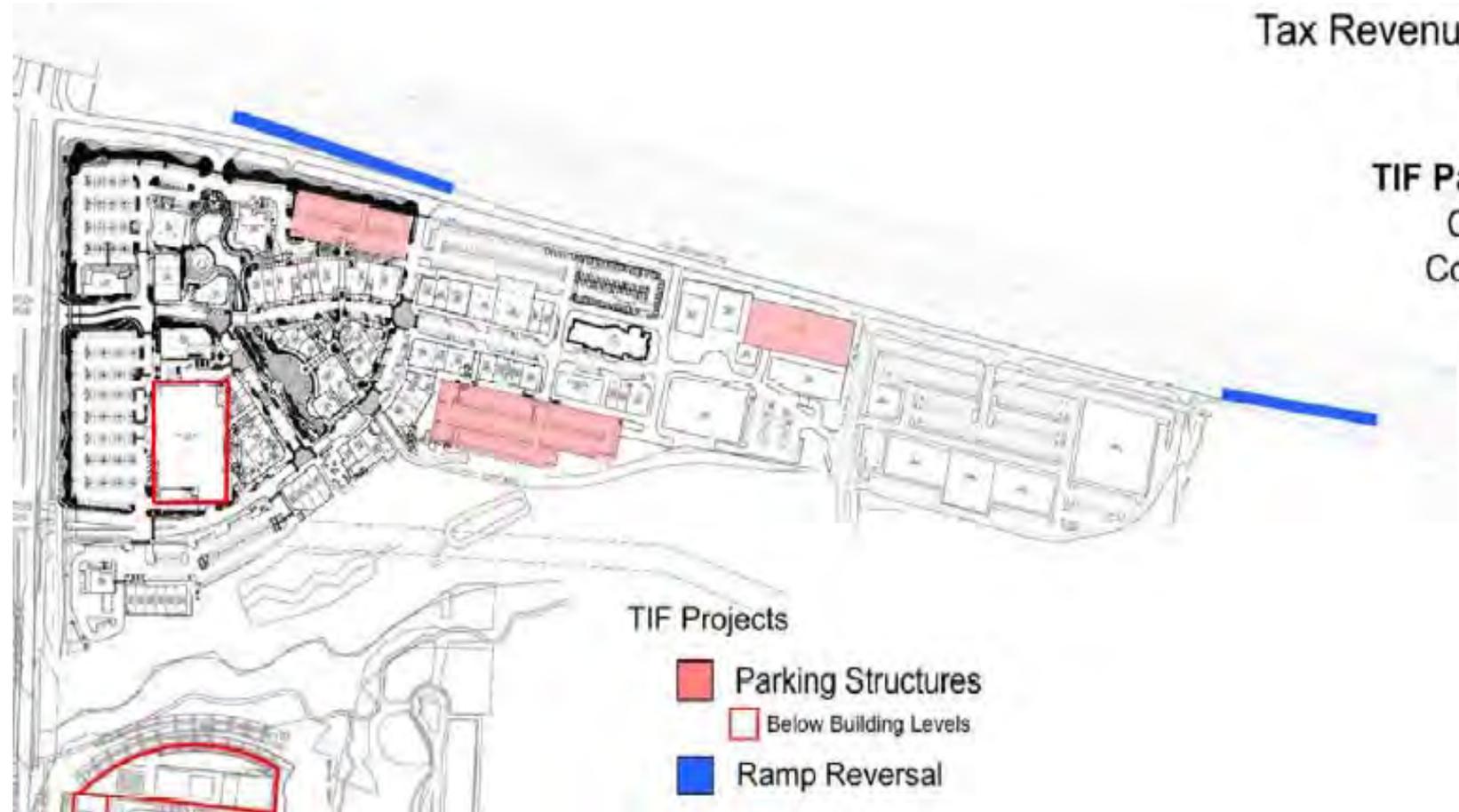
WATTERS CREEK

ALLEN, TEXAS



Tax Revenue Sharing Program

TIF Participants
City of Allen
Collin County



TIF Projects

-  Parking Structures
-  Below Building Levels
-  Ramp Reversal

WATTERS CREEK ALLEN, TEXAS



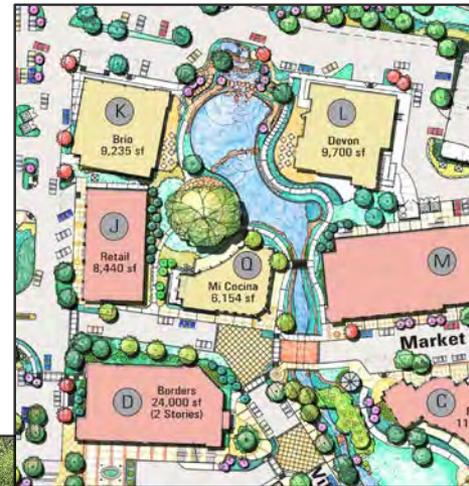
Partnership Overview

Allen Economic Dev. Corp. (4A):

- Contribute 50% of Sales Tax for 15 years
- Maximum Contribution - \$4,635,000
- Infrastructure Improvements for Retail Ph 1

Allen Community Dev. Corp. (4B):

- Contribute 50% of Sales Tax for 15 years
- Maximum Contribution - \$4,635,000 each
- Park & Open Space Improvements
 - 16.32 acres of park/open space
 - City use 4 times/year



Agreement Overview

TIF Details:

- Performance Based
- Upscale Retail - \$80 M capital in Retail Ph1 by developer
- Construction start and completion deadlines
- Base Square footage requirements
 - 350,000 sf retail
 - 70,000 sf office
 - 75,000 sf hotel
 - 310,000 sf residential

TIF Payment:

- Annual Payment begins once:
 - Minimum Taxable Value of \$80 M in Garden District
 - TIF Fund distribution begins after \$500,000 in fund
 - Minimum balance in TIF fund of \$50,000

WATTERS CREEK

ALLEN, TEXAS



Dining: Brio Tuscan Grille, The Cheesecake Factory, Mi Cocina, Village Burger Bar, P.F. Changs China Bistro, The Blue Fish



Retail: Market Street Grocery Store, Anthropologie, Altar'D State, Z Gallerie, Kendra Scott, Ann Taylor, Sephora, DSW Shoes, Charming Charlie, Pandora, Vera Bradley



Living: The Lofts at Watters Creek – mid rise apartment community build into Watters Creek Shopping Area.

Working: The Offices at Watters Creek – offers 97,000 sf of office space integrated into the resort-style retail development

WATTERS CREEK ALLEN, TEXAS



Status Economic Grants

Length of Grant: 25 year TIF

Expires Dec. 31, 2030

| Granting Entity | Maximum Grant | Grant Balance |
|-----------------|---------------|---------------|
| City | \$ 22,710,000 | \$ 11.3 M |
| AEDC (4A) | \$ 4,635,000 | \$ 2.8 M |
| CDC (4B) | \$ 4,635,000 | \$ 3.5 M |
| Collin County | \$ 9,300,000 | \$2.5 M |



WATTERS CREEK ALLEN, TEXAS

Recent & Future Development



Montgomery Boulevard and Bridge



Rendering of aloft Hotel



New Mixed-use:
Retail/Multi-Family



Watters Creek at
Montgomery Farm



**CEDAR HILL MAYOR'S
TEEN COUNCIL
&
L.E.A.D. COUNCIL**

February 3, 2017

Law Enforcement Advisory and Development (L.E.A.D.)

Objectives...
Consider objectives



Mission and Vision

Vision

We envision Cedar Hill as a Premier City that retains its Distinctive Character; where families and businesses flourish in a Safe and Clean environment.

Mission

The Mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

Values

People and Relationships

Stewardship

Highest Ethical Standards, Behavior, and Integrity

Servant Leadership



Premier Statements

CEDAR HILL HAS DISTINCTIVE CHARACTER

CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE

CEDAR HILL IS SAFE

CEDAR HILL IS CLEAN

CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE

CEDAR HILL HAS VIBRANT PARKS AND NATURAL BEAUTY

CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY

Numerous programs

- Library Opportunities for youth engagement
- Various service hours available
- PD and Fire – programs in schools
- Youth Summit
- Local charitable opportunities

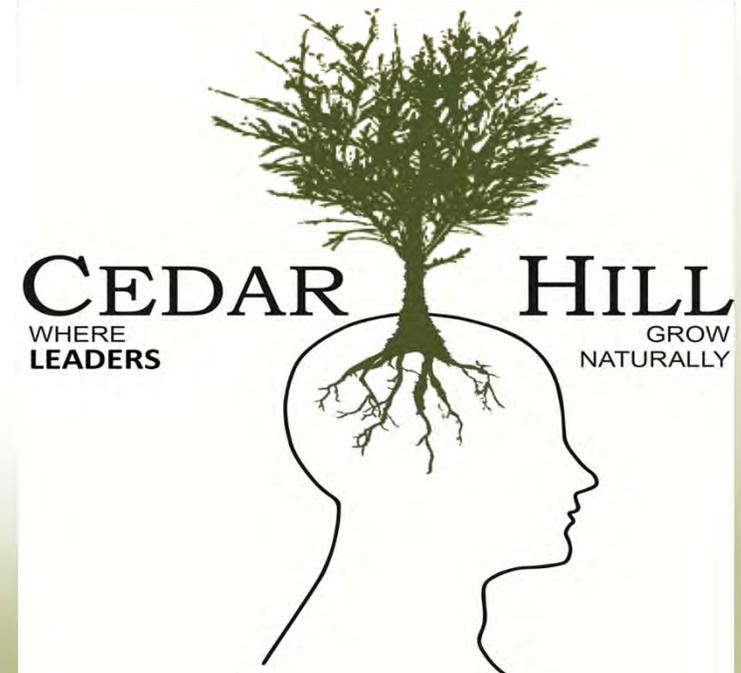
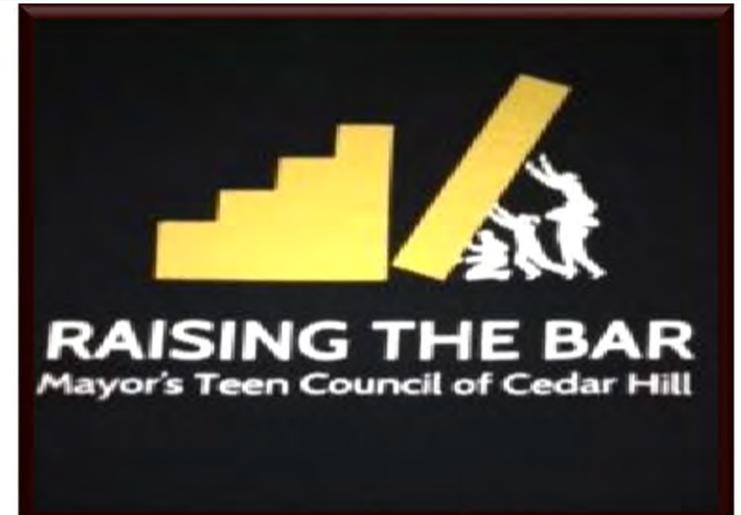
- Concluded a need for a targeted effort

- TML Presentation 2012
- Launched in 2013
- More targeted and higher profile effort
- Created MTC based on values:
 - People and Relationships
 - Servant Leadership
 - Love your hometown

Sponsors

| | | |
|------------------|--------------|-------------|
| Mayor Franke | Toni Simmons | Aranda Bell |
| Melissa Stephens | Katy Bower | Marie Watts |

- Application and Interviews
- They Choose Officers
 - President
 - Vice President
 - Secretary
 - Public Relations
 - Historian
- Committees
 - Volunteering Committee
 - Sustainability Committee
 - Fundraising Committee
 - Other (YAC)



MTC Mission

- Contribute leadership skills and commitment to projects that help our community flourish
- Review issues and concerns that involve the youth in Cedar Hill
- Promote solutions for the betterment of our community
- Promote sustainability and environmentally conscious initiatives
- Serve our community in every aspect possible

L.E.A.D. Mission

- Promote positive relationships with law enforcement
- Focus on leadership
- Develop a spirit of service

- Invite parents to first meeting
- Dinner and presentation during City Council meeting
- Expressed commitment level - expectations
- Attend YAC Summit



- Understand local government
- Plan and organize special events - projects - fundraisers
- Learn from city staff
- Discuss the council agenda
- Understand adolescents and their livelihood
- Make recommendations - consider solutions
- Tour various city facilities
- Meet with key staff – other officials
- Engage in city meetings and/or events

- A. Who's budget is it anyway?**
- B. Several Departments: Library – Parks – Admin.**
- C. Keeping a consistent ISD representative**
- D. Twice per month meetings**
- E. Numerous logistics**
- F. Saying no!**
- G. Turnover – Balance**

Results!



Relationships

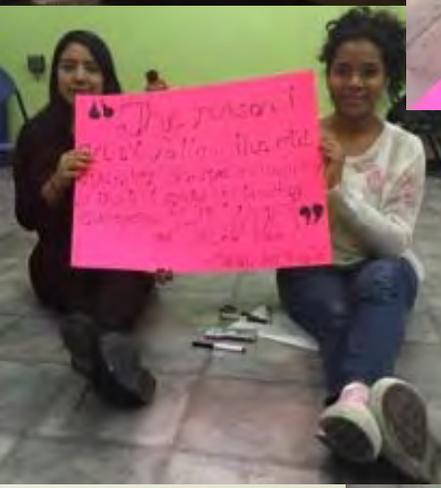
Lots of letters

Teenagers

The come back...



CEDAR HILL



Work Hard

Donation Drives

Rising Longhorns

Teen Town Hall Meeting

Numerous events

- Recycling



Have Fun

- Limited number of people to promote relationships
- Facility Tours
- Council Shirts and Logos
- Informative but casual meetings
- Outings
 - Christmas Party
 - YAC Summit
 - Year End Pool Party



Objectives...
Consider objectives
And time...

Questions





Thank you!

This has been an honor.



Youth Action Council Discussion



Review of Current City of Lewisville Youth Programs

- Police Explorer Post
- Criminal Justice Practicum
- UTD Explore the Wow
- Library Teen Volunteer Program
- Teen Court
- Project Search



Lewisville Library Teen Advisory Group (TAG)

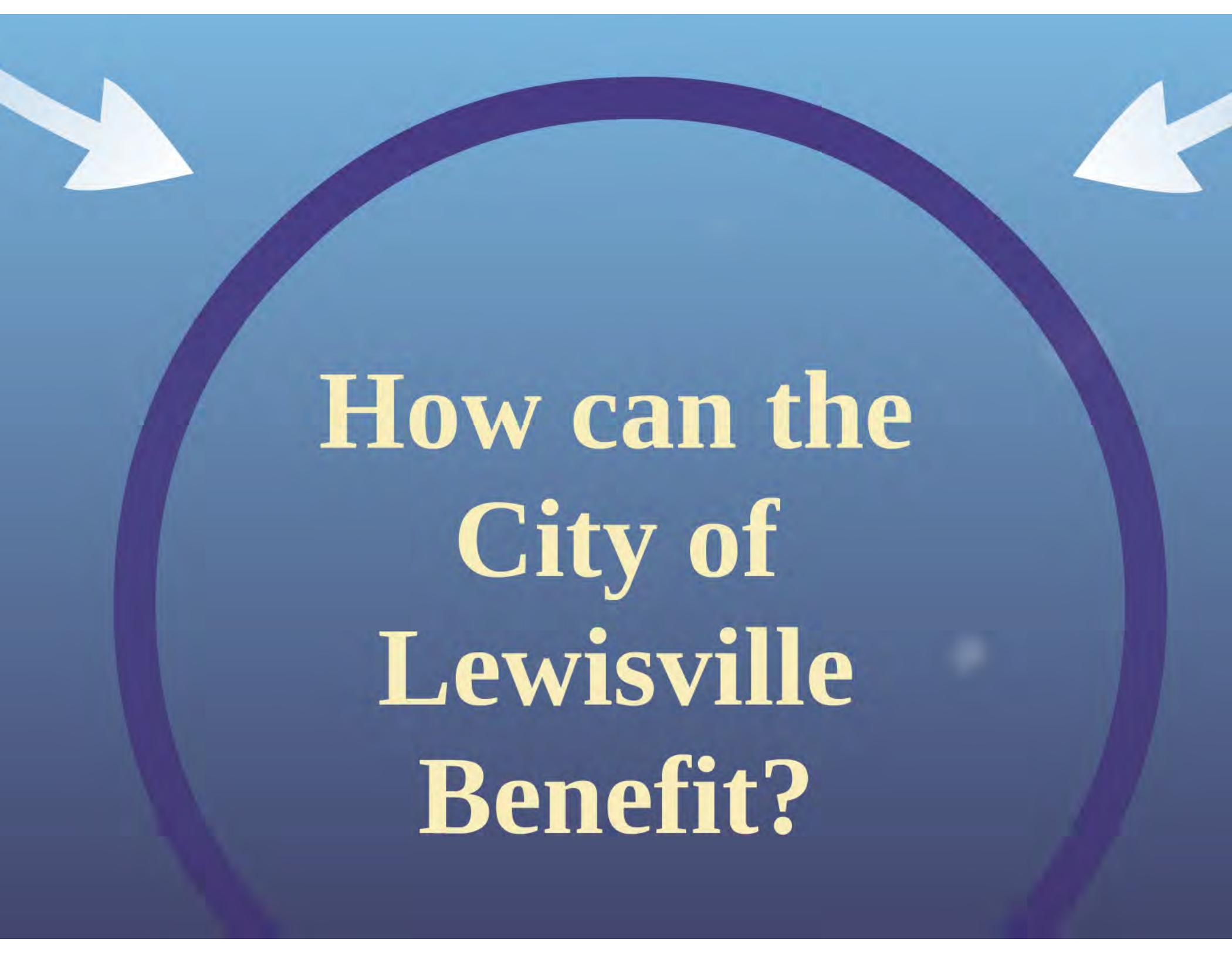
- Teens assist in developing programs that reflect their interests, improve collection development, and gather feedback on trends in teen services
- TAG is involved with more complex events, and is less task-oriented than the Teen Volunteer Program
- TAG participants serve as volunteers for special programs, such as Teddy Bear Sleepover, Trinity Trash Bash, Western Days, and the Summer Reading Program
- TAG members meet once a month to discuss and plan upcoming programs, converse about popular books, and plan participation in events
- TAG currently has 28 active members





Sample YAC Projects in Texas

- Advise the city council on teen-related issues (Bryan, Burleson, Flower Mound, Kyle)
- Adopt-a-roadway (Killeen)
- Partner with the city's local chapter of Keep Texas Beautiful (Lake Jackson, Killeen)
- Teens in the Driver Seat campaign (Garland)
- Holiday events (Easter Hunt, Tree Lighting, Christmas Carnival, etc.) (Killeen, Lake Jackson, University Park)
- Reports/presentations to city council (Borger, Burleson, Rockwall, University Park)
- Annual teen talk event (Garland)
- Teen survey (Baytown)



**How can the
City of
Lewisville
Benefit?**

Budget Savings and Increased Youth Participation

- Youth input can redirect city dollars away from underutilized programs and facilities.
- Youth can provide input regarding programs that appeal to their interests increasing participation

Increased Support for City Initiatives

City councils that have reached out to youth have found them to be an important constituency in promoting change and tackling difficult issues

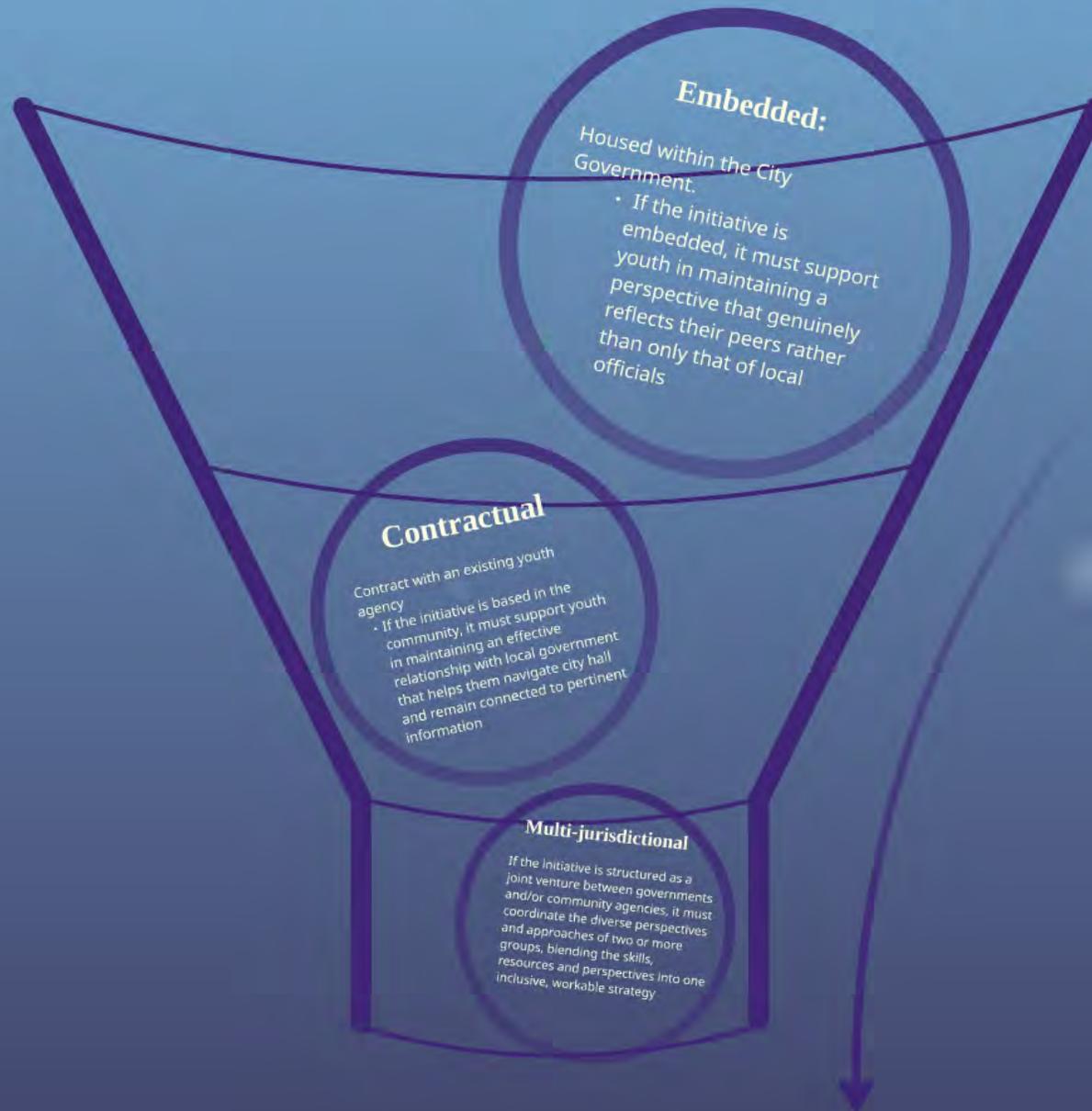
Improved Policies and Programs for Youth

Young people can raise genuine concerns about their education, health and safety and offer workable options and solutions

Identification as a Youth-Friendly Community

- Cities that engage youth are consistently listed among the top places for young people to live
- Studies show that youth in civic engagement programs are more likely to graduate and avoid risky behaviors
- They tend to vote, volunteer and become valuable members of the workforce
- They become lifelong civic leaders

Examples of Structures Cities are Using



Embedded:

Housed within the City Government.

- If the initiative is embedded, it must support youth in maintaining a perspective that genuinely reflects their peers rather than only that of local officials

Contractual

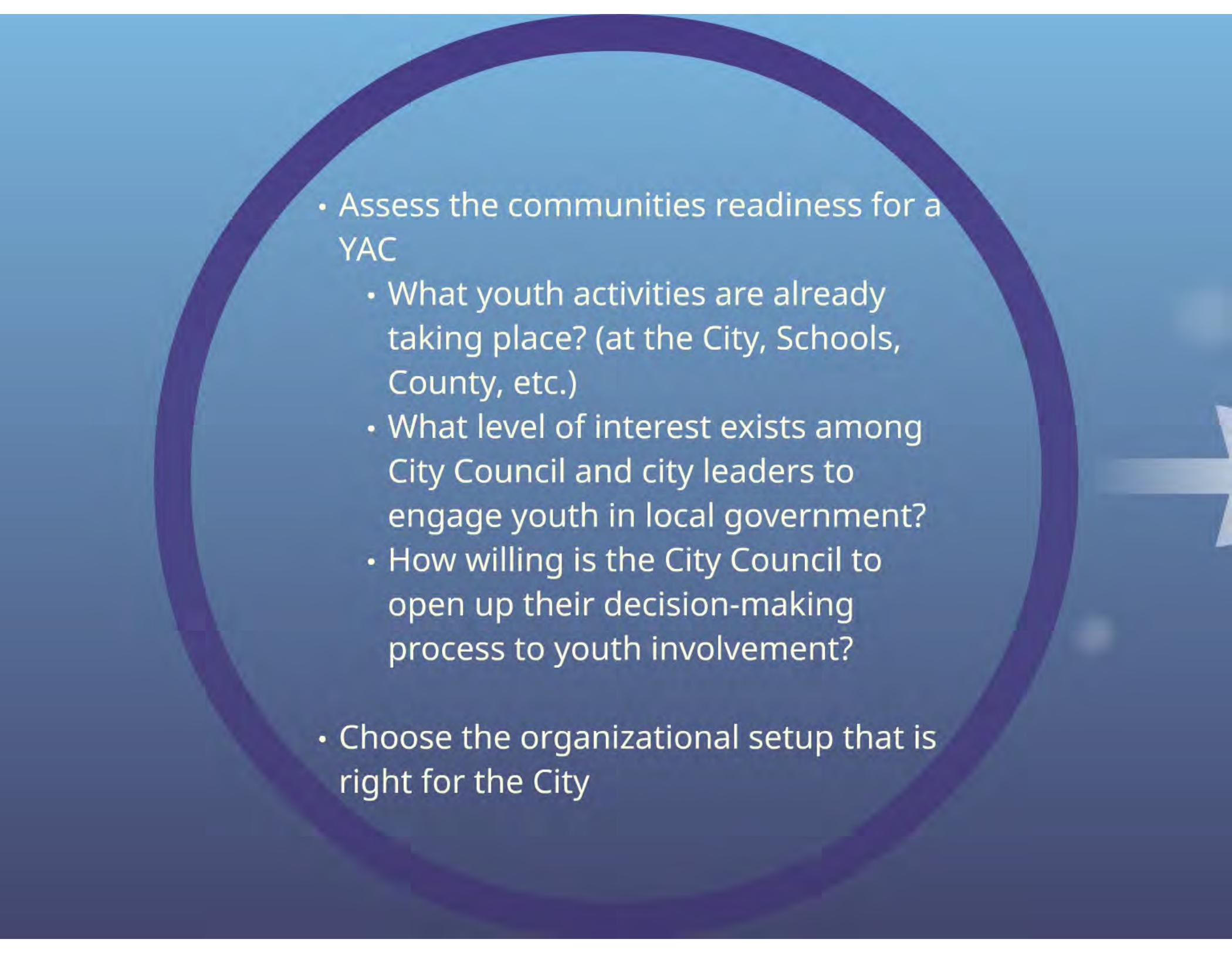
Contract with an existing youth agency

- If the initiative is based in the community, it must support youth in maintaining an effective relationship with local government that helps them navigate city hall and remain connected to pertinent information

Multi-jurisdictional

If the initiative is structured as a joint venture between governments and/or community agencies, it must coordinate the diverse perspectives and approaches of two or more groups, blending the skills, resources and perspectives into one inclusive, workable strategy

Steps to Consider for a Youth Action Council

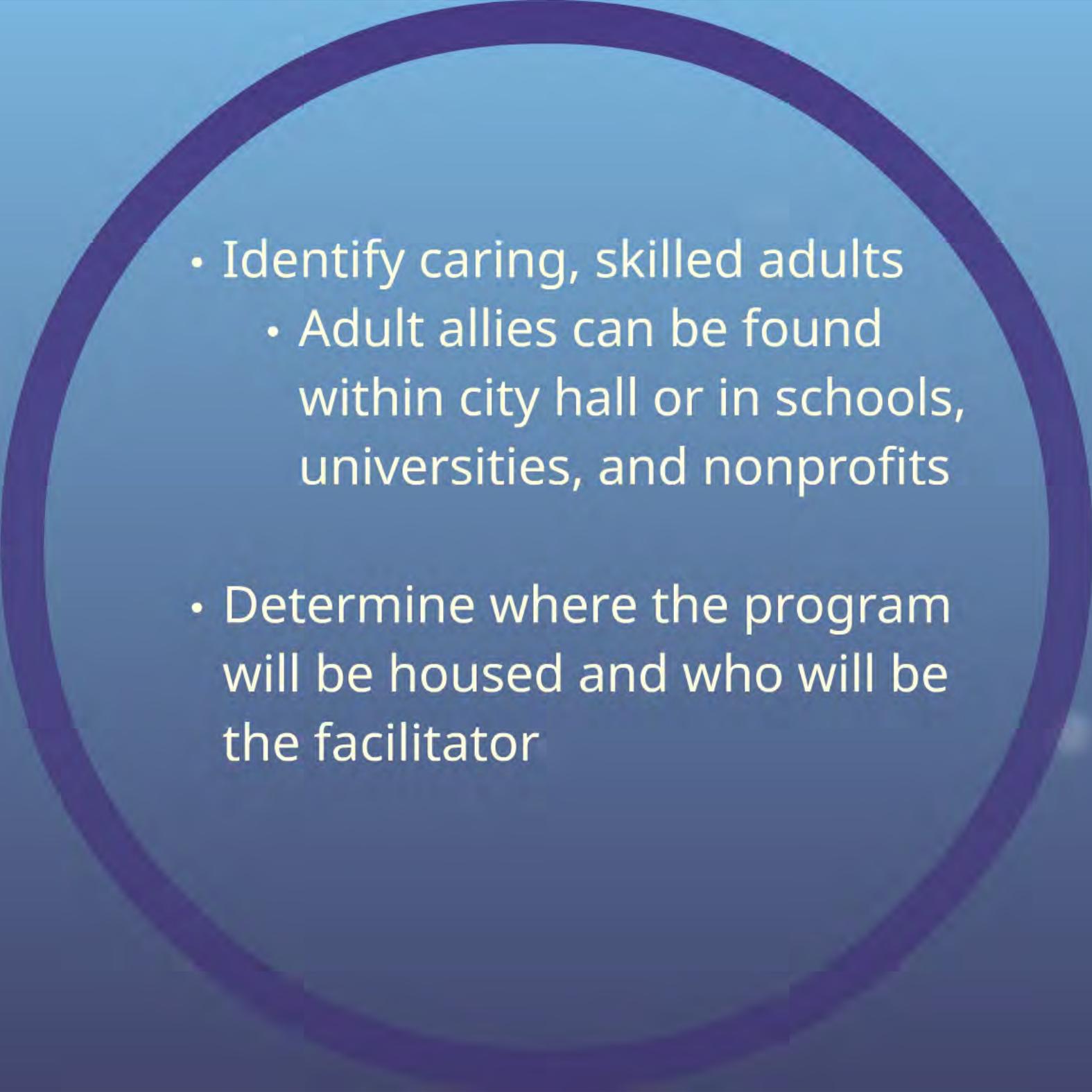
- 
- Assess the communities readiness for a YAC
 - What youth activities are already taking place? (at the City, Schools, County, etc.)
 - What level of interest exists among City Council and city leaders to engage youth in local government?
 - How willing is the City Council to open up their decision-making process to youth involvement?
 - Choose the organizational setup that is right for the City

- 
- Agree on a common purpose
 - Advising Council on youth related issues?
 - Assisting with special projects and events?
 - Researching or making assessments and evaluations of current youth and community programs?
 - Designing and planning events and activities “by youth, for youth”
 - Determine the program budget

Budget Consideration

- Annual Cost - \$4,700
 - Youth Attendance at annual TML Youth Advisory Commission Summit - \$500 per attendee per year = \$2000 (4)
 - Shirts - \$50 per participant = \$1000
 - Snacks for meetings - \$50 per meeting = \$1200
 - Miscellaneous supplies and materials = \$500

- 
- Determine the recruitment plan and framework
 - Enlist the support of LISD and community-based youth groups who can help identify youth who are representative of the diversity of the city's teenage population
 - Consider youth already involved in other City of Lewisville programs and/or filtered through LISD
 - Determine membership requirements and size of organization
 - Limit the number who can serve on the YAC or
 - Open the program up to anyone who meets the membership criteria and then allow them to elect their leaders

- 
- Identify caring, skilled adults
 - Adult allies can be found within city hall or in schools, universities, and nonprofits
 - Determine where the program will be housed and who will be the facilitator

Ways to Keep Youth Engaged

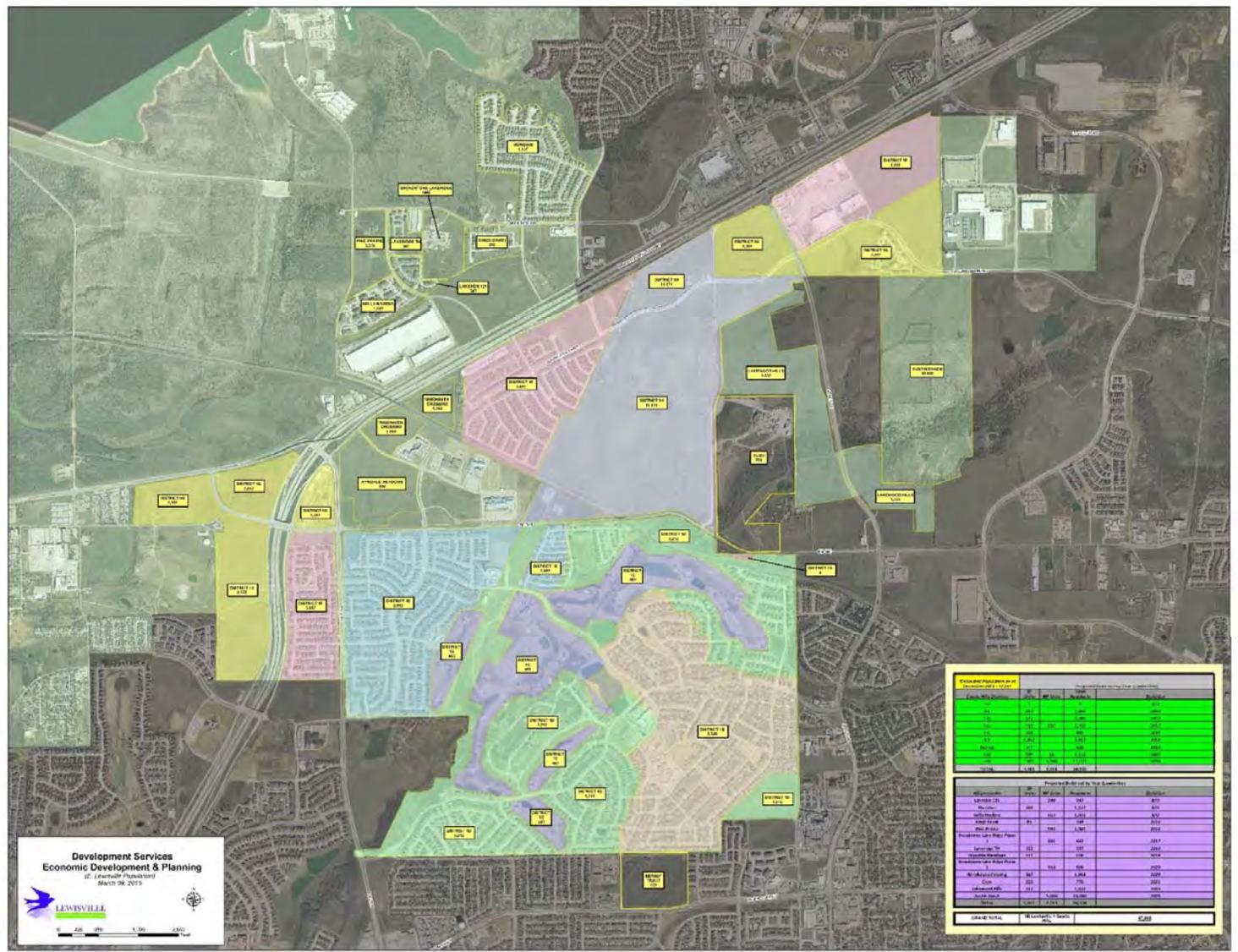
- Opportunities are meaningful, not just made-up work
- Youth have access to decision-makers in official settings
- Enough time is allocated for youth to learn the issues and complete projects
- Training and skill-building are built into all projects
- Training and skill-building match the opportunities youth will tackle
- Opportunities are connected as a system; youth can move easily from one to another
- Any opportunity balances learning, work and fun
- Adults want youth at the table because they add value, not because it will be good for them

10 Reasons Why Youth Say They Do Not Participate in Local Government

1. Think their voice would not be heard
2. Lack of transportation
3. Difficult to balance job, school, family and other time commitments
4. Parents object, or general lack of parental support
5. Activity is held at an inconvenient time (during school hours, on college prep testing day, etc.)
6. Issue to be tackled seems too big
7. Issue to be tackled is not interesting to youth
8. No other youth are doing it
9. Believe that, in general, adults do not take youth seriously
10. ***No one asked!***



CASTLE HILLS: NEXT STEPS



Historical Perspective

- Castle Hills began in 1952 as a ranch for the Bright family.
- In 1996 a Development Agreement was approved between the City of Lewisville and Bright Realty
 - City consented to creation of Water Districts
 - City consented to creation of Public Improvement Districts(PIDs) within the boundaries of the Water Districts
 - City consented to PIDs issuing bonds secured by the taxes within the Districts
 - All development remained under the 1996 development ordinances
 - All properties designated/designed in accordance with Lewisville zoning ordinance (not officially zoned)
 - Consented to providing fire/EMS, police and sewer services under a separate contract.
- City began supplying water to properties north of FM 544

Annexation

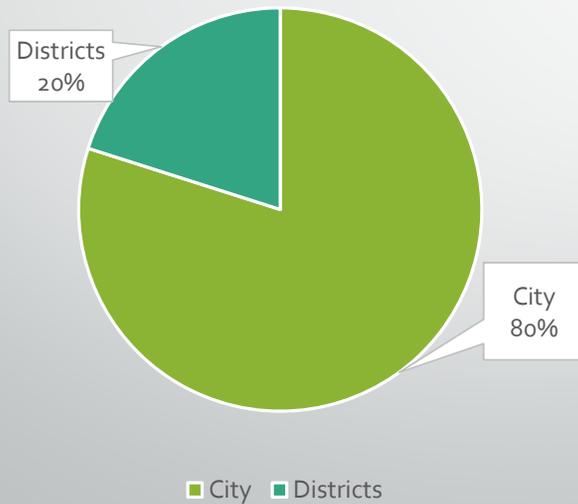
- The development agreement was approved by the City Council as a long term initiative to secure executive housing
- The plan for the timing of annexation has always been to annex when the outstanding debt does not result in a significant tax rate increase for Lewisville residents
- Debt was first issued in 1996. As property values increase and the debt decreases, annexation becomes more feasible
- Staff originally discussed a district by district annexation. However, due to the significant increase in property values, an analysis conducted by First Southwest allows for annexation as early as 2020; included in the annexation could be Districts 1-G and 1-H if a reimbursement TIF is established.
- The concept of a TIF was suggested by Bright Realty.

Annexation (cont)

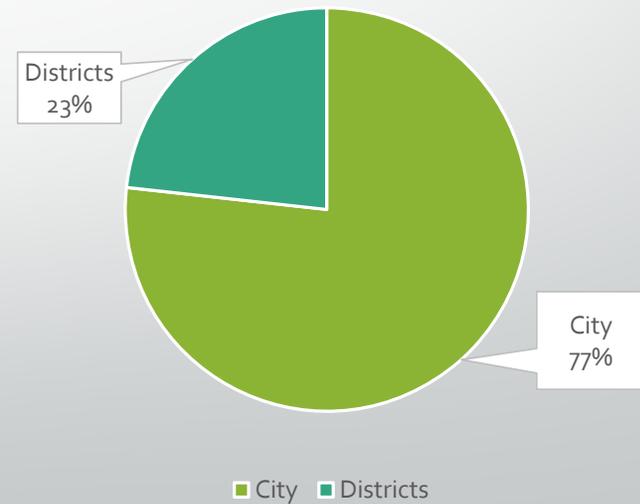
- Debt Analysis
 - Jason Hughes, First Southwest
- Operating and Maintenance Revenues
 - Brenda Martin, Director of Finance
 - Additional property roll and fees should absorb staff/service level impacts

Revenue Impacts-Property Value

2016 (Actual)

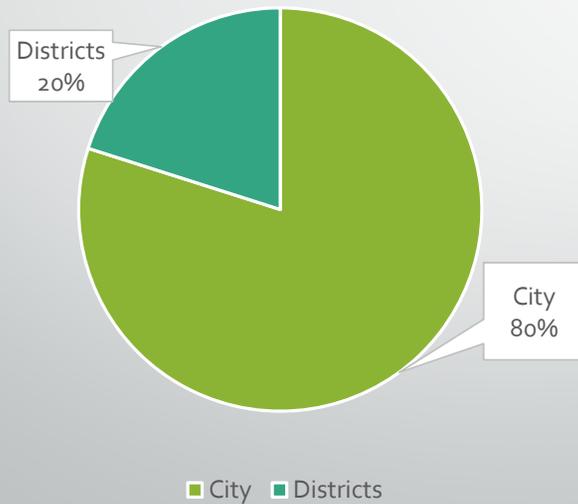


2020 (Projected)

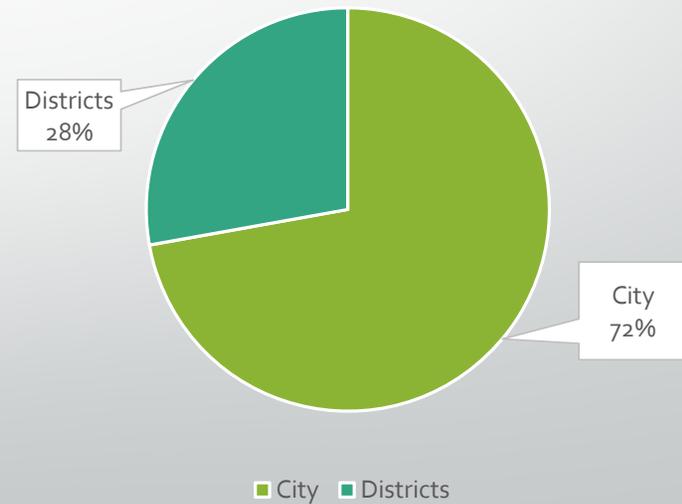


Revenue Impacts-Property Value

2016 (Actual)



2032 (Projected)



Revenue Impacts-Sales Tax

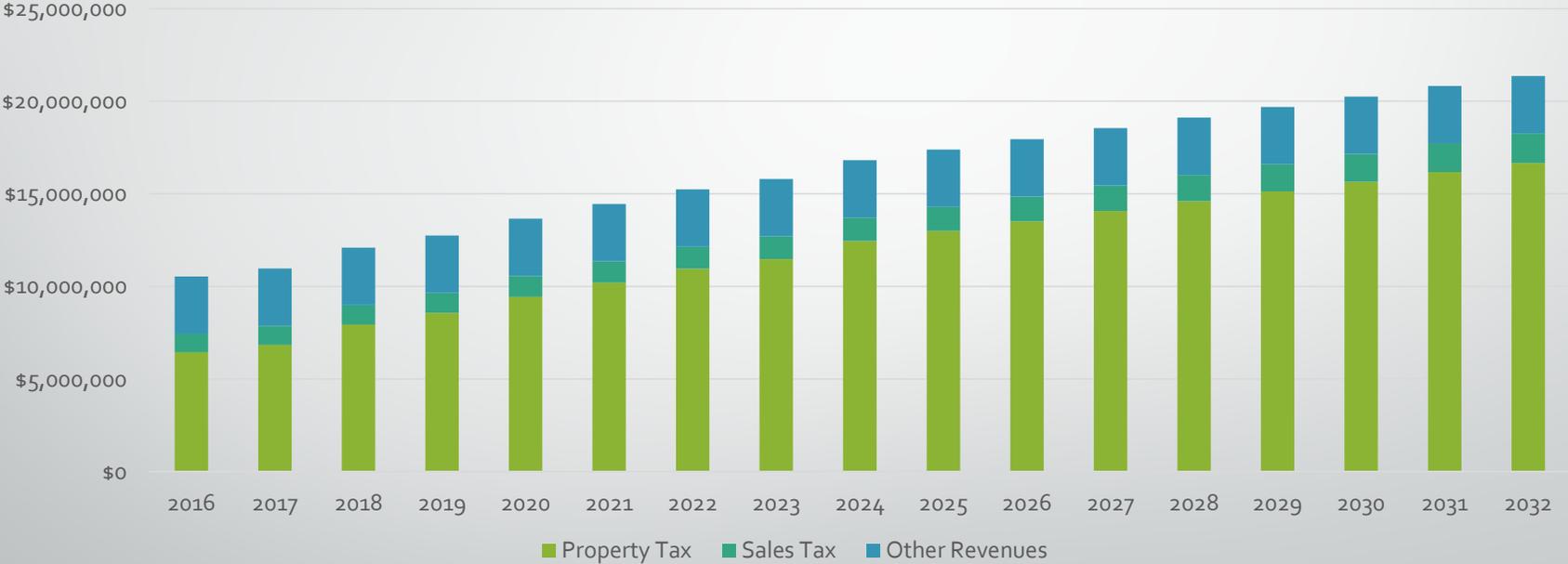
- Currently, City collects sales tax in most existing commercial areas per Strategic Partnership Agreement (SPA)
 - Districts and staff working on expanding SPA area for City Council approval this spring
 - Sales tax collected is mostly used to pay for police, fire, EMS services within the districts
- At annexation, sales tax will be applied to taxable sales in all areas within Districts, such residential utility bills
 - General Fund – one cent
 - 4B Fund – ¼ cent
- DCTA – ½ cent is not currently being collected, but will be after annexation
- Crime & Fire Control Districts – ¼ cent not currently being collected and will require election



Other Revenue Impacts

- Franchise fees
- Mixed beverage taxes
- Development fees
- Health & fire inspections
- Animal control
- Water & sewer revenues
- Impact fees

Operational Revenues



2016 are actual values; other years projected. Property taxes assumes City's current M&O rate of \$.318766/\$100 value for all years. Other revenues are current Castle Hills development fees and franchise taxes being collected.

Castle Hills

- 2,700 acres of land
- Projected Population at Build-out: 26,950
 - SF
 - MF
 - Mixed use
- Average Home Value: \$463,934

Next Steps

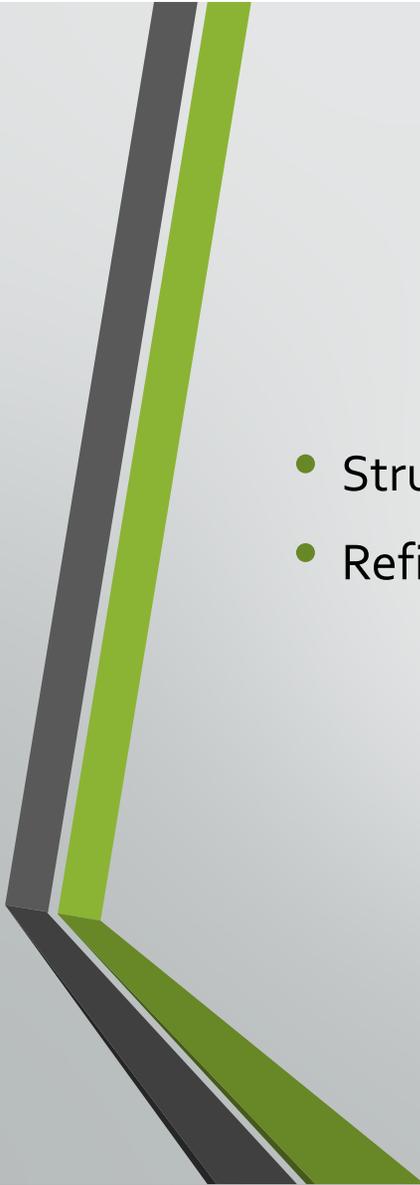
- Infrastructure
 - Started assessment of roads/sidewalks last fiscal year, need to complete for all districts
 - Will need to add drainage system and water/sewer infrastructure
 - Equipment assessment for replacement purposes

Next Steps

- Analyze Staffing Impacts
 - Public safety--three additional police officers, Station 8 already being designed
 - Public Services--take over streets, sidewalks, retaining walls and water system
 - Current Castle Hills trades employees will be considered for hire for the number of positions City determines is needed
 - Parks and Recreation--some parks are owned by Districts and some are owned by HOAs
 - Animal Services , Health, Inspections, Code Enforcement, Plan Review will be impacted

Next Steps

- Water System
 - Rate Structure will be analyzed
 - Impacts on billing operation
 - Automatic meter reading system that City did not purchase due to an extensive payback for the investment is being installed in the Districts
 - Other contractual obligations of the water system



Next Steps

- Structure & Development of the TIF
- Refine Financial Projections

Castle Hills Annexation

Summary of City Position

- City's current tax base is \$8.543 billion
- City's current I&S tax rate is \$0.11732
- City's planned bond issuances tied to the November 2015 election are as follows:
 - ▶ 2018 - \$ 37.290 million
 - ▶ 2019 - \$ 11.435 million
 - ▶ 2020 - \$ 7.905 million
 - ▶ 2021 - \$ 8.910 million
 - ▶ 2022 to 2025 - \$ 48.380 million

Summary of Finance Plan – City Voted Debt

- Tax value growth is projected at 4.6% per year for the City from 2018 through 2027 and 0.25% per year thereafter
 - ▶ Prior 10 year average (2007-2017) is 4.604%
- With planned issuances and assumptions, I&S tax rate would need to go up to \$0.12732 in FY 2019
 - ▶ Increase of 1 cent over current I&S tax rate
 - ▶ Mainly due to bond sale in FY2018 for MGC construction
- During bond election, voters were told a maximum property tax rate increase of approximately 1.8 cents would be needed to fund all propositions

Summary of Castle Hills Districts

| | Taxable Assessed Value as of Dec. 2016 * | Current Outstanding Debt | Current Debt Projected to be Outstanding in July 2020 |
|---------------|--|--------------------------------|--|
| District 1-A | --- | \$ 2,345,000 | \$ 1,850,000 |
| District 1-B | \$ 333,484,227 | 9,820,000 | 7,005,000 |
| District 1-C | 59,837,633 | 7,520,000 | 6,975,000 |
| District 1-D | 532,582,968 | 21,645,000 | 17,680,000 |
| District 1-E | 352,143,165 | 21,250,000 | 17,685,000 |
| District 1-F | 539,875,931 | 26,925,000 | 24,590,000 |
| District 1-G | 232,591,911 | 18,485,000 | 16,775,000 ** |
| District 1-H | 97,938,693 | 8,270,000 | 7,455,000 ** |
| TOTALS | \$2,148,454,528 | \$ 116,260,000 | \$ 98,165,000 |

* Taxable Assessed Value based on latest DCAD 2016 valuation and adjusted for City's exemptions.

** Does not include any projected new money debt to be issued prior to July 2020.

Summary of Finance Plan – 1-B thru 1-F

- City would annex Districts 1-B, 1-C, 1-D, 1-E and 1-F in Summer 2020
 - ▶ Full tax value of the absorbed districts would be included in the City's tax base for the FYE 2021 budget
- All debt of the Districts listed above would have to be refinanced to City debt in order to annex
- In addition to refunding the Districts' debt, tax rate projections take into account the City's current planned GO bond issues and a future \$100 million bond election
 - ▶ For modeling purposes, \$100 million bond election is assumed to occur in 2025/26
- Based on the assumptions on the following slide, the City could finance it's current voted authority and refinance the Districts' debt without a tax rate increase over the planned \$0.12732

Summary of Finance Plan Assumptions

- Tax value growth is projected at 4.6% per year for the City from 2018 through 2027 and 0.25% per year thereafter
 - ▶ Prior 10 year average (2007-2017) is 4.604%
- Tax value growth from Districts 1-B, 1-D, 1-E and 1-F is projected at 3.0% per year from 2018 through 2027 and 0.25% per year thereafter
- Tax value growth from District 1-C is projected to grow from the current value of \$59.8 million to over \$162.3 million by 2021 due to construction in progress currently and build-out projections

Summary of Finance Plan Assumptions, cont.

- Debt from the Districts would be refinanced with a 20 year term
- Interest rates are assumed at approximately 1.50% over current market rates
- Original debt issued by the Districts that financed water/sewer improvements would be refinanced with City debt and repaid from the City's Water and Sewer Fund (as opposed to being paid from I&S taxes)
 - ▶ Debt service would be repaid via the water and sewer rates for Castle Hills

Summary of Finance Plan – 1-G & 1-H

- City would annex and create a tax increment financing zone (“TIRZ”) for 1-G and 1-H in Summer 2020
 - ▶ Same time as other districts are annexed
 - ▶ Full tax value of the absorbed districts would be included in the City’s tax base for the FYE 2021 budget
 - ▶ The base value of the TIRZ is projected to be approximately \$700 million based on current projections

Summary of Finance Plan – 1-G & 1-H

- All debt of the 1-G and 1-H Districts at the time of annexation would have to be refinanced with City debt
- The City will retain the revenue associated with the base value of the TIRZ
- Each year's incremental increase over that base value will be shared between the City and the developer
 - ▶ Traditional reimbursement arrangement with the developer
 - ▶ Will also pay for the refinanced 1-G and 1-H debt



2015 Charter Review Commission Recommendations



Process

- Section 11.22 of Charter requires a Commission be appointed every 5 years
 - Term of Office for Commission is 6 months
 - Commission to serve January 2015 through June 2015
- Three issues requested for review by City Council members:
 - City Council Pay
 - Allowing City Council members to be on City Health Plan
 - Impact of Population Increases on Governing Body Size, Method of Election and Related Issues
- Staff also presented 2009-10 Commission recommendations for which election was not called previously



Filling City Council Vacancy (Requested by Mayor Rudy Durham)

- In 2013 the Texas Constitution was changed to authorize home-rule municipalities to have a procedure to fill a vacancy on the governing body for which the vacancy is 12 months or less if approved by voters as a charter amendment.
 - Prior to this constitutional change, cities with terms in excess of two years could not have such a charter provision.
 - The Charter Review Commission did not discuss this change during the 6 month period for which they were appointed
 - Mayor Durham is now asking City Council to consider this change.

Section 3.06 - Vacancies

- All vacancies shall be determined and filled in accordance with the constitution and laws of the State of Texas, as they now exist or may hereafter be amended. Any vacancy occurring for which the unexpired term is twelve (12) months or less shall be filled within thirty days of the occurrence of the vacancy by appointment of a majority vote of the remaining five (5) councilmen mentioned under section 3.01 above. Any vacancy for which the unexpired term is for more than twelve (12) months must be filled by a majority of the qualified voters voting in a special election called for such purpose in accordance with the Texas State Constitution. All vacancies filled by appointment or election shall be for the remainder of the unexpired term of the office so filled.
- All vacancies shall be determined and filled in accordance with the constitution and laws of the State of Texas, as they now exist or may hereafter be amended. Any vacancy occurring for which the unexpired term is twelve (12) months or less shall be filled within thirty days of the occurrence of the vacancy by appointment of a majority vote of the remaining five (5) councilmen mentioned under section 3.01 above. Any vacancy for which the unexpired term is for more than twelve (12) months must be filled by a majority of the qualified voters voting in a special election called for such purpose in accordance with the Texas State Constitution. All vacancies filled by appointment or election shall be for the remainder of the unexpired term of the office so filled.



2015 Charter Review Commission Recommendations



Compensation of City Council members

- Recommendation: Revise Section 3.04 to increase compensation of the Mayor to \$175 per meeting and City Council members to \$125 per meeting; the Commission was opposed to inclusion of a methodology that would automatically increase pay based on some type of established formula.
- Reason: Compensation was set at \$50.00 per meeting in 2004 with no methodology for increasing pay over time. Commission recommended that pay be reviewed every five years with required charter review.

Average MONTHLY PAY COMPARISON

(Survey Conducted in FY 14/15)

| City | Mayor | Council |
|-------------------------------|----------------------|----------------------|
| Allen | \$625.00 | \$375.00 |
| Arlington | \$250.00 | \$200.00 |
| Carrollton | \$375.00 | \$200.00 |
| Dallas | \$6,666.67 | \$5,000.00 |
| Fort Worth | \$2,416.67 | \$2,083.33 |
| Frisco | \$760.00 | \$600.00 |
| Garland | \$600.00 | \$400.00 |
| Grand Prairie | \$100.00 | \$25.00 |
| Grapevine | \$410.61 | \$212.75 |
| Irving | \$1,200.00 | \$900.00 |
| Mesquite | \$100.00 | \$50.00 |
| McKinney | \$100.00 | \$100.00 |
| Plano | \$1,400.00 | \$1,000.00 |
| Richardson | \$100.00 | \$100.00 |
| MONTHLY AVERAGE | \$1,078.85 | \$803.29 |
| Lewisville (current) | \$100.00 | \$100.00 |
| % Difference | 978.85% below market | 703.29% below market |
| Charter Recommendation | \$350.00 | \$250 |
| % Difference | 250% below market | 150% below market |



Participation in City's Health Plan

- **Recommendation:** Extend clinic visits to City of Lewisville City Council members only (does not include spouse and dependents) at no cost as permitted by law.
- **Reason:** No benefits are currently provided to City Council members. Out of the 17 survey city comparison, only three cities allow city council members to be on the health plan. The Commission recommended against providing health insurance benefits to City Council members.
- City Council members may utilize the Employee Clinic

Section 3.04 Compensation

- The mayor of the city council of Lewisville shall receive \$175.00 for each meeting and members of the city council of Lewisville shall each receive compensation in the sum of ~~\$50.00-\$125.00~~ for each meeting of the city council which they attend; they shall also be entitled to reimbursement of and for necessary expenses incurred in the performance of their official duties, when approved by the council; they shall also be allowed to utilize the employee clinic at no cost as allowed by law. Dependents of the city council are not allowed to utilize the employee clinic.
- The mayor of the city council of Lewisville shall receive \$175.00 for each meeting and the members of the city council of Lewisville shall each receive compensation in the sum of \$125.00 for each meeting of the city council which they attend; they shall also be entitled to reimbursement of and for necessary expenses incurred in the performance of their official duties, when approved by the council; they shall also be allowed to utilize the employee clinic at no cost as allowed by law. Dependents of the city council are not allowed to utilize the employee clinic.



Impact of Population Increases on Governing Body Size, Method of Election and Related Issues

- **Recommendation:** That the City Council consider structure of governance prior to any annexation of water districts within our ETJ.
- **Reason:** The timeframe for annexation of the DCFWS districts is unknown at this time.



Section 3.07 Powers of the City Council

Recommendation: Delete clauses in section 3.07, subsection b and subsection s.

Reason: Subsection b contains a clause which gives the City Council the power to distribute work of divisions within the City but the City Manager, as the chief administrative officer of the City, is responsible for the distribution of work.

Subsection s contains a clause which requires a bond of all contractors, yet, in practice, such a bond is not always necessary of all contractors. Whether a bond is required depends on the specific project at issue.



Section 3.07 Powers of the City Council

- All powers of the city, and the determination of all matters of policy, shall be vested in the city council. Without limitation of the foregoing, and among the other powers that may be exercised by the city council, the following are hereby enumerated for greater certainty:
 - ~~b. Establish, create, consolidate, or abolish, administrative departments and distribute the work of divisions.~~
 - ~~s. To require bonds, both special and general, of all contractors and others constructing or building for the city, and set up standards, rules and regulations therefore.~~



Section 3.07 Powers of the City Council

- All powers of the city, and the determination of all matters of policy, shall be vested in the city council. Without limitation of the foregoing, and among the other powers that may be exercised by the city council, the following are hereby enumerated for greater certainty:
 - a. Appoint and remove a city manager as hereinafter provided.
 - b. Adopt the budget of the city.
 - c. Authorize the issuance and sale of bonds, by a bond ordinance.
 - d. Inquire into the conduct of any office, department or agency of the city and make investigations as to municipal affairs. To name and designate an "official newspaper" for the City of Lewisville, Texas.
 - e. Provide for such additional boards and commissions, not otherwise provided for in this charter, as may be deemed necessary, and appoint the members of all such boards and commissions. Such boards and commissions shall have all powers and duties now or hereafter conferred and created by this charter, by city ordinance, or by law.
 - f. Adopt and modify the zoning plan, and a building code, including electrical and plumbing codes, of and for the city; and to require building permits.
 - g. Adopt and modify the official map of the city. (The official map is, and shall be maintained by the city secretary, in the city hall in Lewisville, Texas.)



Section 3.07 Powers of the City Council

- h. Adopt, modify and carry out plans proposed by the city planning commission, for the clearance of slum districts and rehabilitation of blighted areas.
- i. Adopt, modify and carry out plans proposed by the city planning commission for the replanning, improvement and redevelopment of any area or district which may have been destroyed in whole, or in part, by disaster.
- j. Regulate, license and fix the charges or fares made by any person, firm or corporation owning, operating or controlling any vehicle of any character used for the carrying of passengers for hire or the transportation of freight for hire on the public streets and alleys of the city.
- k. Provide for the establishment and designation of fire limits, and prescribe the kind and character of buildings or structures or improvements to be erected therein; and provide for the erection of fireproof buildings within said limits; and provide for the condemnation of dangerous structures or buildings or dilapidated buildings, or buildings calculated to increase the fire hazard, and prescribe the manner of their removal or destruction, within said limits.
- l. Fix the salaries and compensation of the city officers and employees, to set up qualifications, rules, and standards of and for employees of the city.
- m. Provide for a sanitary sewer and water system, and require property owners to connect their premises with sewer system, and provide for penalties for failure to make sanitary sewer connections.
- n. Provide for sanitary garbage disposal, and set fees and charges therefor, and provide penalties for failure to pay such fees and charges. To define nuisances; and, to prohibit same; and provide penalties for violations.



Section 3.07 Powers of the City Council

- o. Provide for all necessary public utilities and set fees and charges therefor and provide penalties for misuses of same.
- p. Exercise exclusive dominion, control and jurisdiction, (including the right to close and abandon streets and alleys), in, upon, over and under, the public streets, avenues, sidewalks, alleys, highways, boulevards and public grounds of the city; and, provide for the improvement of same, as provided in Article 1105b, Chapter 9, Title 28, of the Revised Civil Statutes of the State of Texas of 1925, as now, or hereafter amended.
- q. Compromise and settle any and all claims, demands, and lawsuits, of every kind and character, in favor of, or against, the City of Lewisville.
- r. To pass ordinances defining and prohibiting misdemeanors and vagrancy; and, provide penalties for violations.
- s. To provide and/or arrange for any and all "civil defense measures" and "public shelter measures" for the City of Lewisville, Texas, and for the citizens thereof, deemed necessary for public welfare.
- t. To exercise, or delegate to the mayor, extraordinary and total executive powers, (on a temporary basis), during the existence and duration of any major public disaster, for the public welfare.



Section 3.12 Official Bonds for City Employees

Recommendation: Delete section 3.12 in its entirety.

Reason: Official bonds for the city manager, the city secretary or any other city employee are not required by law, and the finance director for the city is bonded.



Section 3.12 Official Bonds for City Employees

- ~~• The city manager and the city secretary and such other city officers and employees as the city council may require shall before entering upon the duties of their office, enter into a good and sufficient fidelity bond in a sum to be determined by the city council payable to the City of Lewisville, and conditioned upon the faithful discharge of the duties of such persons, and upon faithful accounting for all monies, credits and things of value coming into the hands of such persons, and such bonds, shall be signed as surety by some company authorized to do business under the laws of the State of Texas; and, the premium of such bonds shall be paid by the City of Lewisville; and, such bonds must be acceptable to the city council. Such bond shall be maintained in full force and effect at all times during such person's tenure of office.~~



Section 5.07 Conducting and Canvassing Elections

Recommendation: Delete last sentence in section 5.07.

Reason: State law sets the specific dates for canvassing elections, which override the city charter.

Section 5.07 Conducting and Canvassing Elections

- The election judges and other necessary election officials for conducting all such elections shall be appointed by the city council. The election judges shall conduct the elections, determine, record and report the results as provided by the general election laws of Texas. ~~Within five (5) days or as soon as practical after an election, the city council shall meet, open the returns, canvass and officially declare the result of the election as to candidates and questions, and issue certificates of election to candidates elected, as hereinbefore provided.~~
- The election judges and other necessary election officials for conducting all such elections shall be appointed by the city council. The election judges shall conduct the elections, determine, record and report the results as provided by the general election laws of Texas.



Section 8.02 Development of Property

Recommendation: Approve new wording of Section 8.02.
Development of property

Reason: State law addresses the expenditure of public funds for private development



Section 8.02 Development of Property

- **Section 8.02. Development of property.** The city council ~~shall~~ may cooperate with persons interested in the development of property within, or beyond, the city limits. No expenditure of public funds, however, shall be authorized if said expenditure for the development of privately owned subdivisions, situated within or beyond the corporate limits of the city' except (where feasible for the city) for the extension of utilities or services to such areas is in violation of state law.
- **Section 8.02. Development of property.** The city council may cooperate with persons interested in the development of property within, or beyond, the city limits. No expenditure of public funds, however, shall be authorized if said expenditure is in violation of state law.



Section 9.02 Preparation and Submission of Budget

Recommendation: Delete the clause in section 9.02 that sets forth the time frame for the submission of the budget.

Reason: State law addresses the timing of the budget.



Section 9.02 Preparation and Submission of Budget

- The city manager shall, ~~between 60 and 90 days prior to beginning of each fiscal year,~~ submit to the council a proposed budget, which shall provide a complete financial plan for the fiscal year ...
- The city manager shall submit to the council a proposed budget, which shall provide a complete financial plan for the fiscal year ...



Section 9.06 Notice of Public Hearing on Budget

Recommendation: Delete section 9.06 in its entirety.

Reason: State law sets forth the requirements for public hearings on the budget.

Section 9.06 Notice of Public Hearing on Budget

- ~~• At the meeting of the city council at which the budget is submitted, the city council shall fix the time and place of the public hearing on the budget. The public hearing on the proposed budget shall be set for a date occurring after the 15th day after the budget is filed with the municipal clerk, but before the governing body makes its tax levy, and, the city council shall cause to be published in the official newspaper of the City of Lewisville, a notice of the hearing setting forth the time and place thereof at least five days before the date of such hearing.~~



Section 9.07 Public Hearing on Budget

Recommendation: Delete section 9.07 in its entirety.

Reason: State law sets forth the requirements for public hearings on the budget.

Section 9.07 Public Hearing on Budget

- ~~At the time and place set forth in the notice required by section 9.06, or at any time and place to which such public hearing shall from time to time be adjourned, the city council shall hold a public hearing on the budget submitted and all interested persons shall be given an opportunity to be heard for or against any item or the amount of any item therein contained.~~



Section 9.14 Contingent Appropriation

Recommendation: Delete section 9.14 in its entirety.

Reason: This contingency appropriation is unnecessary because expenditure of these funds would require city council approval. Therefore, it is more efficient to request an emergency appropriation from the city council when an emergency actually exists. Staff has historically budgeted \$100 to meet the requirement of this section.

Section 9.14 Contingent Appropriation

- ~~• Provision shall be made in the annual budget and in the appropriation ordinance for a contingent appropriation in an amount not more than three (3) percent of the total budget, to be used in case of unforeseen items of expenditure. Such contingent appropriation shall be under the control of the city manager and distributed by him, after approval of the city council. Expenditures from this appropriation shall be made only in case of established emergencies and a detailed account of such expenditures shall be recorded and reported.~~



Section 9.24 Taxes; when due and payable

Recommendation: Delete the clause in section 9.24 which refers to the office of the city assessor collector.

Reason: The City no longer has an office of the city assessor collector, and those activities are performed by the Denton County Appraisal District and the Denton County Tax Collector.

Section 9.24 Taxes; when due and payable

- All taxes due the City of Lewisville ~~shall be payable at the office of the city assessor-collector, and~~ may be paid at any time after the tax rolls for the year have been completed and approved, which shall not be later than October 1st. Taxes shall be paid before February 1st, and all such taxes not paid prior to such date shall be deemed delinquent and shall be subject to such penalty, interest and other collection costs as provided by the Texas Tax Code, Section 33.01 et seq., as it now exists or may hereafter be amended.
- All taxes due the City of Lewisville may be paid at any time after the tax rolls for the year have been completed and approved, which shall not be later than October 1st. Taxes shall be paid before February 1st, and all such taxes not paid prior to such date shall be deemed delinquent and shall be subject to such penalty, interest and other collection costs as provided by the Texas Tax Code, Section 33.01 et seq., as it now exists or may hereafter be amended.

Section 8.04 Planning commission membership

Recommendation: Remove the requirement that a member of the Planning and Zoning Commission (P&Z) own real property within the City of Lewisville

Reason: Limits the ability of otherwise qualified residents to serve on the P&Z



Section 8.04 Planning commission membership

- The city council shall appoint a city planning commission of seven (7) members who shall be residents of the city ~~and own real property therein~~ who shall serve without compensation.
- The city council shall appoint a city planning commission of seven (7) members who shall be residents of the city who shall serve without compensation.



Considerations for Calling Election

- A change in governance structure will require adequate time to educate the public
- A charter election can only be held once every two years.

Election Timing

- **Elections must be held on one of two uniform election dates:**
 - **Second Saturday in May**
 - **First Tuesday after first Monday in November**
- **If City Council desires to hold election November 7, 2017**
 - **August 7** Recommended date to approve ordinance calling special election
 - **August 21** Last day to call Election
- **If City Council desires to hold election May 5, 2018**
 - **January 1** Recommended date to approve ordinance calling special election
 - **February 19** Last day to call Election

February 4, 2017

Lewisville Area Plans & Development Code Update

Background

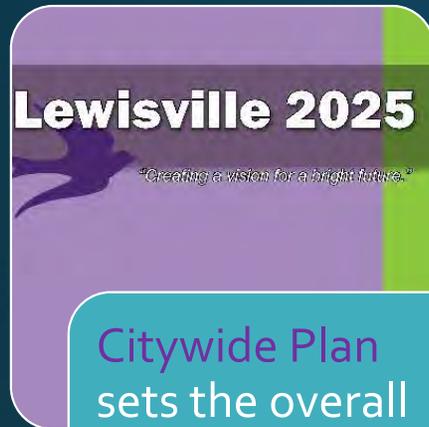
- Development Code Update & Community Character Manual were discussed at the 2016 City Council Retreat
 - Direction from City Council – move forward!
- Funding provided in FY 16-17 budget effective Oct. 1, 2016
- Complete project is expected to take approximately 2 years
- Today's discussion will provide direction for the first steps on both of these activities

Today's Topics

- Why Area Plans?
- Area Plan Framework
- Does Design Matter?
- Potential Areas for Pilot Plans
- Discussion and Council Direction
- Overall Development Code Update

Why Area Plans?

Role of Area Plans



Citywide Plan
sets the overall
direction

- Vision
- Guiding Principles
- Development Pattern
- Action Steps



Area Plan applies
direction to
specific areas

- Area Vision or Identity
- Policy Direction
- Design
- Capital Projects
- Action Priorities



Implementation
priorities and
tools guided by
Area Plan

- Public Investment
- Private Investment
- Design
- Community Engagement

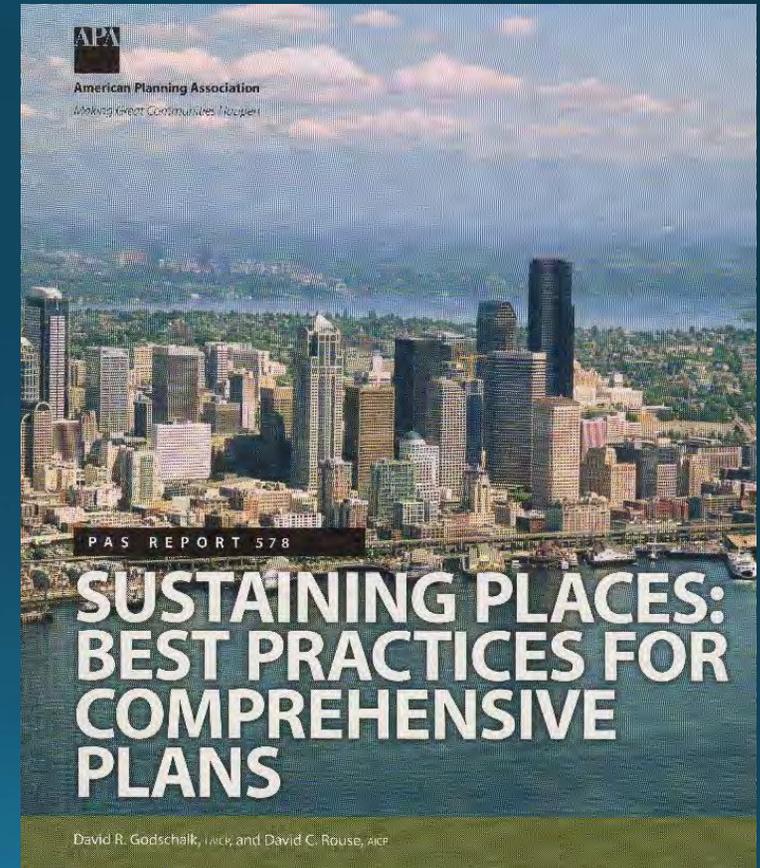
Why Area Plans?

- Establish a vision or goal for a particular part of Lewisville, and a coordinated approach to achieve it that is supported by area stakeholders
- Focus in more detail than possible during a citywide planning process
- Address areas with unique challenges and opportunities
- Create or enhance a distinctive identity
- Get stakeholders involved and engaged
- Serve as the basis for city programs, incentives, regulations, special districts that are important here but not needed citywide

Area Plan Framework

Sustaining Places: Best Practices for Comprehensive Plans

- American Planning Association released report in 2015
- Based on several years of research & discussion
- Best current thinking on:
 - **Principles** that distinguish planning for sustaining places
 - **Processes** for creating plans
 - **Attributes** of plans
- Relevant for plans at various scales



Best Practices

| Principle | Process |
|------------------------------|---------------------------------|
| 1. Livable Built Environment | 7. Authentic Participation |
| 2. Harmony with Nature | 8. Accountable Implementation |
| 3. Resilient Economy | Attribute |
| 4. Interwoven Equity | 9. Consistent Content |
| 5. Healthy Community | 10. Coordinated Characteristics |
| 6. Responsible Regionalism | |

Principles and Lewisville 2025

| Principle | Lewisville 2025 Plan | Lewisville 2025 Big Moves | | | | | | | | |
|------------------------------|----------------------|---------------------------|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 1. Livable Built Environment | X | X | X | X | | X | | X | | X |
| 2. Harmony with Nature | X | X | X | | | | | X | | X |
| 3. Resilient Economy | X | X | | X | | X | X | X | | X |
| 4. Interwoven Equity | X | | X | X | X | X | X | | X | X |
| 5. Healthy Community | X | X | X | X | X | X | | | X | X |
| 6. Responsible Regionalism | X | X | X | X | | | X | X | | |

How does this apply to Small Area Plans?

Use different practices to achieve principles.

1. Livable Built Environment

Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

How does this apply to Small Area Plans?

Use different practices to achieve principles.

1. Livable Built Environment.

1.1 Plan for multi- modal transportation

1.2 Plan for transit oriented development

1.3 Coordinate regional transportation investments with job clusters

1.4 Provide complete streets serving multiple functions

1.5 Plan for mixed land-use patterns that are walkable and bikeable

1.6 Plan for infill development

1.7 Encourage design standards appropriate to the community context

1.8 Provide accessible public facilities and spaces

1.9 Conserve and reuse historic resources

1.10 Implement green building design and energy conservation.

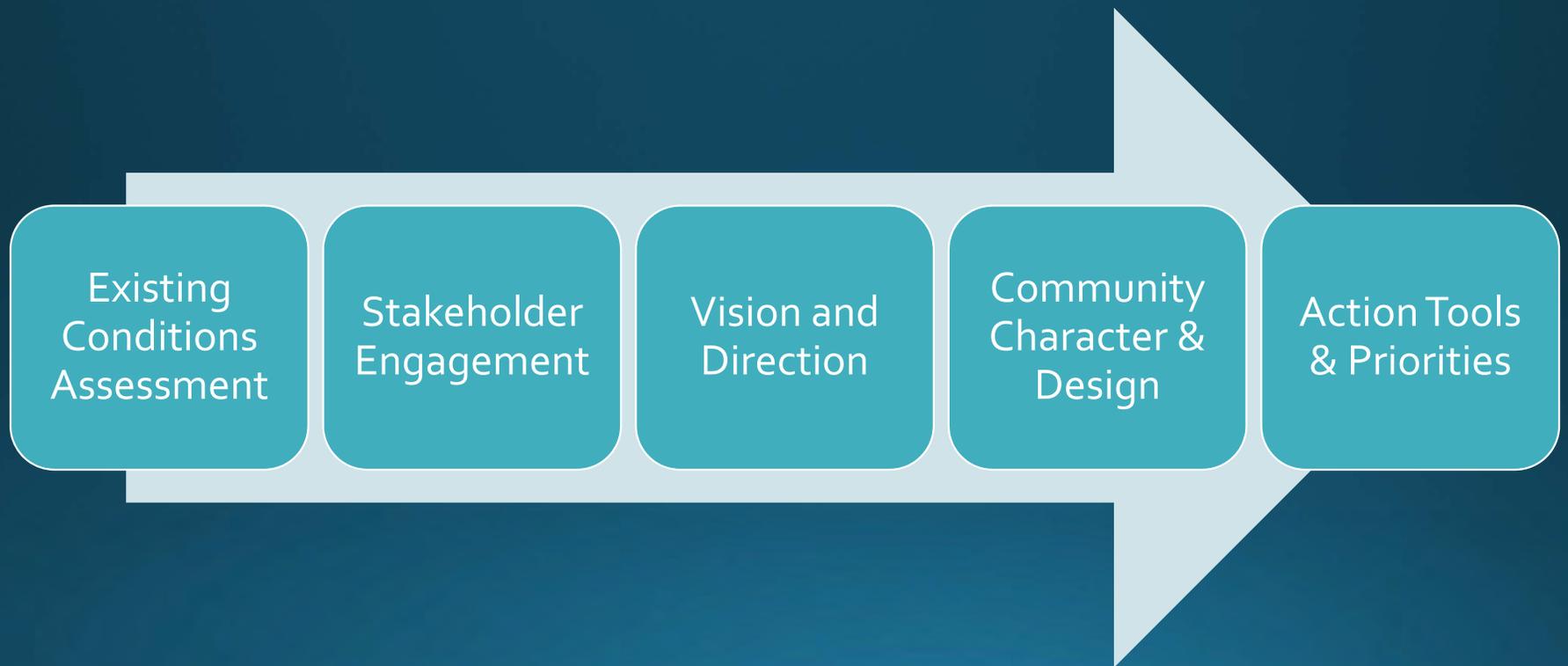
1.11 Discourage development in hazard zones

How does this apply to Small Area Plans?

Use different practices to achieve principles.

| 1. Livable Built Environment. | 'Conser- vation' Neighbor- hood | New Neighbor- hood | Employ- ment Center | Mixed Use Revitali- zation |
|--|--|--------------------------|---------------------------|----------------------------------|
| 1.1 Plan for multi- modal transportation | | x | x | x |
| 1.2 Plan for transit oriented development | | x | | x |
| 1.3 Coordinate regional transportation investments with job clusters | | | x | |
| 1.4 Provide complete streets serving multiple functions | x | x | | x |
| 1.5 Plan for mixed land-use patterns that are walkable and bikeable | | x | | x |
| 1.6 Plan for infill development | x | | | x |
| 1.7 Encourage design standards appropriate to the community context | x | x | x | x |
| 1.8 Provide accessible public facilities and spaces | x | x | | x |
| 1.9 Conserve and reuse historic resources | ? | ? | ? | ? |
| 1.10 Implement green building design and energy conservation. | x | x | x | x |
| 1.11 Discourage development in hazard zones | ? | ? | ? | ? |

Proposed process for 'Pilot' Area Plans



Stakeholder Engagement

- Involvement at all stages in the Area Plan process
 - Contact with existing leaders and organizations
 - Outreach to invite participation by residents, businesses, property owners, schools, other interested groups
 - Online opportunities to interact and provide feedback
 - Open House and Workshop sessions
 - Stakeholders as partners in implementation

Expected Result

- Area Plan that includes:
 - Vision and Guiding Principles
 - Development Pattern
 - Community Character Manual
 - Action Steps
- Partners that will help the City and share in implementation
- A template for creating other Area Plans
- Lessons and insights that will shape the overall Development Code Update

Action Steps may include:

- Branding and identity
 - Gateways & signage
 - Amenities
 - Marketing
 - Development regulation changes
 - Rezoning, zoning overlays, form-based codes
 - Design guidelines or requirements
 - Financial incentives
 - For development/redevelopment
 - For business attraction & support
 - For clean-up, repair
 - Parks, trails, recreation, open space
 - Infrastructure investments
 - Water, sewer & stormwater
 - Streets, streetscape, parking
 - Code compliance
 - Community capacity-building
 - New area support groups
 - Leadership training
 - Events and programming
 - Catalyst project identification
- Funding for action steps may require changes/increases to future City budgets.

Does Design Matter?

What do we mean by Design?

- Establishing the look, function and character of a place by manipulating the materials, form and arrangement of the built and natural environment



What do we mean by Design?

- Establishing the look, function and character of a place by manipulating the materials, form and arrangement of the built and natural environment
 - Sometimes referred to as “Placemaking”
 - Typically focuses on both Public and Private Realm design elements
 - Should have a focus towards an area’s existing context / sense of place to be authentic



Why does Design Matter?

- It creates value
- Strongly contributes to a sense of “Place”, “Identity” and “Authenticity”
- Results in places people want to be and form attachments to
- Supports a strong sense of community
- Contributes to long-term viability / resiliency of development

Great cities are frequently recognized by their monuments. But the things one remembers best are often the public areas—where people walk, congregate and carry on daily living.

Stanley Marcus

Public Realm Design Elements:

- Natural Features / Landscape
 - Enhancement of existing assets
 - Authenticity in materials
 - Focus on creating something unique and memorable
- “Hardscape” Elements
 - Paving Materials / Patterns
 - Street Furnishings (Benches, Bollards, Trash Receptacles, Tree Grates)
 - Water Features
 - Wayfinding
- Public Art

CHINATOWN THEME

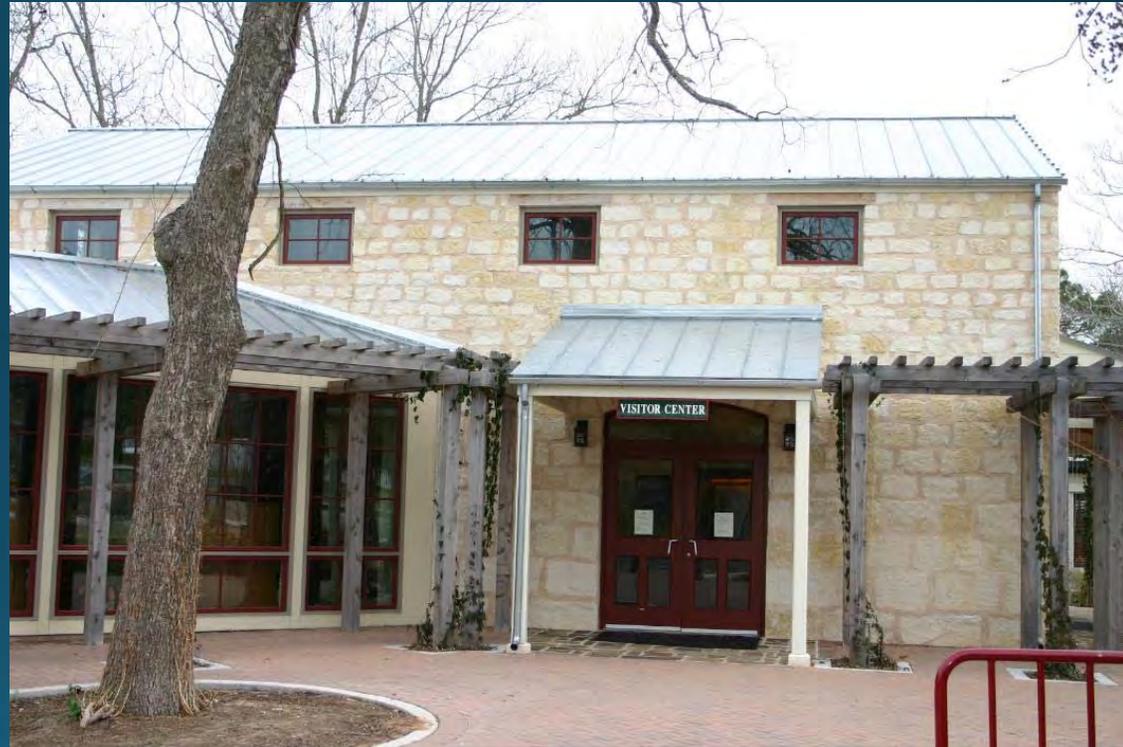
The Chinatown Theme focuses on blending modern and historic references in Chinese culture. The internally illuminated light columns represent a modern interpretation of the Chinese lantern. The choice of benches, trash receptacles and tree grates all provide reference to the circle, which culturally represents fulfillment, oneness, perfection and unity. It is envisioned that these elements, representing the present, combine with more traditional or historic references to Chinese culture represented through the district gateway features and public art. The adjacent images portray several of the elements that are envisioned in the Chinatown Theme.



Public Realm Design Elements (Hardscape)

Private Development Design Elements:

- Surrounding Context
- Building Location / Frontage
 - Influences overall scale of public realm (the outdoor room)
 - Amenities
 - Marketing
- Building Use (Especially Ground Floor Uses)
- Architecture
 - Building Materials
 - Entrances / Windows
 - Detailing / Fenestrations
 - Awnings / Arcades



Private Development Design Elements (Architecture)

Application to Developed Areas:

- Enhancing Existing Assets with Compatible Infill Development
- Reinvestment in Existing Developed Properties
 - Improvements to Buildings
 - Improvements to Site
 - Adaptive Reuse
- Identifying Opportunities for Redevelopment



San Francisco Chinatown

Examples from Other Cities:



Garmisch, Germany

Examples from Other Cities:



McKinney, Texas (Downtown)

Examples from Other Cities:



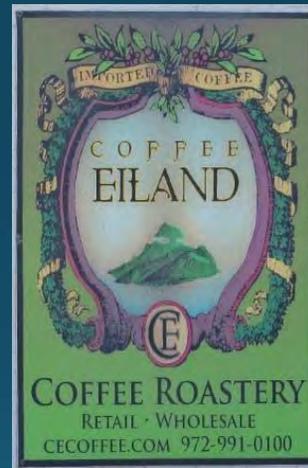
Dallas, Texas (Farmer's Market District)

Examples from Other Cities:



Southlake, Texas (Town Center)

Examples from Other Cities:



Richardson, Texas (Main Street / Central Corridor Revitalization)

Examples from Other Cities:



Frisco, Texas (Hall Office Park)

Guidelines vs: Standards:

- Guidelines
 - Provide recommendations related to design direction to achieve / maintain the desired character for an area
 - Are not regulatory
 - Adherence to guidelines is not required

Create our Vision. Look to the Future.
REALIZE ROWLETT 2020



MATERIALS

- + The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation.
- + All buildings should include a masonry element at the ground floor level.
- + Additional materials permitted include 3-stage exterior stucco; glass block; ventilated facade systems such as colorized, patterned + textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel; titanium zinc alloy sheet metal roofing facade cladding + roof drainage components system; rear ventilated phenolic rain screen wall panel systems.
- + Additional durable accent and trim materials are permitted as approved by the City. Refer to the Form Based Code for more detail on minimum and maximum percentages of materials.
- + Curtain walls should be limited to buildings of 6+ stories and/or the middle section of tri-partite buildings.



CONFIGURATIONS

- + Blank facades are prohibited.
- + All elevations visible from the public realm should be designed as "fronts". Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention.
- + Every Live/Work, Mixed Residential, Mixed Use and Commercial building should clearly express a base, a middle and a top. Transitions from base to middle or middle to top should be made in one of two ways:
 - (1) Horizontally, through a shift in vertical plane toward the interior, or,
 - (2) Vertically, through a change in building materials or the use of trim along a level line.
- + In buildings which have more than one material, the "heavier" material should go below the "lighter" material. [a curtain wall upper stories with a stone base, e.g.]
- + Buildings should generally maintain a facade rhythm of 20-30 feet. This rhythm may be expressed by stepping portions of the facade in and out, using columns or other techniques.

+ **BUILDING WALL MATERIALS.** Larger buildings may be clad in a variety of materials including curtain wall.

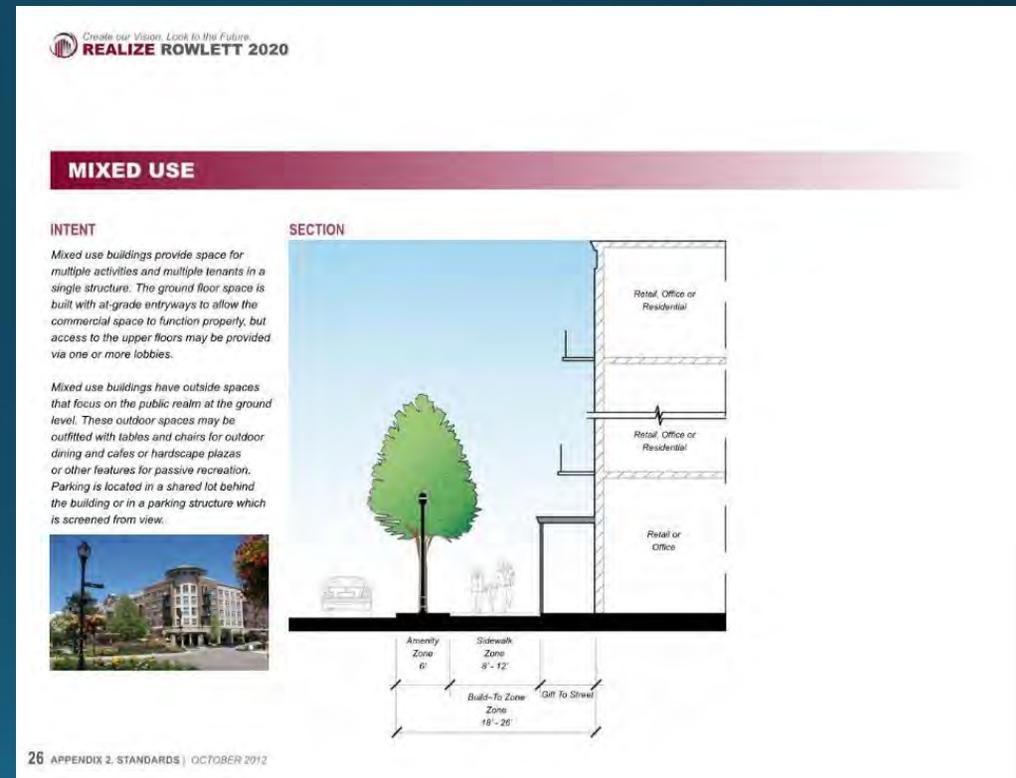
+ **BASE, MIDDLE AND TOP ARTICULATION.** The base of the building is one story tall and is clearly expressed through a change in the vertical plane toward the interior.

50 APPENDIX 3, GUIDELINES | OCTOBER 2012

Design Guidelines

Guidelines vs: Standards:

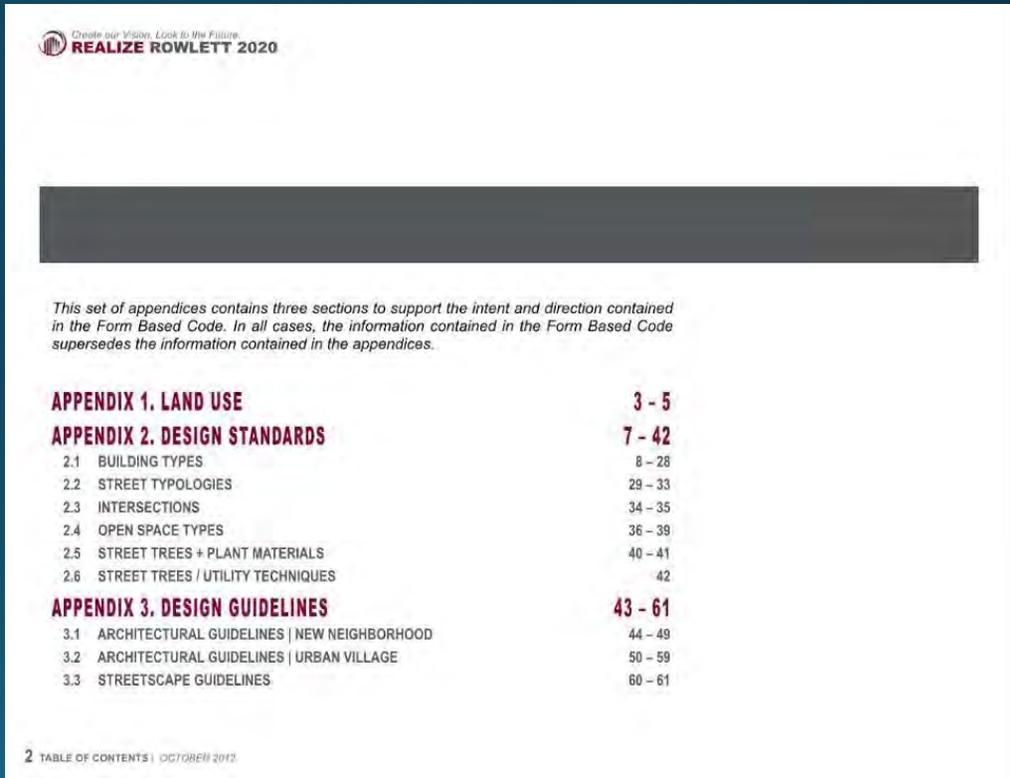
- Standards
 - Establish requirements for design elements intended to achieve / maintain the desired character of an area
 - Enforced through regulation
 - Adherence to standards is required (typically with a process for exceptions in special circumstances)



Design Standards

Guidelines vs: Standards:

- Often Cater to Unique Needs of an Area
 - Historic Areas
 - Areas with Strong Existing Identity
 - Hybrid Approach?



2018
Create our Vision. Look to the Future.
REALIZE ROWLETT 2020

This set of appendices contains three sections to support the intent and direction contained in the Form Based Code. In all cases, the information contained in the Form Based Code supersedes the information contained in the appendices.

| | |
|---|----------------|
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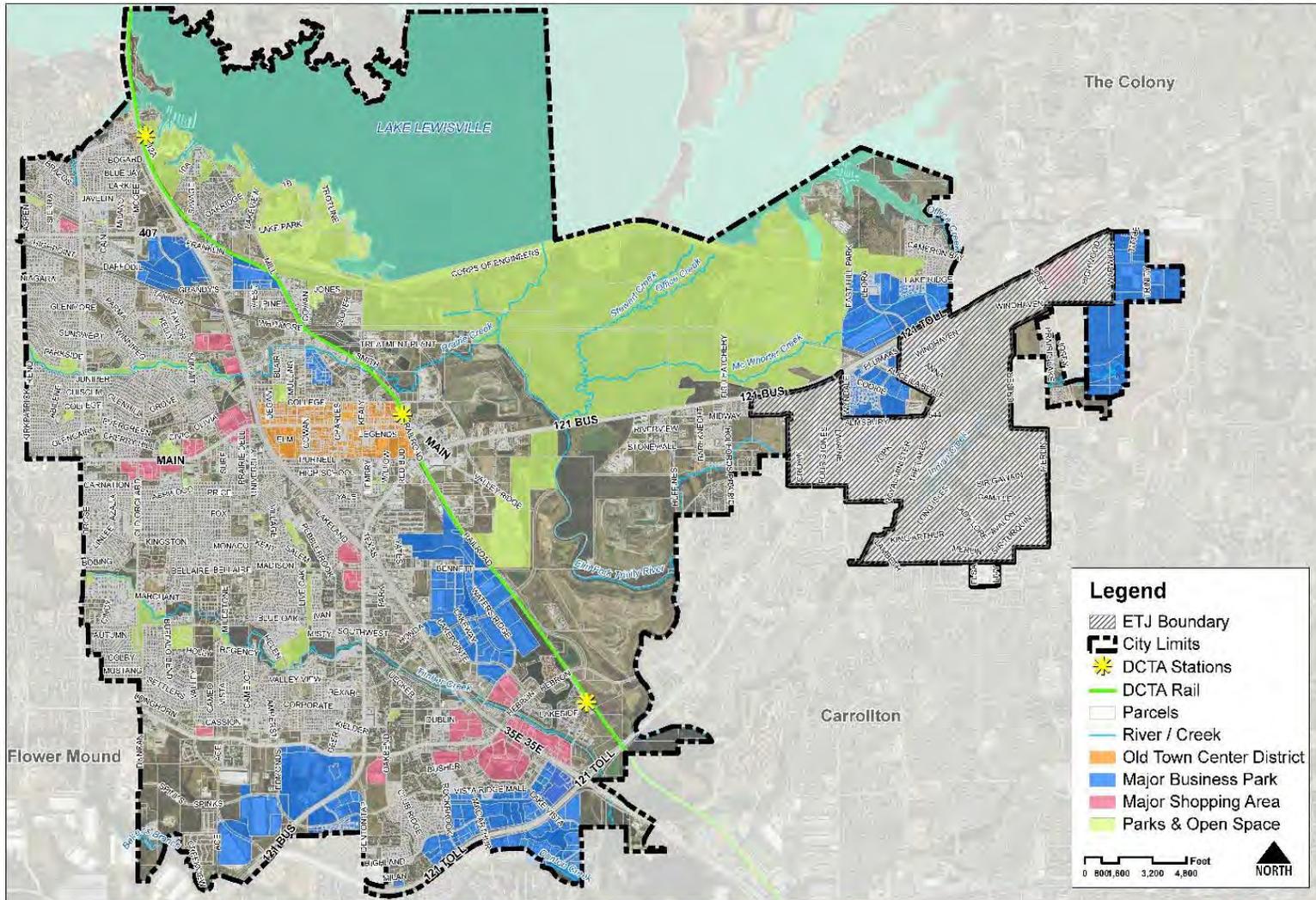
Hybrid Approach

Community Role:

- Establishing Parameters
- Sharing their Ideas
- Establishing Desired Theme or Character
 - Visual Preferences
 - Design Details

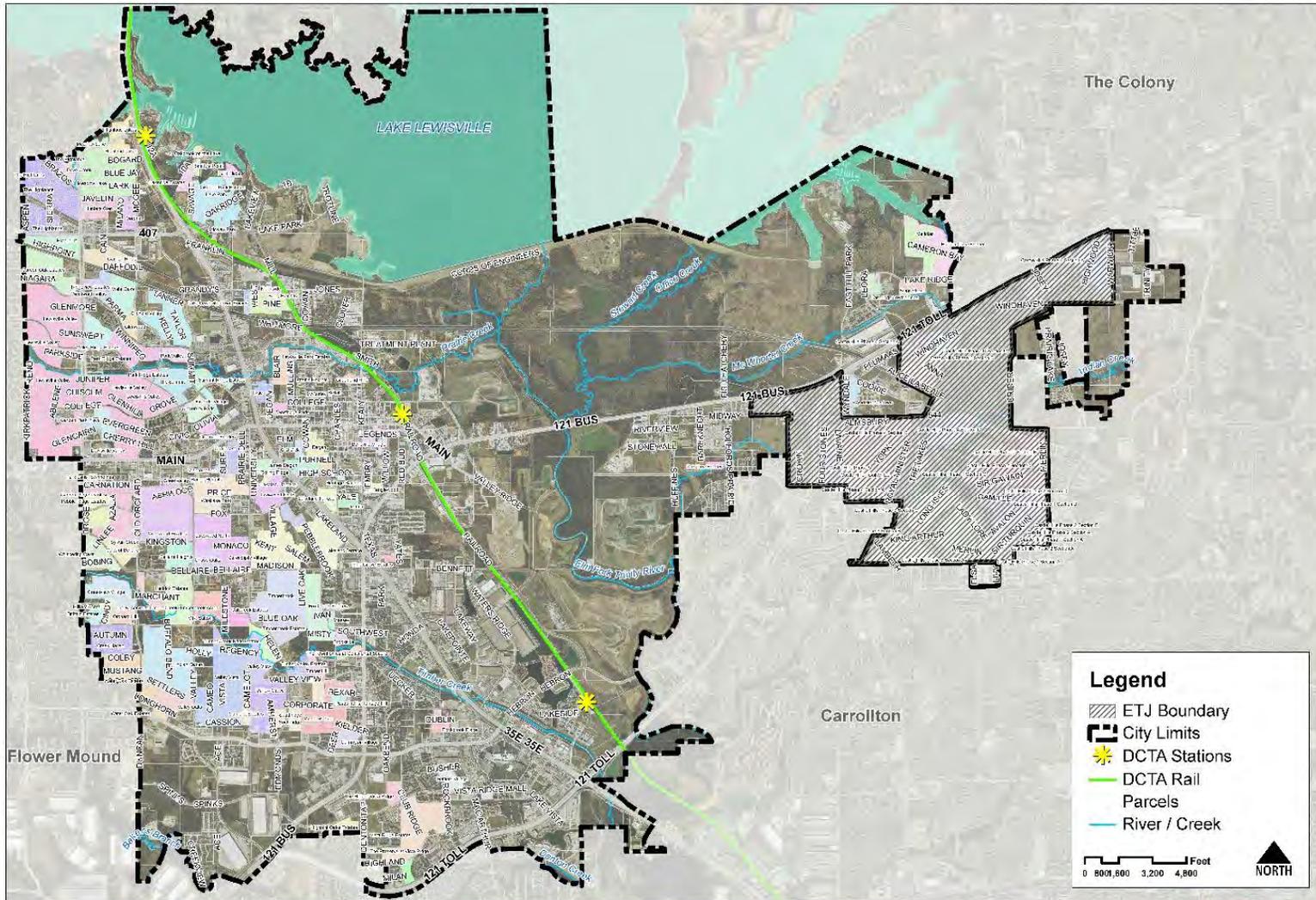


Potential Areas for Pilot Plans



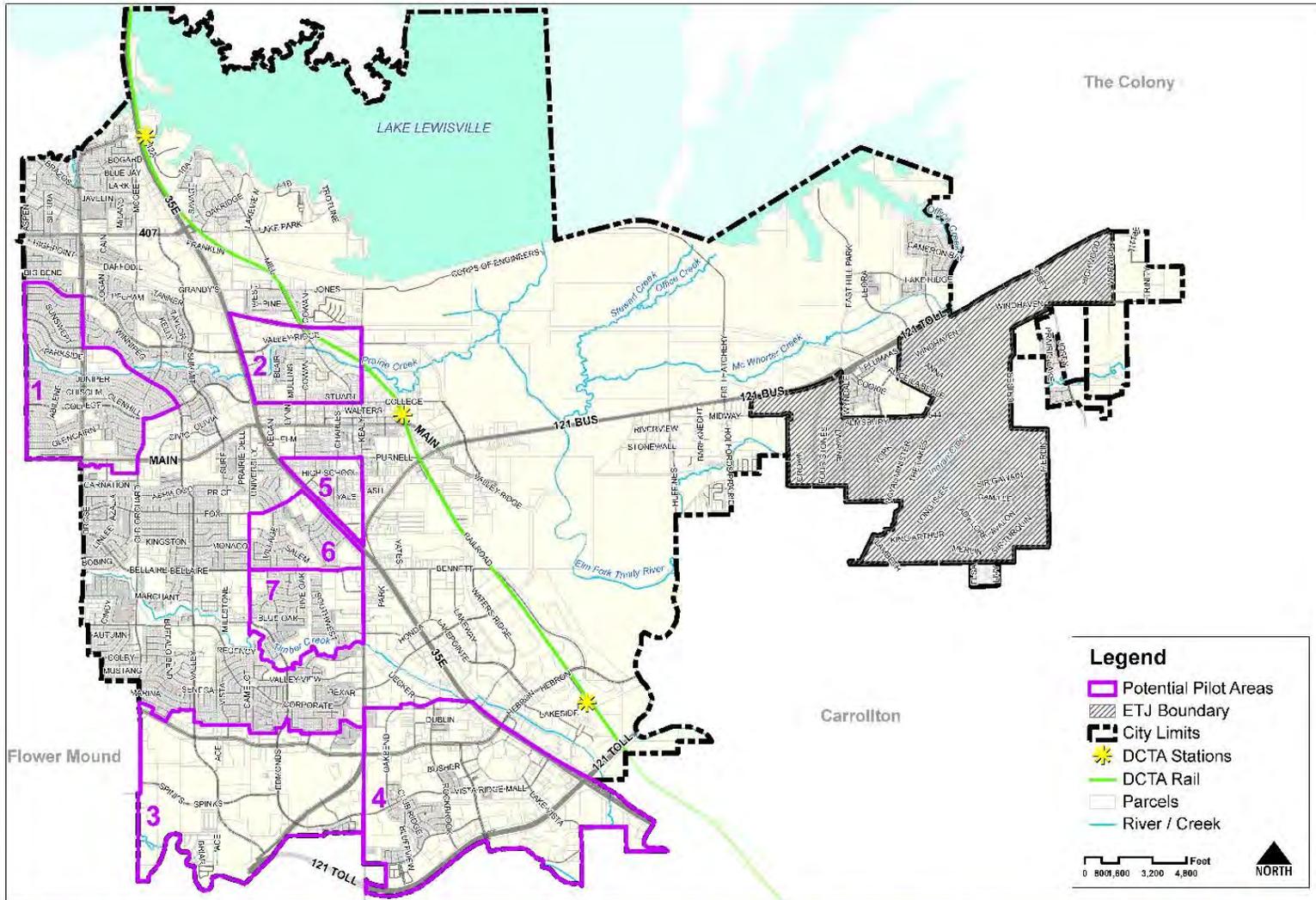
LEWISVILLE AREAS & ASSETS





LEWISVILLE NEIGHBORHOODS



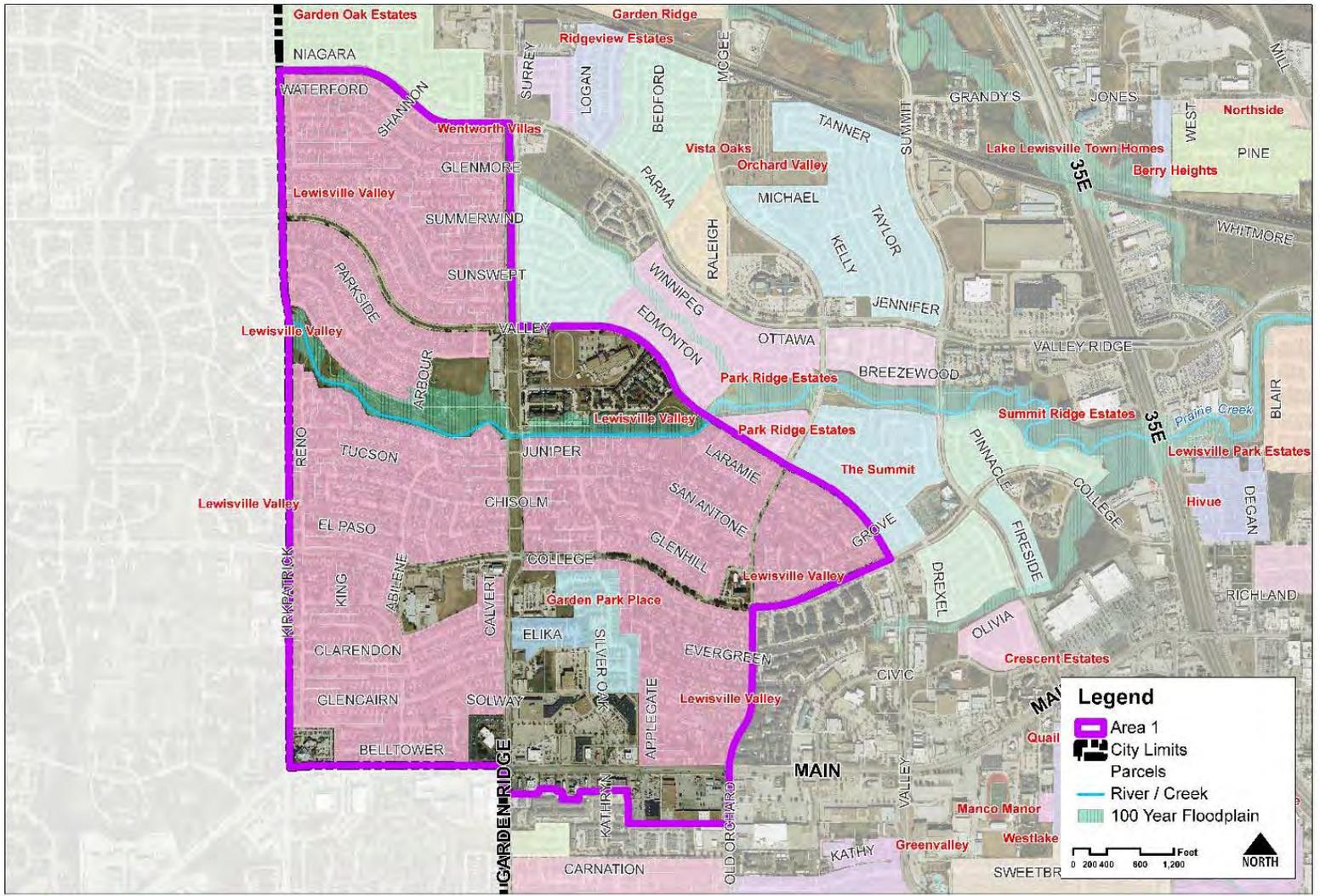


LEWISVILLE POTENTIAL PILOT AREA PLANS



Citywide Existing Conditions Summary

| | | | | | |
|-------------------------------|-----------|--|------------|-------|--------------|
| 2016 Total Population | 103,998 | Total Businesses: | 4,125 | | |
| 2016 Total Daytime Population | 95,972 | Total Employees: | 50,588 | | |
| 2016 Households | 40,804 | Employee/Residential Population Ratio: | 0.49:1 | | |
| 2016 Average Household Size | 2.54 | Standard Industrial Categories | Businesses | | Employees |
| 2016 Housing Units | 43,791 | Agriculture & Mining | 71 | 1.7% | 586 1.2% |
| Owner Occupied Housing Units | 38.9% | Construction | 357 | 8.7% | 3,265 6.5% |
| Renter Occupied Housing Units | 54.3% | Manufacturing | 115 | 2.8% | 3,872 7.7% |
| Vacant Housing Units | 6.8% | Transportation | 100 | 2.4% | 1,236 2.4% |
| Median Household Income | \$56,462 | Communication | 44 | 1.1% | 355 0.7% |
| 2016 Median Disposable Income | \$48,476 | Utility | 18 | 0.4% | 514 1.0% |
| Median Home Value | \$170,802 | Wholesale Trade | 167 | 4.0% | 3,660 7.2% |
| Median Age | 32.0 | Retail Trade | 1,050 | 25.5% | 16,137 31.9% |
| Population 65 and older | 8.0% | Finance, Insurance, Real Estate | 464 | 11.2% | 2,600 5.1% |
| All Households with Children | 35.5% | Services | 1,484 | 36.0% | 16,907 33.4% |
| Hispanic Origin | 31.2% | Government | 83 | 2.0% | 1,421 2.8% |
| Diversity Index | 77.7 | Unclassified Establishments | 172 | 4.2% | 35 0.1% |
| Civilian Unemployed | 3.6% | | | | |



POTENTIAL PILOT AREA 1

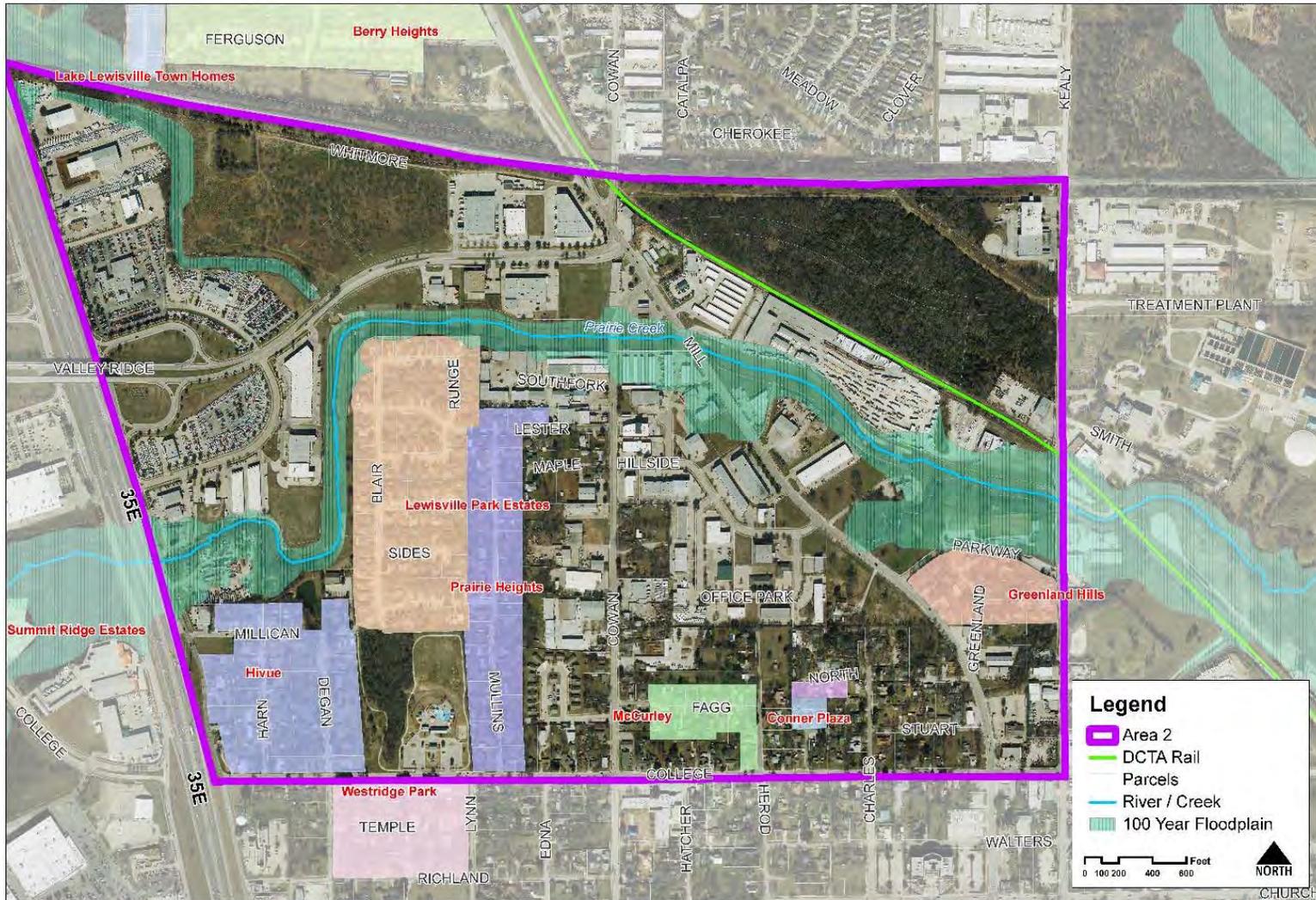


Area 1 Existing Conditions Summary

| | | | | | | |
|-------------------------------|-----------|--|------------|-------|-----------|-------|
| 2016 Total Population | 7,614 | Total Businesses: | 194 | | | |
| 2016 Total Daytime Population | 5,010 | Total Employees: | 1,382 | | | |
| 2016 Households | 3,031 | Employee/Residential Population Ratio: | 0.18:1 | | | |
| 2016 Average Household Size | 2.51 | | | | | |
| 2016 Housing Units | 3,275 | Standard Industrial Categories | Businesses | | Employees | |
| Owner Occupied Housing Units | 61.0% | Agriculture & Mining | 5 | 2.6% | 33 | 2.4% |
| Renter Occupied Housing Units | 31.5% | Construction | 9 | 4.6% | 45 | 3.3% |
| Vacant Housing Units | 7.5% | Manufacturing | 5 | 2.6% | 19 | 1.4% |
| 2016 Median Household Income | \$62,698 | Transportation | 4 | 2.1% | 25 | 1.8% |
| 2016 Median Disposable Income | \$53,132 | Communication | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Home Value | \$157,323 | Utility | 1 | 0.5% | 125 | 9.0% |
| 2016 Median Age | 41.5 | Wholesale Trade | 3 | 1.5% | 12 | 0.9% |
| Population 65 and older | 14.4% | Retail Trade | 39 | 20.1% | 300 | 21.7% |
| All Households with Children | 32.5% | Finance, Insurance, Real Estate | 24 | 12.4% | 74 | 5.4% |
| Hispanic Origin | 18.3% | Services | 93 | 47.9% | 724 | 52.4% |
| Diversity Index | 57.5 | Government | 1 | 0.5% | 15 | 1.1% |
| Civilian Unemployed | 5.6% | Unclassified Establishments | 10 | 5.2% | 10 | 0.7% |

Area 1 Planning Principles & Process

| Principle/Process | Emphasis for Area 1 |
|-------------------------------|---|
| 1. Livable Built Environment | Potential for infill & reuse of older commercial areas |
| 2. Harmony with Nature | Connection to new trails |
| 3. Resilient Economy | |
| 4. Interwoven Equity | Ensure continuing vitality of older neighborhoods; meet needs of long-time residents |
| 5. Healthy Community | |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Lewisville Valley has active residents & organization |
| 8. Accountable Implementation | |



POTENTIAL PILOT AREA 2

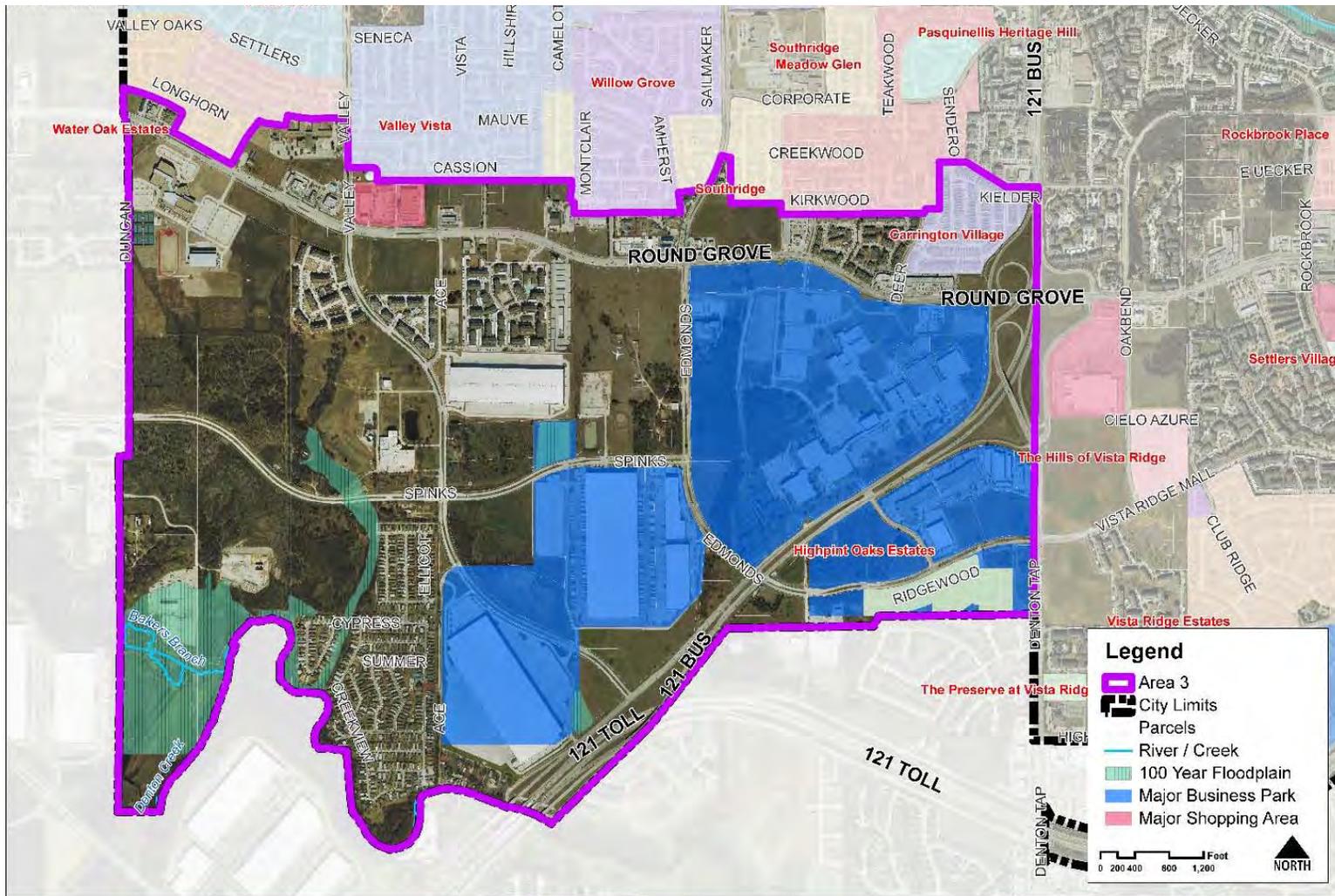


Area 2 Existing Conditions Summary

| | | | | | |
|-------------------------------|-----------|--|------------|-----------|-----|
| 2016 Total Population | 1,050 | Total Businesses: | 202 | | |
| 2016 Total Daytime Population | 2,183 | Total Employees: | 1,760 | | |
| 2016 Households | 376 | Employee/Residential Population Ratio: | 1.68:1 | | |
| 2016 Average Household Size | 2.79 | | | | |
| 2016 Housing Units | 392 | Standard Industrial Categories | Businesses | Employees | |
| Owner Occupied Housing Units | 62.8% | Agriculture & Mining | 9 | 4.5% | 57 |
| Renter Occupied Housing Units | 33.2% | Construction | 33 | 16.3% | 233 |
| Vacant Housing Units | 4.1% | Manufacturing | 23 | 11.4% | 277 |
| 2016 Median Household Income | \$42,391 | Transportation | 6 | 3.0% | 48 |
| 2016 Median Disposable Income | \$37,061 | Communication | 0 | 0.0% | 0 |
| 2016 Median Home Value | \$117,402 | Utility | 1 | 0.5% | 6 |
| 2016 Median Age | 37.3 | Wholesale Trade | 17 | 8.4% | 119 |
| Population 65 and older | 11.6% | Retail Trade | 32 | 15.8% | 387 |
| All Households with Children | 36.0% | Finance, Insurance, Real Estate | 12 | 5.9% | 50 |
| Hispanic Origin | 32.6% | Services | 64 | 31.7% | 583 |
| Diversity Index | 63.8 | Government | 0 | 0.0% | 1 |
| Civilian Unemployed | 2.0% | Unclassified Establishments | 6 | 3.0% | 0 |

Area 2 Planning Principles & Process

| Principle/Process | Emphasis for Area 2 |
|-------------------------------|---|
| 1. Livable Built Environment | Take advantage of Valley Ridge extension and remaining vacant lands |
| 2. Harmony with Nature | |
| 3. Resilient Economy | Opportunity for development that supports and benefits from proximity to Old Town |
| 4. Interwoven Equity | Area with lower incomes & home values |
| 5. Healthy Community | |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Opportunity to build neighborhood capacity |
| 8. Accountable Implementation | |



POTENTIAL PILOT AREA 3

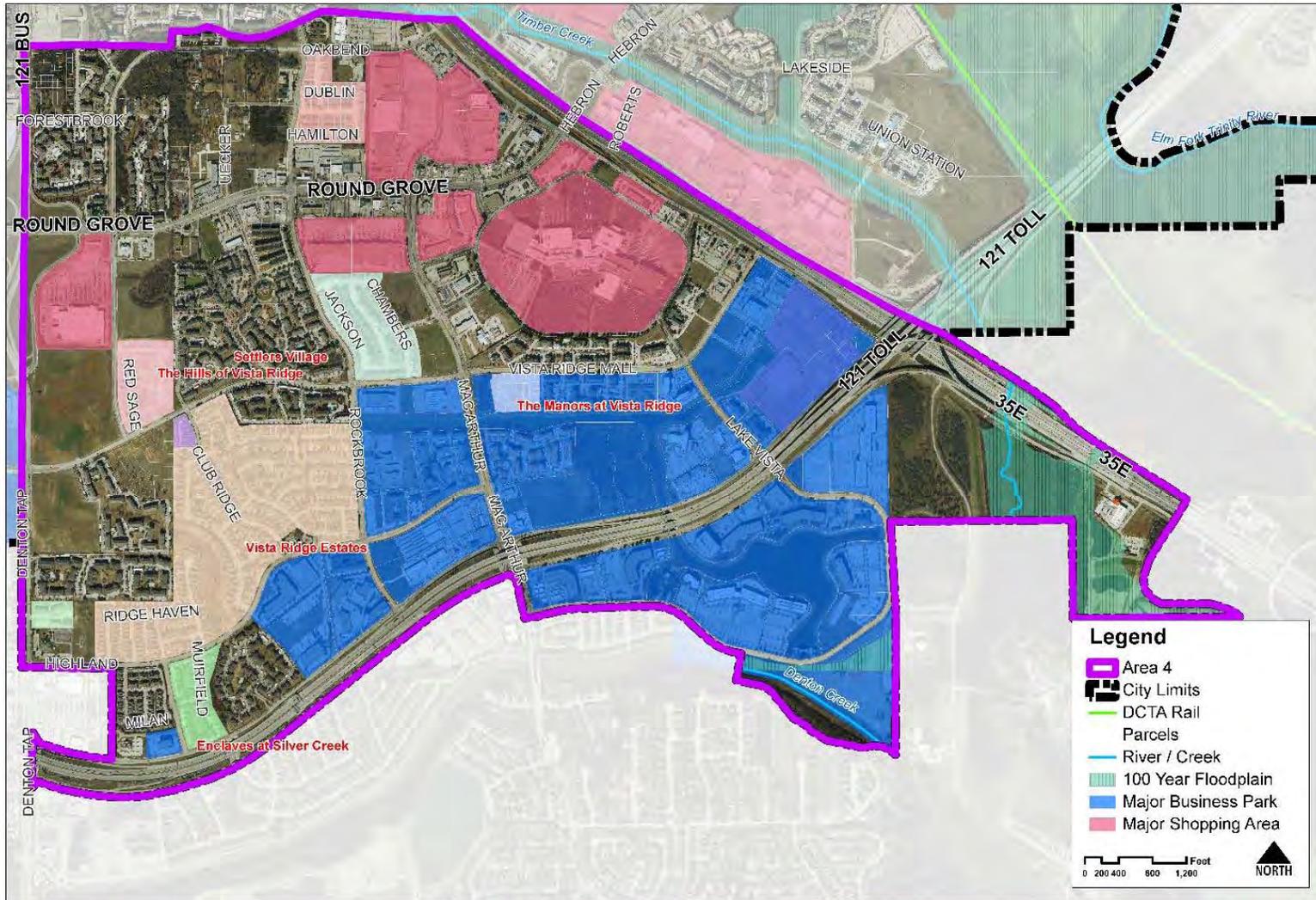


Area 3 Existing Conditions Summary

| | | | | | | |
|-------------------------------|-----------|---|------------|-------|-----------|-------|
| 2016 Total Population | 4,226 | Total Businesses: | 125 | | | |
| 2016 Total Daytime Population | 4,147 | Total Employees: | 2,080 | | | |
| 2016 Households | 1,446 | Employee/Residential Population Ratio: | 0.49:1 | | | |
| 2016 Average Household Size | 2.92 | | | | | |
| 2016 Housing Units | 1,522 | Standard Industrial Categories | Businesses | | Employees | |
| Owner Occupied Housing Units | 63.4% | Agriculture & Mining | 1 | 0.8% | 18 | 0.9% |
| Renter Occupied Housing Units | 31.6% | Construction | 9 | 7.2% | 39 | 1.9% |
| Vacant Housing Units | 5.0% | Manufacturing | 4 | 3.2% | 127 | 6.1% |
| 2016 Median Household Income | \$68,716 | Transportation | 5 | 4.0% | 63 | 3.0% |
| 2016 Median Disposable Income | \$54,678 | Communication | 1 | 0.8% | 3 | 0.1% |
| 2016 Median Home Value | \$103,947 | Utility | 1 | 0.8% | 20 | 1.0% |
| 2016 Median Age | 30.7 | Wholesale Trade | 6 | 4.8% | 84 | 4.0% |
| Population 65 and older | 5.4% | Retail Trade Summary | 24 | 19.2% | 1,027 | 49.4% |
| All Households with Children | 43.6% | Finance, Insurance, Real Estate Summary | 16 | 12.8% | 37 | 1.8% |
| Hispanic Origin | 40.0% | Services Summary | 48 | 38.4% | 663 | 31.9% |
| Diversity Index | 75.9 | Government | 0 | 0.0% | 0 | 0.0% |
| Civilian Unemployed | 4.1% | Unclassified Establishments | 9 | 7.2% | 0 | 0.0% |

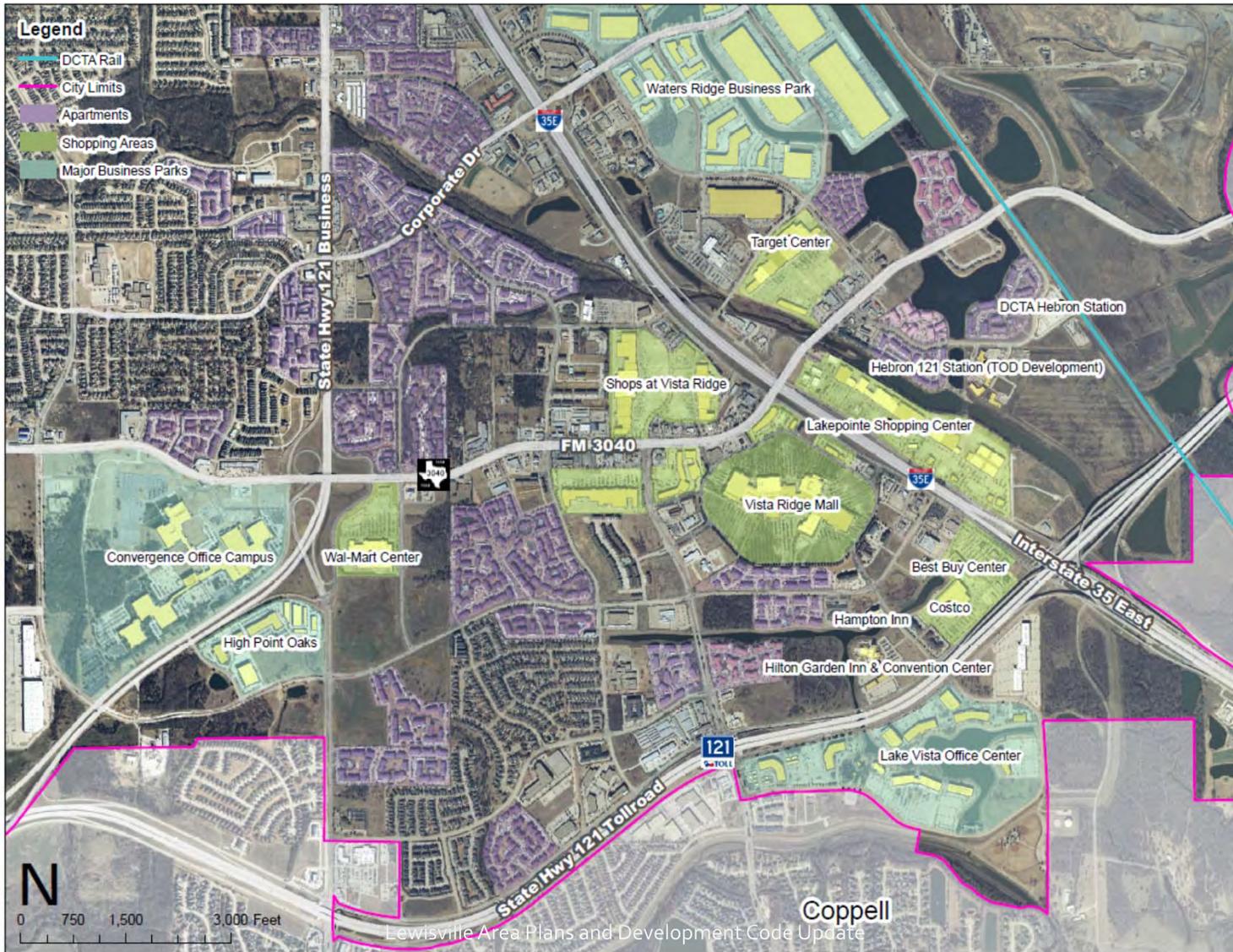
Area 3 Planning Principles & Process

| Principle/Process | Emphasis for Area 3 |
|-------------------------------|--|
| 1. Livable Built Environment | Opportunity to design distinctive entrance into City |
| 2. Harmony with Nature | |
| 3. Resilient Economy | Prime remaining opportunity for major office/employment park |
| 4. Interwoven Equity | Meet needs of families with children, Hispanic community |
| 5. Healthy Community | |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Involvement by business & property owners |
| 8. Accountable Implementation | |



POTENTIAL PILOT AREA 4



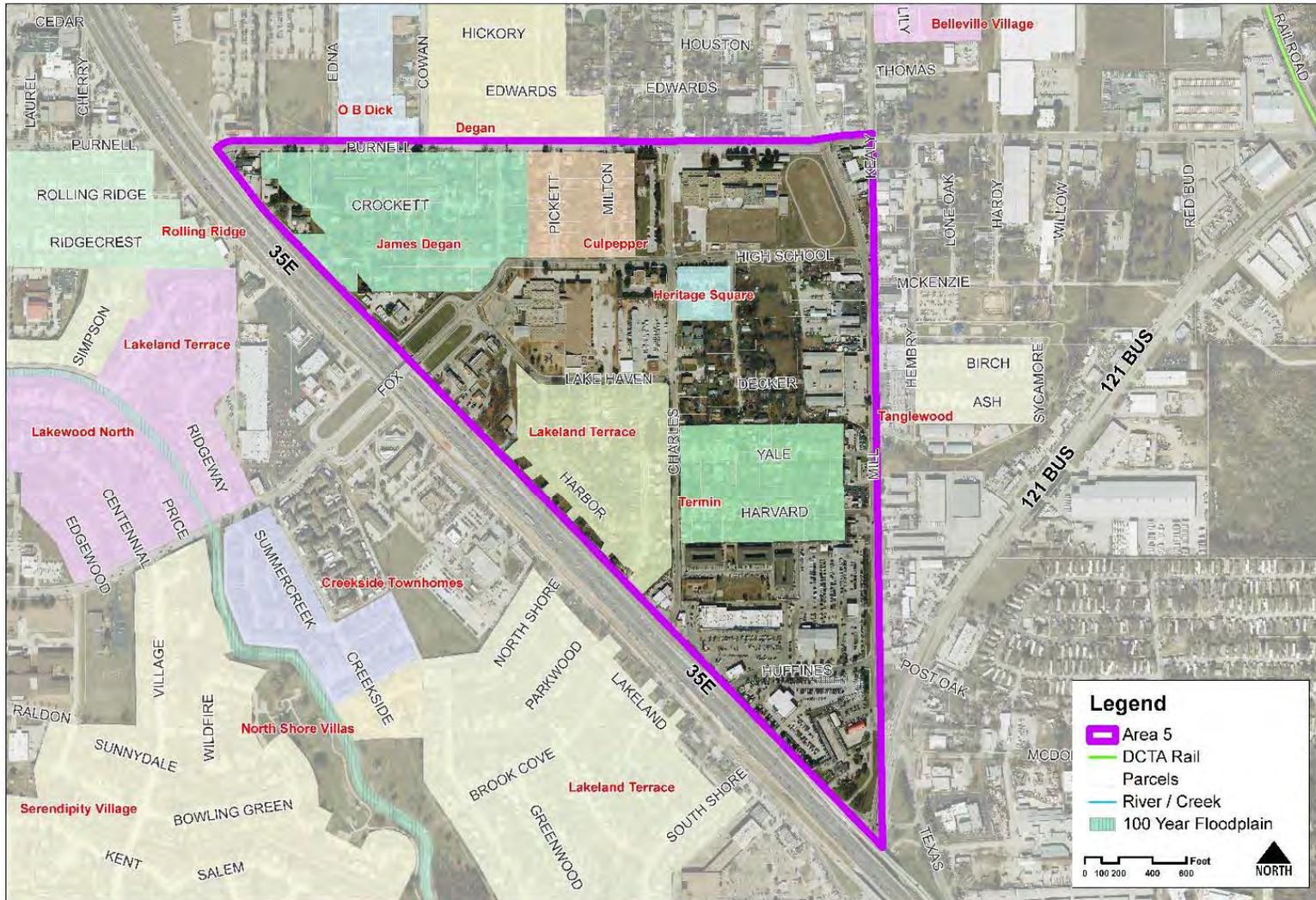


Area 4 Existing Conditions Summary

| | | | | | | |
|-------------------------------|-----------|---|------------|-------|-----------|-------|
| 2016 Total Population | 11,952 | Total Businesses: | 607 | | | |
| 2016 Total Daytime Population | 13,435 | Total Employees: | 8,985 | | | |
| 2016 Households | 6,134 | Employee/Residential Population Ratio: | 0.75:1 | | | |
| 2016 Average Household Size | 1.92 | | | | | |
| 2016 Housing Units | 6,604 | Standard Industrial Categories | Businesses | | Employees | |
| Owner Occupied Housing Units | 11.7% | Agriculture & Mining | 5 | 0.8% | 38 | 0.4% |
| Renter Occupied Housing Units | 81.2% | Construction | 10 | 1.6% | 40 | 0.4% |
| Vacant Housing Units | 7.1% | Manufacturing | 2 | 0.3% | 162 | 1.8% |
| 2016 Median Household Income | \$53,752 | Transportation | 10 | 1.6% | 70 | 0.8% |
| 2016 Disposable Income | \$45,612 | Communication | 11 | 1.8% | 79 | 0.9% |
| 2016 Median Home Value | \$245,324 | Utility | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Age | 29.9 | Wholesale Trade | 9 | 1.5% | 132 | 1.5% |
| Population 65 and older | 4.4% | Retail Trade Summary | 263 | 43.3% | 5,127 | 57.1% |
| All Households with Children | 23.5% | Finance, Insurance, Real Estate Summary | 86 | 14.2% | 972 | 10.8% |
| Hispanic Origin | 14.3% | Services Summary | 186 | 30.6% | 2,358 | 26.2% |
| Diversity Index | 72.0 | Government | 1 | 0.2% | 7 | 0.1% |
| Civilian Unemployed | 2.3% | Unclassified Establishments | 25 | 4.1% | 0 | 0.0% |

Area 4 Planning Principles & Process

| Principle/Process | Emphasis for Area 4 |
|-------------------------------|--|
| 1. Livable Built Environment | Southern Identity Focal Point PLUS .. Connectivity between major retail, residential, open space |
| 2. Harmony with Nature | |
| 3. Resilient Economy | Includes Vista Ridge Mall; should build on previous research and plans |
| 4. Interwoven Equity | |
| 5. Healthy Community | Create live-work-play settings for young adults |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Engage stakeholders in creative reinvestment plan |
| 8. Accountable Implementation | |



POTENTIAL PILOT AREA 5



Area 5 Existing Conditions Summary

| | | | | | | |
|-------------------------------|-----------|--|------------|-------|-----------|-------|
| 2016 Total Population | 1,413 | Total Businesses: | 87 | | | |
| 2016 Total Daytime Population | 1,131 | Total Employees: | 826 | | | |
| 2016 Households | 422 | Employee/Residential Population Ratio: | 0.58:1 | | | |
| 2016 Average Household Size | 3.35 | | | | | |
| 2016 Housing Units | 459 | Standard Industrial Categories | Businesses | | Employees | |
| Owner Occupied Housing Units | 39.9% | Agriculture & Mining | 0 | 0.0% | 8 | 1.0% |
| Renter Occupied Housing Units | 51.9% | Construction | 9 | 10.3% | 79 | 9.6% |
| Vacant Housing Units | 8.1% | Manufacturing | 2 | 2.3% | 18 | 2.2% |
| 2016 Median Household Income | \$36,974 | Transportation | 1 | 1.1% | 38 | 4.6% |
| 2016 Median Disposable Income | \$31,812 | Communication | 0 | 0.0% | 2 | 0.2% |
| 2016 Median Home Value | \$124,206 | Utility | 0 | 0.0% | 1 | 0.1% |
| 2016 Median Age | 33.1 | Wholesale Trade | 5 | 5.7% | 65 | 7.9% |
| Population 65 and older | 8.1% | Retail Trade | 21 | 24.1% | 174 | 21.1% |
| All Households with Children | 35.8% | Finance, Insurance, Real Estate | 8 | 9.2% | 27 | 3.3% |
| Hispanic Origin | 56.4% | Services | 35 | 40.2% | 362 | 43.8% |
| Diversity Index | 77.0 | Government | 4 | 4.6% | 51 | 6.2% |
| Civilian Unemployed | 3.8% | Unclassified Establishments | 3 | 3.4% | 0 | 0.0% |

Area 5 Planning Principles & Process

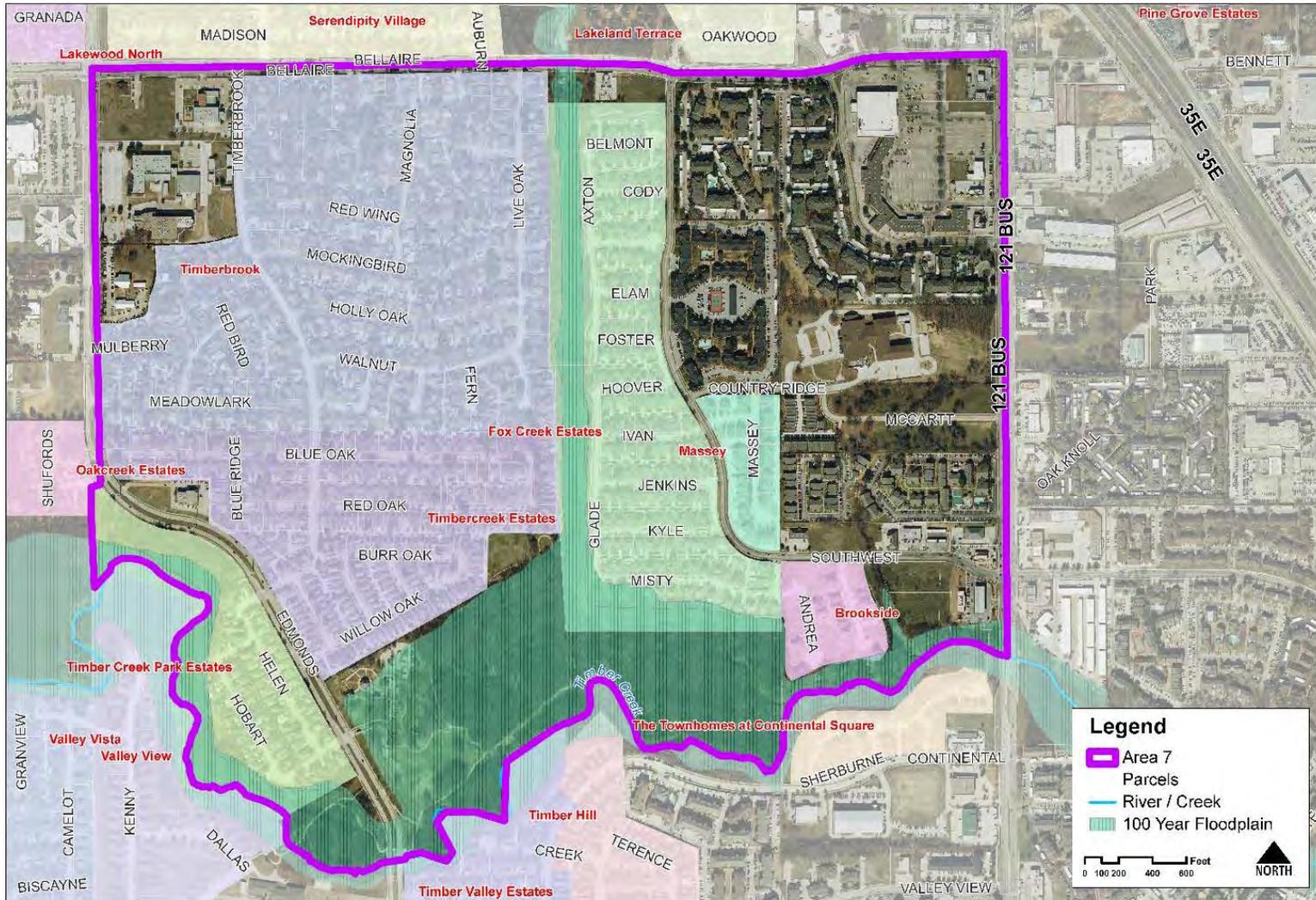
| Principle/Process | Emphasis for Area 5 |
|-------------------------------|---|
| 1. Livable Built Environment | |
| 2. Harmony with Nature | |
| 3. Resilient Economy | Encourage reinvestment of an older developed area for jobs & housing choices adjacent to Old Town |
| 4. Interwoven Equity | |
| 5. Healthy Community | Connection, coordination with LISD properties |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Opportunity to build neighborhood capacity |
| 8. Accountable Implementation | |

Area 6 Existing Conditions Summary

| | | | | | | |
|-------------------------------|-----------|--|------------|-------|-----------|-------|
| 2016 Total Population | 2,918 | Total Businesses: | 62 | | | |
| 2016 Total Daytime Population | 1,937 | Total Employees: | 632 | | | |
| 2016 Households | 934 | Employee/Residential Population Ratio: | 0.22:1 | | | |
| 2016 Average Household Size | 3.12 | | | | | |
| 2016 Housing Units | 1,027 | Standard Industrial Categories | Businesses | | Employees | |
| Owner Occupied Housing Units | 54.7% | Agriculture & Mining | 3 | 4.8% | 13 | 2.1% |
| Renter Occupied Housing Units | 36.2% | Construction | 4 | 6.5% | 20 | 3.2% |
| Vacant Housing Units | 9.1% | Manufacturing | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Household Income | \$53,618 | Transportation | 1 | 1.6% | 43 | 6.8% |
| 2016 Median Disposable Income | \$44,716 | Communication | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Home Value | \$124,442 | Utility | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Age | 32.9 | Wholesale Trade | 1 | 1.6% | 2 | 0.3% |
| Population 65 and older | 7.1% | Retail Trade | 13 | 21.0% | 269 | 42.6% |
| All Households with Children | 41.4% | Finance, Insurance, Real Estate | 10 | 16.1% | 89 | 14.1% |
| Hispanic Origin | 51.6% | Services | 28 | 45.2% | 196 | 31.0% |
| Diversity Index | 82.6 | Government | 0 | 0.0% | 0 | 0.0% |
| Civilian Unemployed | 2.6% | Unclassified Establishments | 2 | 3.2% | 0 | 0.0% |

Area 6 Planning Principles & Process

| Principle/Process | Emphasis for Area 6 |
|-------------------------------|--|
| 1. Livable Built Environment | Potential to strengthen connections with Fox Creek Greenbelt |
| 2. Harmony with Nature | |
| 3. Resilient Economy | |
| 4. Interwoven Equity | Ensure continuing vitality of older neighborhoods |
| 5. Healthy Community | |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Engage Hispanic community |
| 8. Accountable Implementation | |



POTENTIAL PILOT AREA 7



Area 7 Existing Conditions Summary

| | | | | | | |
|-------------------------------|-----------|--|------------|-------|-----------|-------|
| 2016 Total Population | 5,110 | Total Businesses: | 63 | | | |
| 2016 Total Daytime Population | 2,593 | Total Employees: | 602 | | | |
| 2016 Households | 2,089 | Employee/Residential Population Ratio: | 0.12:1 | | | |
| 2016 Average Household Size | 2.44 | | | | | |
| 2016 Housing Units | 2,225 | Standard Industrial Categories | Businesses | | Employees | |
| Owner Occupied Housing Units | 32.2% | Agriculture & Mining | 3 | 4.8% | 25 | 4.2% |
| Renter Occupied Housing Units | 61.7% | Construction | 5 | 7.9% | 17 | 2.8% |
| Vacant Housing Units | 6.1% | Manufacturing | 1 | 1.6% | 7 | 1.2% |
| 2016 Median Household Income | \$52,243 | Transportation | 2 | 3.2% | 11 | 1.8% |
| 2016 Median Disposable Income | \$43,881 | Communication | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Home Value | \$162,416 | Utility | 0 | 0.0% | 0 | 0.0% |
| 2016 Median Age | 30.5 | Wholesale Trade | 0 | 0.0% | 0 | 0.0% |
| Population 65 and older | 4.3% | Retail Trade | 15 | 23.8% | 249 | 41.4% |
| All Households with Children | 35.6% | Finance, Insurance, Real Estate | 7 | 11.1% | 29 | 4.8% |
| Hispanic Origin | 30.8% | Services | 27 | 42.9% | 263 | 43.7% |
| Diversity Index | 76.1 | Government | 0 | 0.0% | 1 | 0.2% |
| Civilian Unemployed | 2.0% | Unclassified Establishments | 2 | 3.2% | 0 | 0.0% |

Area 7 Planning Principles & Process

| Principle/Process | Emphasis for Area 7 |
|-------------------------------|--|
| 1. Livable Built Environment | |
| 2. Harmony with Nature | Enhance connections to Timber Creek Greenbelt |
| 3. Resilient Economy | Potential for additional economic opportunities close to many residents |
| 4. Interwoven Equity | |
| 5. Healthy Community | |
| 6. Responsible Regionalism | |
| 7. Authentic Participation | Potential for young renters to strengthen ties to the Lewisville community |
| 8. Accountable Implementation | |

Discussion and Council Direction

Direction on Area Plans

- A. Is this approach to Area Plans appropriate for Lewisville? Are there refinements, changes or additions?
- B. Which Areas are candidates for a Pilot Area Plan?
- C. How many Pilot Area Plans should be done in the initial round?
- D. Which Areas should be part of this initial round?

Development Code Update

Why Update?

- Implement recommendations of *Lewisville 2025*
- Improve effectiveness for Lewisville's current situation
 - Existing code designed to regulate "greenfield" development
 - Future development opportunities are primarily infill, redevelopment and mixed use
- Achieve consistency with state statutes and legal requirements
- Make ordinance "user friendly" and incorporate graphics and visual aids
- Remove barriers so it's easier for developers to build the community's desired developments

What's Included?

- Zoning
- General Development Ordinance
- Other development-related regulations, such as:
 - Tree ordinance
 - Sign regulations
- Generally will not revisit recently-adopted regulations
 - I-35 Overlay
 - Old Town

Code Update Process

Area Plans

- Vision, design, action items for parts of Lewisville with special characteristics

Substantive Issues

- Revisions to the Code that support desired new development and revitalization

Processes & Procedures

- Remove barriers to desired development and streamline review and decision-making

Rezoning & Transition

- Establish a fair approach to properties where past regulations don't result in the desired future development pattern

Stakeholder Involvement

- Engage residents, property owners, developers and others to understand concerns, propose revisions and build support for new Code

City Council Direction

- Seek Council direction at key points during the process to ensure the results achieve Council objectives

Area Plans

- Determine Area Plan Framework
- Create Plans for Pilot Areas
- Use results to guide overall Code Update
- Create template for future area plans – makes it easier for staff to work with stakeholders in other areas

Substantive Issues

- Professional assessment of what's working and what's not
- Identify priority issues for Code revision and options to achieve desired development patterns
- Draft priority Code revisions first
- Complete other Code revisions

New Development Patterns

- More efficient use of remaining land
- Respond to new development types, such as mixed-use
- Allow different housing types to respond to consumer demands

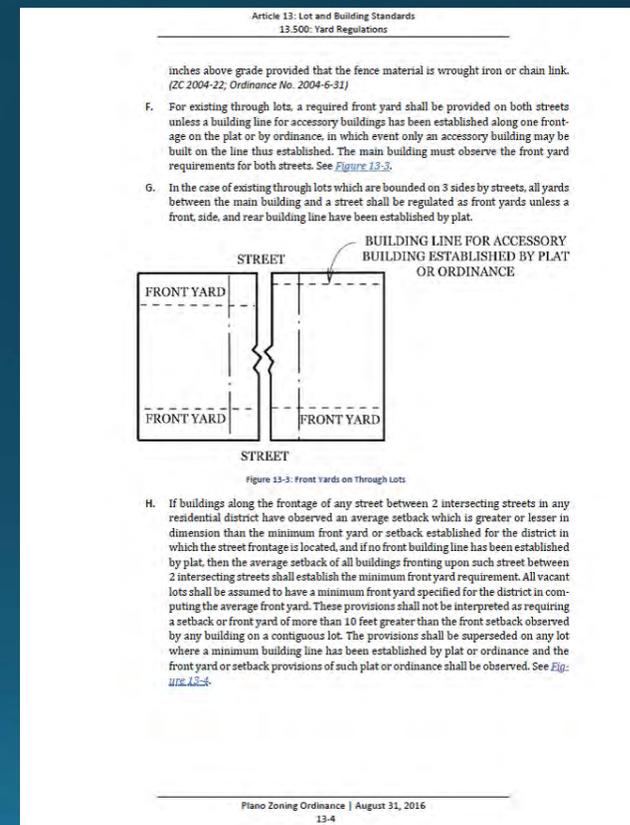


Processes & Procedures

- Understand how current processes actually work
- Compare to best practices
- Investigate potential of new technology
- Balance streamlining with transparency

Processes & Procedures

- Clarity, Consistency and Predictability
- Set parameters for staff authority to interpret and approve changes
- Integrate technologies to improve user interface with ordinance
- Use photos and graphics for illustration



Rezoning & Transition

- Know how to use range of tools
- Potential role for City-initiated rezoning
- 'Transition' Rules to respect property rights and achieve public objectives
 - Appropriate roles for various tools – phased implementation, non-conforming situations, amortization, incentives, changing market

Rezoning & Transition

- Use appropriate tools for different situations
- Limit creation of non-conforming uses and structures to prevent disinvestment
- Transparency in rezonings

Stakeholder Involvement

- Use Area Plans to strengthen engagement of residents throughout Lewisville
- Invite and involve development community - those who are investing here and those who aren't yet
- Include interests that make Lewisville distinctive – arts, culture, natural assets

Stakeholder Involvement

- “Suspicious Minds”
- Transparency Generates Trust
- Development Community Support Critical



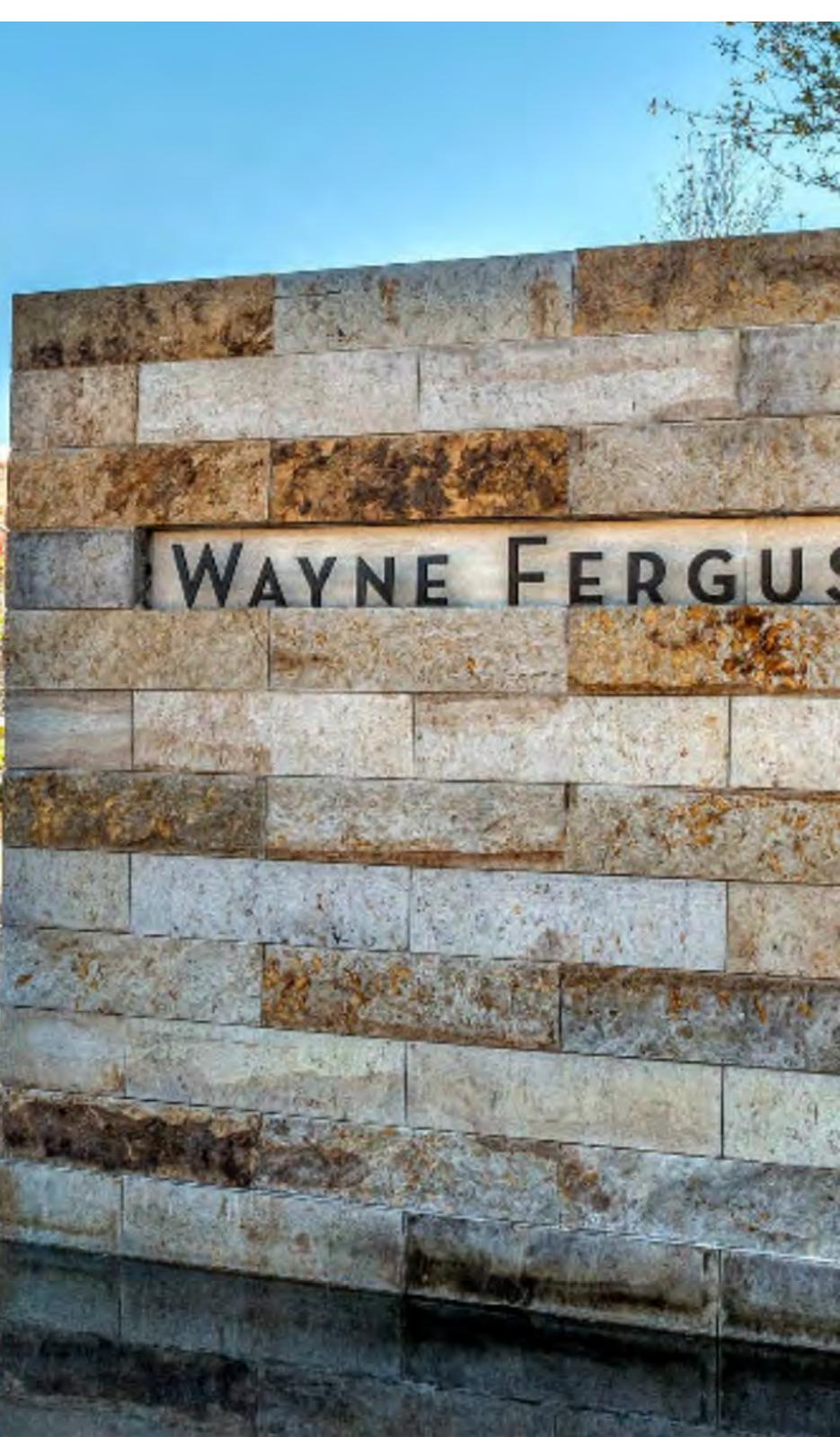
City Council Direction

- Essential to provide appropriate direction
- Involved at key points during process
 - Next step: Council workshop (Spring '17)
 - Review initial area plan evaluations
 - Initial assessment of existing codes
- City Council will be responsible for action and adoption



Neighborhood Services

Next Steps



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Efficiencies

Getting
Started

LEWISVILLE
2025
VISION



Existing
Initiatives

New
Initiatives

1. Transportation
 2. Economic Development
 3. Public Safety
- Utility Sales
- priorities are important as we get started

The Vision

LEWISVILLE 2025 VISION

Thriving Neighborhoods

Lewisville "needs to continue reinvestment in its existing neighborhoods in order to promote their long-term vitality."

"Some of the most important assets that exist in Lewisville today are its residents and existing neighborhoods."

"With many of the subdivisions showing signs of aging, it is important to develop strategies to maintain properties and encourage appropriate upkeep."

"The City should be proactive in addressing issues facing its existing neighborhoods, including vacant properties, decreased values, absentee property owners, high rental counts, aging building stock, limited identity and deteriorating appearances."



"People in Lewisville have said that they want to live in a community that is thriving and desirable over the long term — in other words, a community that is sustainable."

"For Lewisville, sustainability means that limited resources (such as land, water, energy, open air, natural assets, and public funds) are used efficiently to provide a desirable quality of life and business climate that today's residents and businesses need and want, without reducing Lewisville's ability to provide that same quality of life and business climate for future generations of residents and businesses that succeed here too."

BUILDING BLOCKS for a RESILIENT CITY

RESILIENCE - the ability of communities to withstand and recover from disasters as well as to learn from and adapt to emerging future threats and recovery efforts.

A RESILIENT COMMUNITY CAN

- 1. determine what it needs to reduce damage and to get its economy or facilities on track. The community is responsible for making them, not leaders in isolation or without a lot of resources.
- 2. set up a business health system, because the opportunity to strengthen health, environmental, social and economic systems.
- 3. have been just as responsible as they can be for their own recovery. It's their response.

The 2012 Commission is a research organization that provides solutions to public policy challenges in the state and across the country. For more information, please visit www.2012commission.org.



Neighbors Leading Neighbors



LEWISVILLE

2025



V I S I O N

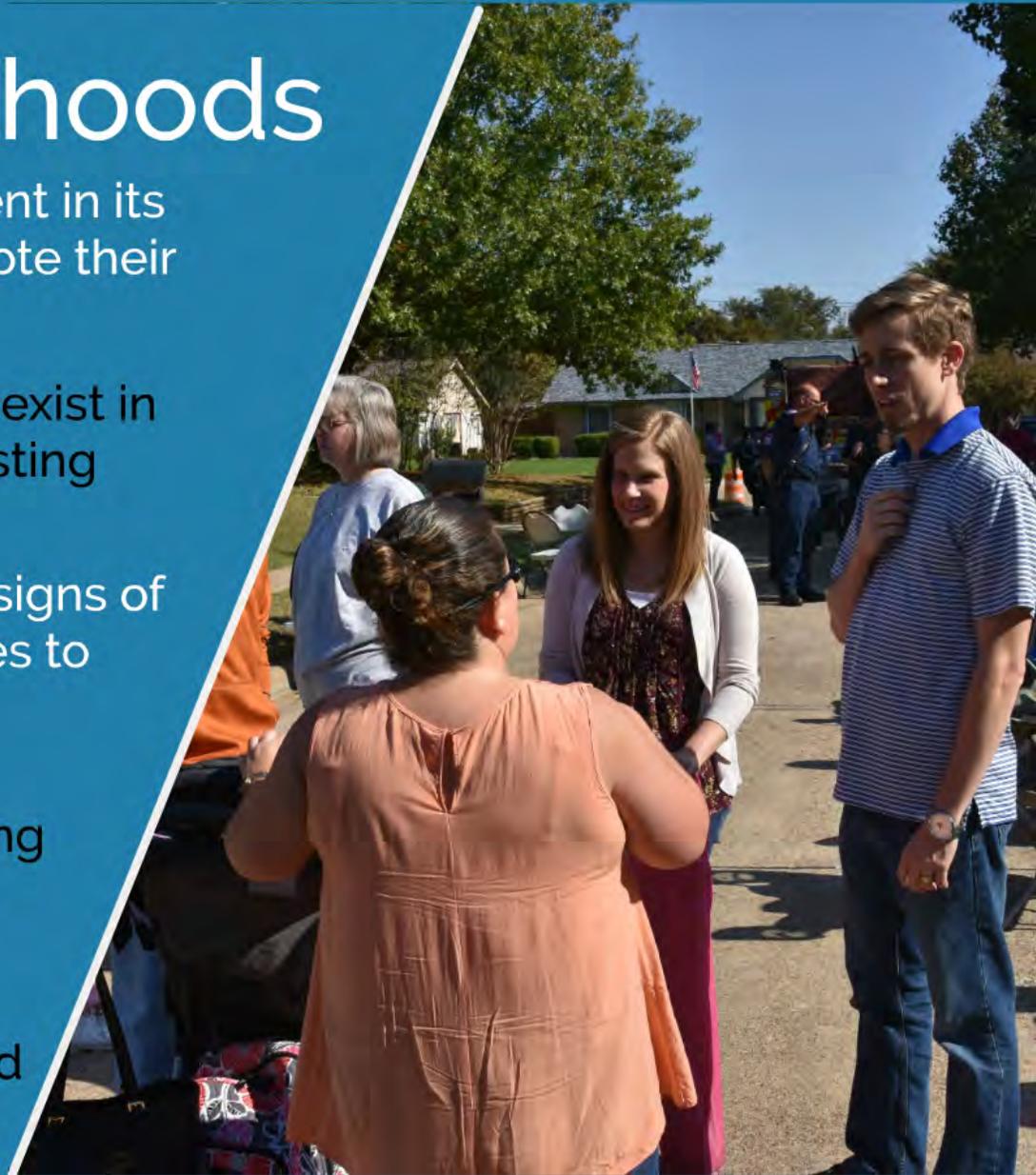
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BUILDING BLOCKS for a RESILIENT CITY



RESILIENCE is the ability of communities to withstand and recover from disasters as well as to learn from past disasters to strengthen future response and recovery efforts.

A RESILIENT COMMUNITY CAN

- 1 determine what it needs to reduce damage and to use its assets or resources wisely. The community is resourceful with what it has, no matter its condition or whether it has a lot of resources.
- 2 not only bounce back quickly, but take the opportunity to strengthen health, environmental, social and economic systems.
- 3 learn from past emergencies so that it can be better prepared for the next response.



The RAND Corporation is a research organization that develops solutions to public policy challenges to help make communities throughout the world safer and more secure, healthier and more prosperous. RAND is nonprofit, nonpartisan, and committed to the public interest. www.rand.org

For more information, please visit www.rand.org/resilience-in-action.html

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2015-16 Report



Neighbors Leading Neighbors

| 2015 | 2016 | Successes |
|---|---|---|
| <ul style="list-style-type: none"> 101 neighborhood walks 1,000+ resident complaints 141 letters "Rock the Block" 120 volunteer hours 1,000+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints | <ul style="list-style-type: none"> 101 neighborhood walks 1,000+ resident complaints 141 letters "Rock the Block" 120 volunteer hours 1,000+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints | <ul style="list-style-type: none"> 101 neighborhood walks 1,000+ resident complaints 141 letters "Rock the Block" 120 volunteer hours 1,000+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints |

Code Enforcement

| 2014/2015 | 2015/2016 | Successes |
|---|--|--|
| <ul style="list-style-type: none"> 14,531 code violations 700 citizen complaints 440 complaints driven 100% proactive 234 court cases 98% compliance rate 10,000 total inspections | <ul style="list-style-type: none"> 20,281 code violations 276 citizen complaints 240 complaints driven 98% proactive 475 court cases 97% compliance rate 25,470 total inspections | <p>Over the last ten years, we have successfully increased enforcement efforts, relying less on citizen complaints and focusing primarily on proactive code enforcement.</p> |

Building Inspection

| 2014/2015 | 2015/2016 | Successes |
|--|---|--|
| <ul style="list-style-type: none"> 1,047 plan reviews 1,116 building permits 10,269 inspections 964 SF initial inspections 91 SF tank inspections | <ul style="list-style-type: none"> 2,700 plan reviews 2,976 building permits 16,999 inspections 245 SF initial inspections 170 SF tank inspections | <p>Successfully meeting a significant increase in plan reviews and permits issued.</p> |

Community Grants

| 2014/2015 | 2015/2016 | Successes |
|---|---|---|
| <ul style="list-style-type: none"> 101 neighborhood walks 1,000+ resident complaints 141 letters "Rock the Block" 120 volunteer hours 1,000+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints | <ul style="list-style-type: none"> 101 neighborhood walks 1,000+ resident complaints 141 letters "Rock the Block" 120 volunteer hours 1,000+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints | <ul style="list-style-type: none"> 101 neighborhood walks 1,000+ resident complaints 141 letters "Rock the Block" 120 volunteer hours 1,000+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints 100+ resident complaints |

Code Enforcement



2014/2015

- 14,532 code violations
- 780 citizen complaints
- 5.4% complaint-driven
- 94.6% proactive
- 291 court cases
- 98% compliance rate
- 19,060 total inspections



2015/2016

- 20,281 code violations
- 276 citizen complaints
- 1.4% complaint-driven
- 98.6% proactive
- 475 court cases
- 97.6% compliance rate
- 26,470 total inspections



Successes

Over the last two years, we have successfully increased enforcement efforts, relying less on citizen complaints, and focusing primarily on proactive code enforcement.

Building Inspection



2014/2015

1,947 plan review
5,119 building permits
10,269 inspections
662 SF rental inspections
91 MF unit inspections



2015/2016

2,700 plan reviews
6,875 building permits
16,999 inspections
520 SF rental inspections
176 MF unit inspections



Successes

Successfully managing a significant increase in plan reviews and inspections

Community Grants



2014/2015

- 3 first time home buyer recipients
- 167 individuals attended home buyer classes
- 2 homes rehabed under Lewisville Rehab program
- \$258,000 provided to social service agencies serving Lewisville residents



2015/2016

- 4 first time home buyer recipients
- 97 individuals attended home buyer classes
- 2 homes rehabed under Lewisville Rehab program
- \$262,000 provided to social service agencies serving Lewisville residents
- 25 PEP Grants awarded



Successes

Due to scope changes, larger infrastructure projects will be completed in 2016-17. Successes include continued support of social service agencies and administration of the PEP Grant program. We have also been informally awarded our HOME grants.

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Existing
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New
Initiatives



Permitting & Inspections



Cleve Joiner
Director



Sherry Harper
Manager Health,
Permitting & Animal
Services



George Babineaux
Asst. Building Official



Tim Ippolito
Fire Marshall



Jimmy Estep
Chief Building Inspector

Neighborhood Services



Josh Roberts
Director



Jackie Davis
Manager of
Neighborhood Services



Jamey Kirby
Community Grants
Coordinator



Lisa Weaver
Manager of
Sustainability



**Emergency
Management**
Eric Hutmacher

Guarding Against Silos



Nuisances

Code Enforcement enforce general nuisance ordinances. This includes high weeds, junked vehicles, and other similar ordinances.



Building Codes

Building Inspection and Fire Prevention enforce building codes and substandard structure regulations.



Zoning

Building Inspection was responsible for enforcing zoning regulations. Now this responsibility will be part of code enforcement.

Capitalizing on New Synergy





Existing Initiatives

Improving Existing Initiatives

| MP Outreach | Enforcement | Lessons | Sustainability | Resiliency |
|---|--|--|--|--|
| GreenCenterpiece has worked on the transportation and the MP Outreach initiative. This is a critical piece of our overall strategy. Our focus is on the workers who can get MP. We are currently working on the outreach and enforcement initiatives. We are currently working on the outreach and enforcement initiatives. | Enforcement of any transportation and the enforcement of the MP Outreach initiative. This is a critical piece of our overall strategy. Our focus is on the workers who can get MP. We are currently working on the outreach and enforcement initiatives. | Lessons learned from the MP Outreach initiative. This is a critical piece of our overall strategy. Our focus is on the workers who can get MP. We are currently working on the outreach and enforcement initiatives. | We believe sustainability should be a core part of our overall strategy. This is a critical piece of our overall strategy. Our focus is on the workers who can get MP. We are currently working on the outreach and enforcement initiatives. | Resiliency is the core part of our overall strategy. This is a critical piece of our overall strategy. Our focus is on the workers who can get MP. We are currently working on the outreach and enforcement initiatives. |

Old Town Enforcement

| Assessment | Roadblocks | Solutions | Impact | Process |
|---|---|--|---|--|
| 1 Currently working on comprehensive assessment of targeted CDD from properties in TOD area. | 2 Identify barriers to current code enforcement activity. What are barriers to change? | 3 Propose solutions to overcome barriers. Incentive, Regulation, or Both? | 4 Impact of each proposed solution on businesses and residences in Old Town. | 5 Depending on Council direction, create a process and timeline for adopting solutions in future dates. |

April 2017 workshop

Business 121

Green Centerpiece Master Plan
Anticipated FY2018-19 corridor plan
I-35 Overlay As Guidance



Improving Existing Initiatives

MF Outreach



Sustainability has already built relationships with the multi-family community. These relationships benefit all service areas. Our hope is to get MF leaders who can join NLN, build community, increase engagement, help facilitate recycling/sustainable practices, and help increase reach of emergency warnings.

Enforcement



By placing zoning enforcement with code enforcement (rather than building inspection), we intend to have greater enforcement capabilities. This can be accomplished because there will be more regular oversight in the field and we will make the code officer the "hub" and the rest of us the spokes with regard to property maintenance.

Liasons



Reconceptualizing the role of code officers to be more than just enforcers. They should be neighborhood liasons that can help citizens get connected with community resources. They will be point people for NLN, and they will help promote neighborhood programs.

Sustainability



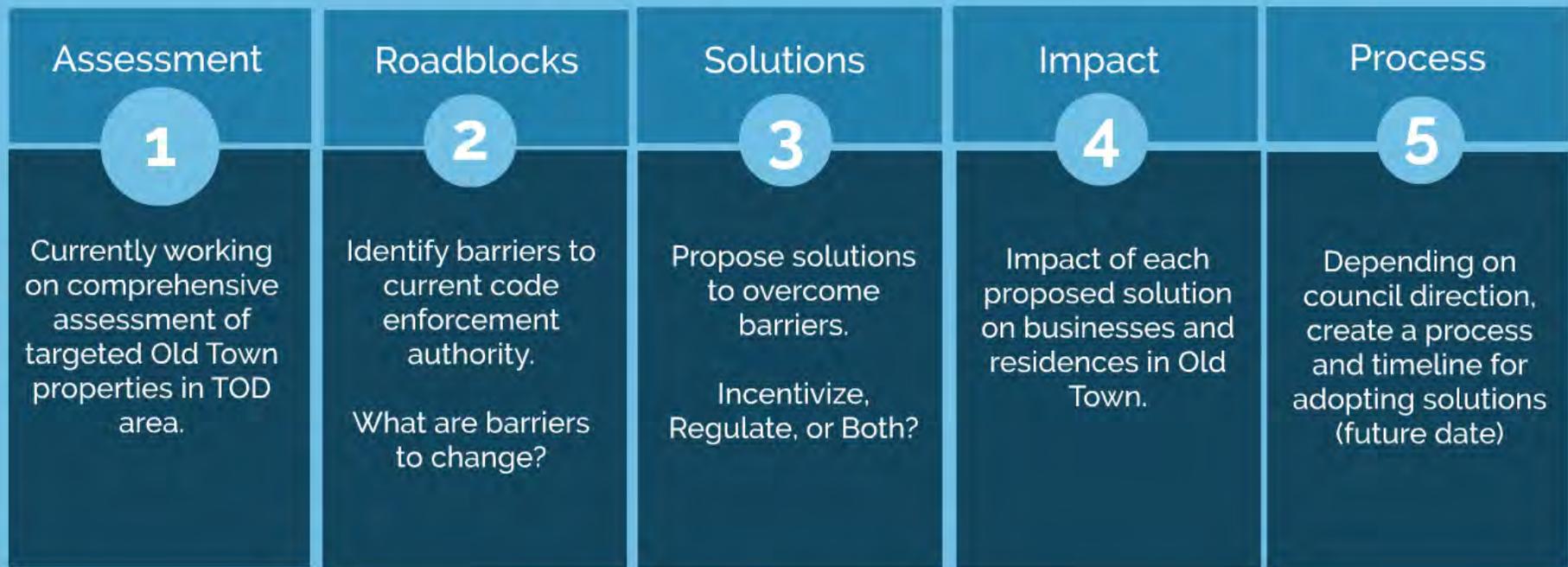
We believe sustainability should be woven into all neighborhood programs and initiatives. The plan is to expand Sustainability team's role in green code rewrite, landscaping regulations, incentive programs, and neighborhood planning. They will be lead on several of new projects.

Resiliency



Resiliency as the overarching goal. All teams further each others current initiatives.

Old Town Enforcement



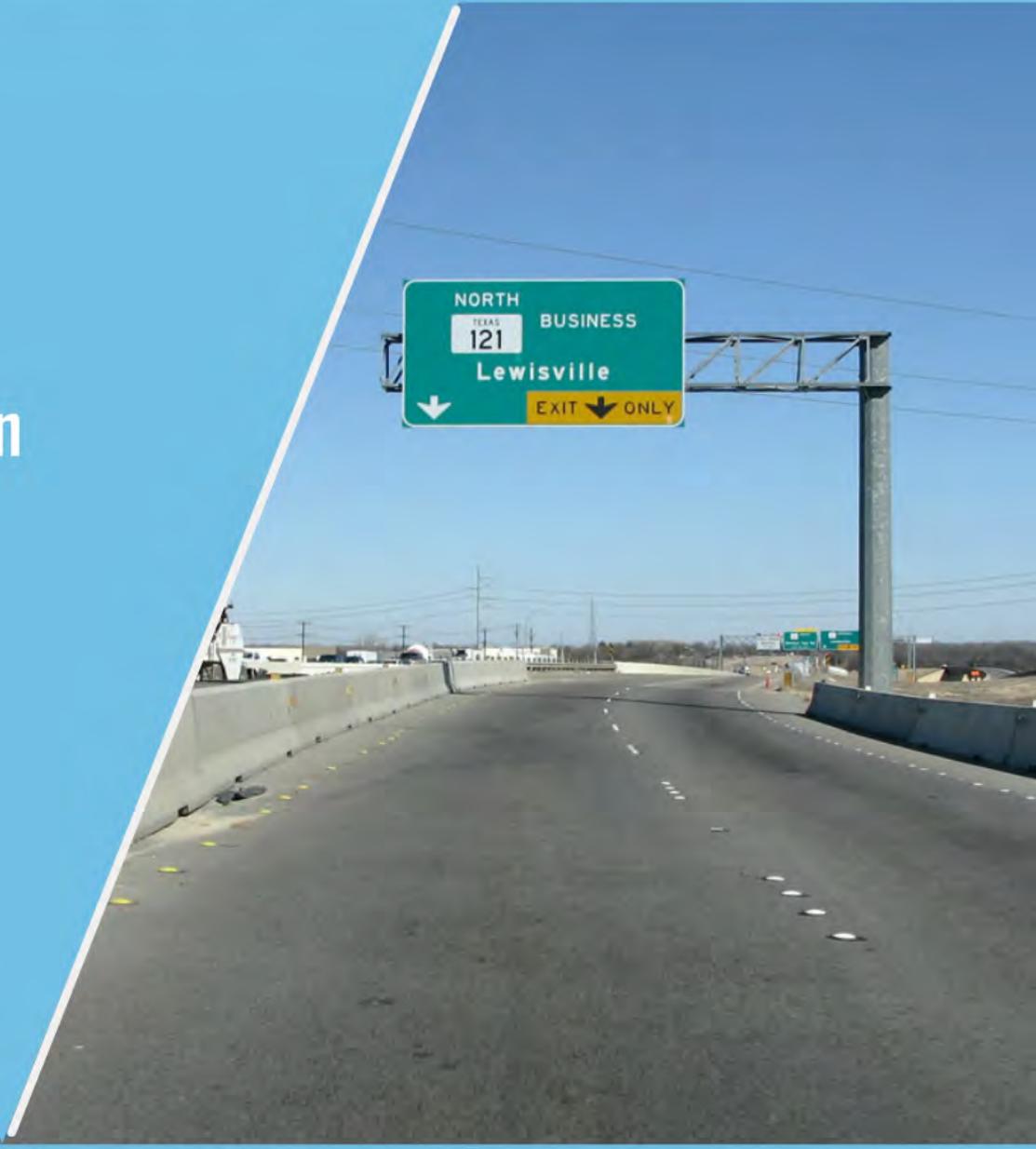
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Thinking the unthinkable
The future is now



Transportation

Land Use

Public Safety

Community

Environment

Health & Wellness

Arts & Culture

Government

Education

Senior Services

Public Works

Public Safety

Community

Environment

Health & Wellness

Arts & Culture

Existing
Initiatives

New
Initiatives

1. Transportation
 2. Land Use
 3. Public Safety
- Utility Sales
- priorities
as
important
as
first

New Initiatives

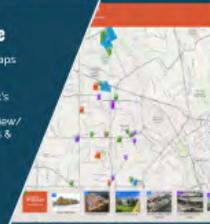
Make A Difference Day

- Celebrated on the 4th Saturday in October (since 1999) 'Make A Difference Day' is one of the largest annual single-days of service nationwide.
- Make A Difference Day serves as catalyst for community engagement & service.
- Take an "Adopt-a-Neighborhood" approach as flagship effort of MADDAY: surge city community resources into a single neighborhood in need.
- Corporate home adoption programs.



Service Project Website

- Manage process through maps & databases!
- Communicates vision and establishes structure (plus it's measurable)
- City staff to manage, i.e., review/approve projects (link needs & resources)
- <http://www.volunteermatch.org/search/org17300.jsp>



Together Lewisville Coalition (TLC)

- Create connections, expand collaborative network and sync efforts for community improvement
- Coalition of local faith-based, non-profit, key stakeholder agencies/business with interest in making our community a better place
- Expand reach of local community support network, increase efficiencies & coordination, and enhance community resilience



BEST NEIGHBORHOOD

- Plano's BEST Neighborhoods Designation program was developed to recognize neighborhoods that have gone above and beyond to create a community that is beautiful, engaged, safe, and thriving.
- Acknowledges these neighborhoods and its residents who work collaboratively to create the strong, thriving neighborhoods.
- Provides a road map that helps to simplify the small steps it takes at the incremental level to support each other as neighbors, live in harmony with our nature, environment, preserve cherished culture, and strengthen our local economy.



BEST NEIGHBORHOODS

Application sets out criteria, requirements and expectations that a neighborhood resident is able to "BEST" designation.

Hashtags: #Best, #Best, #Best

- to Plan, designate neighborhood, region
- Website creation
 - Street sign program
 - The map of designation
 - Publicize to other city staff
 - News and social media promotion

1

Staffing

Staffing resources (number additional staff) is needed due to the complexity of the project and the need for ongoing support and coordination.

2

Technology

Technology resources (software, hardware, etc.) is needed due to the complexity of the project and the need for ongoing support and coordination.

Needed

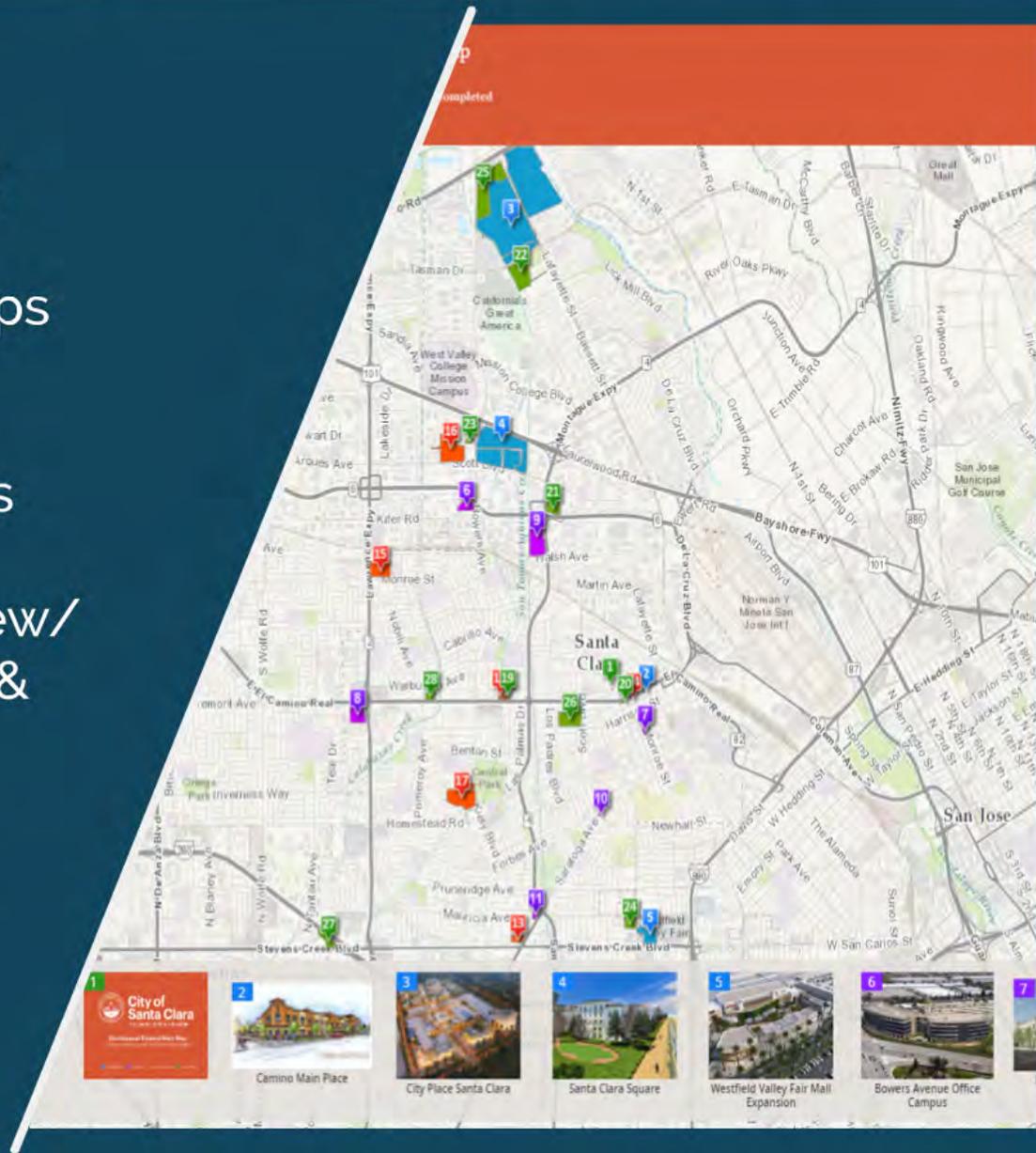
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- Corporate home adoption programs



Service Project Website

- Manage process through maps & database(s)
- Communicates vision and establishes structure (plus it's measurable)
- City staff to manage, i.e., review/ approve projects (link needs & resources)
- <http://www.volunteermatch.org/search/org37300.jsp>



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BEST NEIGHBORHOODS

Application sets out criteria, requirements and expectations that a neighborhood must meet to attain “BEST” designation.

Three levels - Silver, Gold, Platinum

In Plano, designated neighborhoods receive:

- Website mention
- Street sign toppers
- File image of designation
- Inclusion in online Story Map
- News and social media promotion

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Thinking the unthinkable
The future is now



Transportation

Land Use

Public Safety

Community

Environment

Health & Wellness

Arts & Culture

Government

Education

Senior Services

Public Works

Public Safety

Community

Environment

Health & Wellness

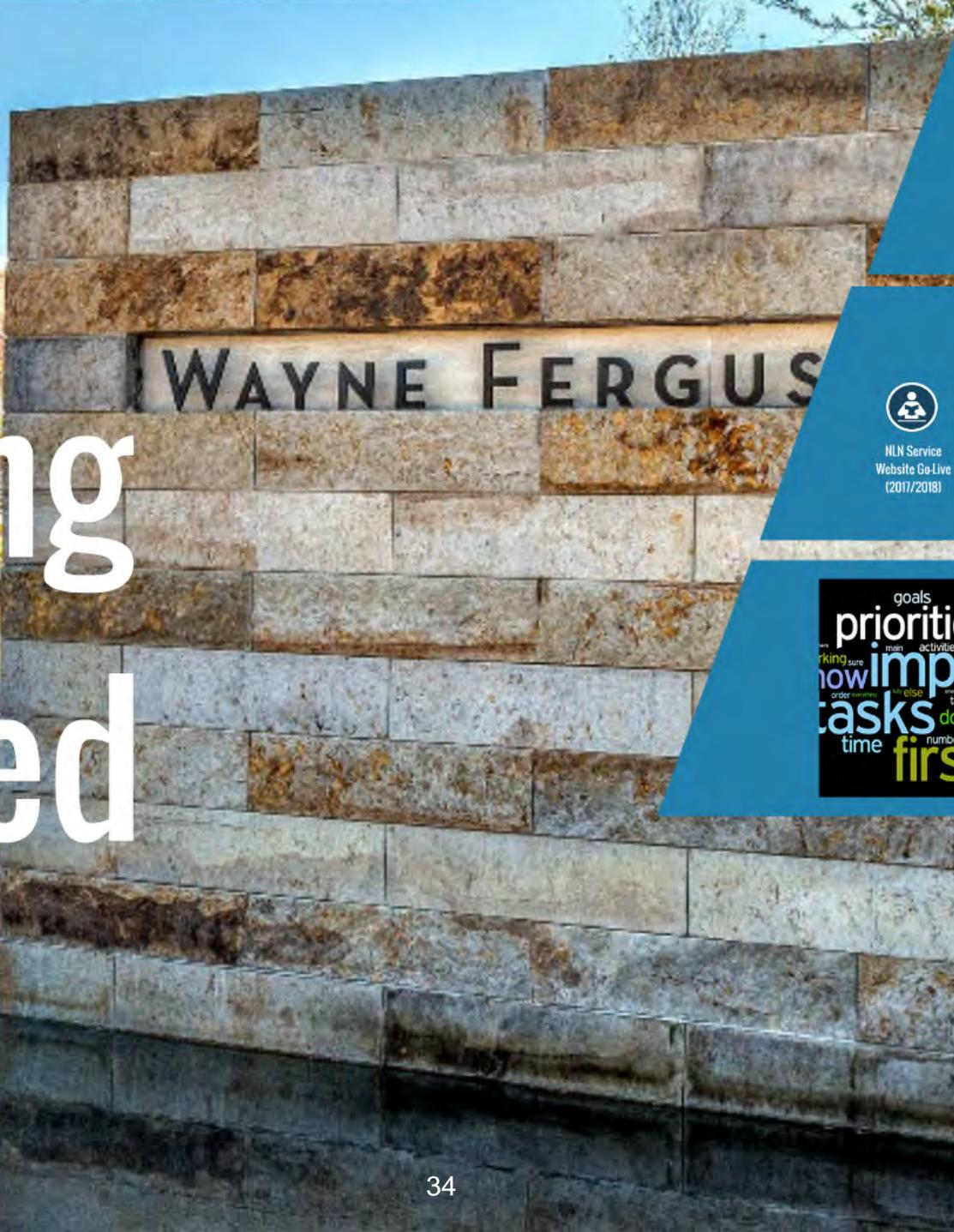
Arts & Culture

Existing
Initiatives

New
Initiatives

1. Transportation
 2. Land Use
 3. Public Safety
- Utility Sales
- priorities
important
ask us
first

Getting Started



Needed Resources

- 1 **Staffing**
Difficult to identify specific positions needed to ensure program on. Need to gain of the need or monitor existing staff to see what gaps exist.
- 2 **Technology**
Consideration of the program for existing or additional program modules. If already existing, consider an internal technology and funding. The solution may not be entirely clear for work or support staff or on technical or program staff. Need to gain of the need or monitor existing staff to see what gaps exist.
- 3 **New Initiative Costs**
Approximate \$100,000 for BEST Neighborhood Outreach and Marketing. Approx. \$100,000 for 14-16 months of work. If the program is to be run in Wayne, it will need to be covered at that level.

Delivery Dates



NLN Service Website Go-Live (2017/2018)



Make a Difference Day (2018/2019)



BEST Neighborhood Rollout (2018/2019)



Together Louisville Coalition (Ongoing)



Needed Resources

1

Staffing

Difficulty assessing whether additional staffing is needed due to recent reorganization. Want to spend the next six months seeing what can be done with current resources.

2

Technology

Considering technology options for creating a NLN Service Project website. Although hiring a company to create an interactive website may be costly, we believe we can use some existing platforms such as VolunteerMatch.org or Voly.com, to minimize costs. Membership is \$100 per year. Costs associated with volunteer background checks run \$3.50/volunteer.

3

New Initiative Costs

Approximately \$5,000 for BEST Neighborhood incentives and marketing material. \$1,000 for NLN Service website and background checks. \$4,500 for Make A Difference Day outreach and material costs..

Delivery Dates



**NLN Service
Website Go-Live
(2017/2018)**



**Make a
Difference
Day
(2018/2019)**



**BEST
Neighborhood
Rollout
(2018/2019)**



**Together
Lewisville
Coalition
(Ongoing)**

IH-35E Corridor Overlay District Ordinance

Lewisville, Texas

City Council Retreat 2017



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Overlay Ordinance Review

- ▶ Ordinance Structure
- ▶ Process and Administration
- ▶ Role of the Illustrative Plans and Framework Plans
- ▶ Development Standards
- ▶ Sample project walkthrough

Ordinance Structure

IH-35E Corridor Overlay Ordinance

- ▶ Ordinance Overview
- ▶ Uses are regulated by the underlying zoning district
- ▶ Overlay ordinance regulates:
 - ▶ Process and administration
 - ▶ Applicability
 - ▶ Site development standards
 - ▶ Block and lot standards
 - ▶ Architectural design standards
 - ▶ New Street Design standards

Sub-Districts

- ▶ Core Sub-districts
 - ▶ Northern
 - ▶ Main Street
 - ▶ Central
 - ▶ Southern
- ▶ Transition Sub-district

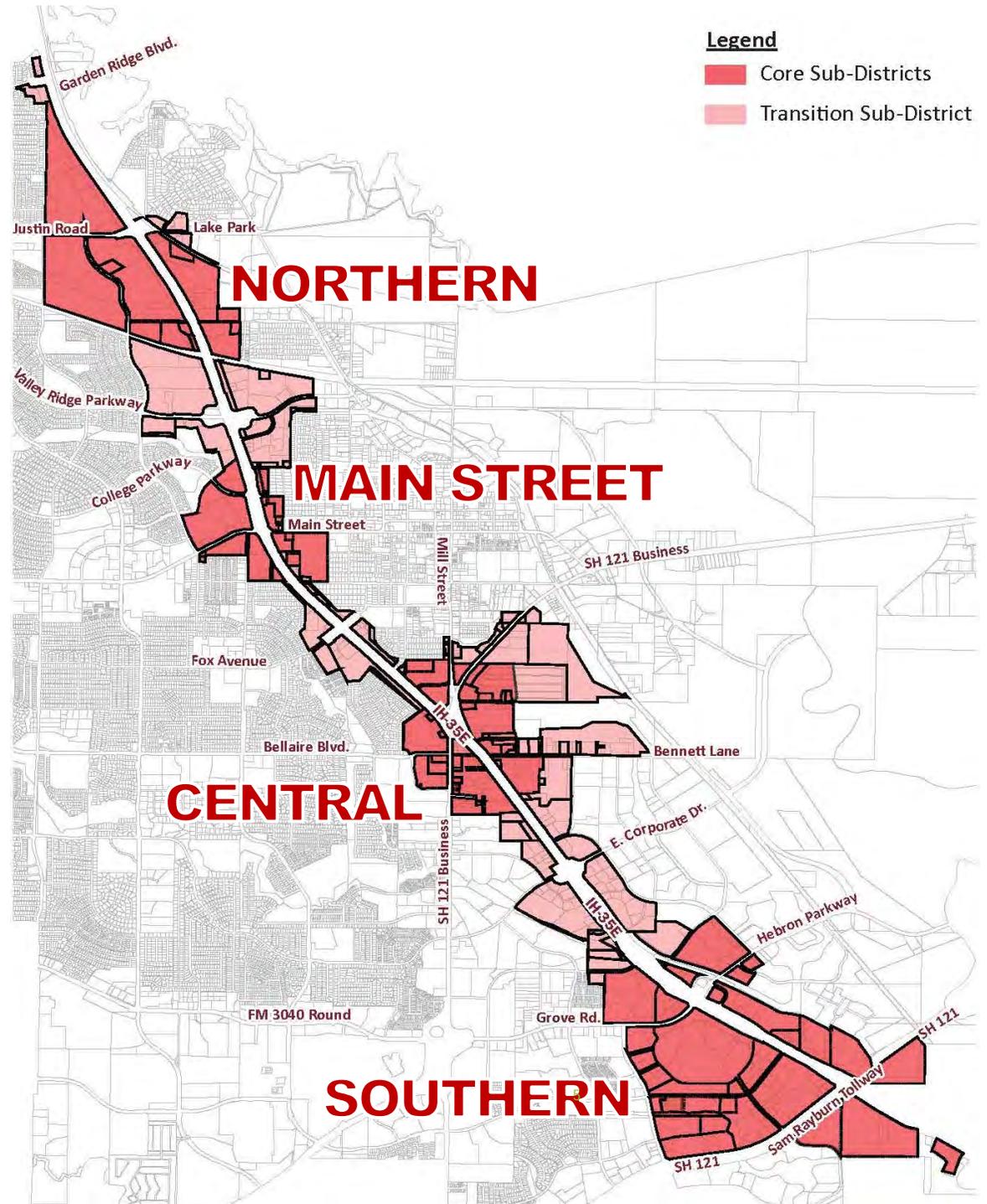


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 - ▶ 3 Main Street Core Sub-District Framework
 - ▶ 4 Central Core Sub-District Framework
 - ▶ 5 Southern Core Sub-District Framework
- ▶ 5. Sub-District Regulations
 - ▶ A. Core Sub-District Regulations
 - ▶ B. Transition Sub-District Regulations

OVERVIEW OF ORDINANCE

This “IH-35E Corridor Overlay District” is intended to implement the regulatory element of the IH-35E Corridor Redevelopment Plan approved November, 2014

Purpose: To guide new development and redevelopment along the IH-35E Corridor by establishing enhanced regulations to increase the quality of development and encourage sustainable design.

Regulations: The regulations identified in this Ordinance shall apply to all properties within the overlay.

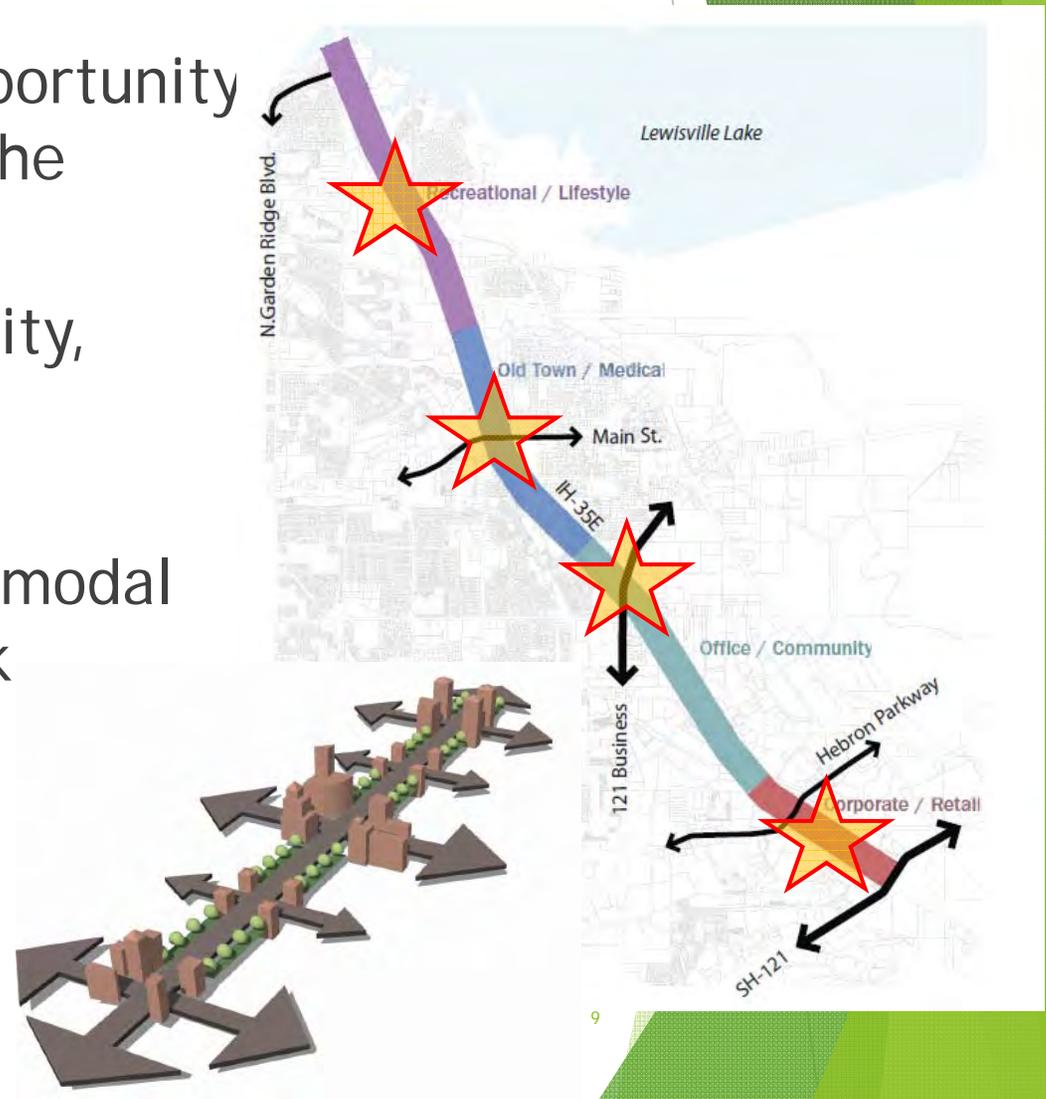
- Existing PDs remain as is
- Standards not regulated under the overlay defaults to the City’s Development Ordinances
- In case of conflicts, the more restrictive standard applies so long as it is not in conflict with the intent of the overlay

Components of the Ordinance

- ▶ Sub-districts (where this ordinance applies):
 - ▶ Core
 - ▶ Transition
- ▶ Illustrative Plans/Framework Plans
- ▶ Development Standards:
 - ▶ Building Envelope Standards
 - ▶ Architectural Standards
 - ▶ Landscape and Streetscape Standards
 - ▶ Screening
 - ▶ Parking and driveways
 - ▶ Street design standards

Core-Sub-districts

- ▶ Higher priority and opportunity “nodes” identified in the Redevelopment Plan
- ▶ Allow for higher intensity, walkable, mixed use redevelopment
- ▶ Interconnected, multi-modal transportation network



Transition Sub-district

- ▶ Areas in between the “nodes”
- ▶ Most of the existing development will likely remain for the next 10+ years
- ▶ Allow for modest rehab of older sites and structures with focus on reducing clutter and improving corridor aesthetics through:
 - ▶ Better streetscaping (cross walks, street lighting, sidewalks/trails, way-finding, etc.)
 - ▶ More landscaping (surface parking lots and along Frontage roads and arterial/collector roadways)
 - ▶ Façade improvements
- ▶ Align with ED Incentive Policy and objectives for streetscaping and façade improvement projects

Role of the Illustrative Plans (for Core Sub-districts)

- ▶ Adopted as the ultimate vision for the corridor through the I-35E Corridor Redevelopment Plan
- ▶ Intended to guide elected officials, developers, and city staff on the character and form of redevelopment desired
- ▶ Not regulatory (included in appendix)



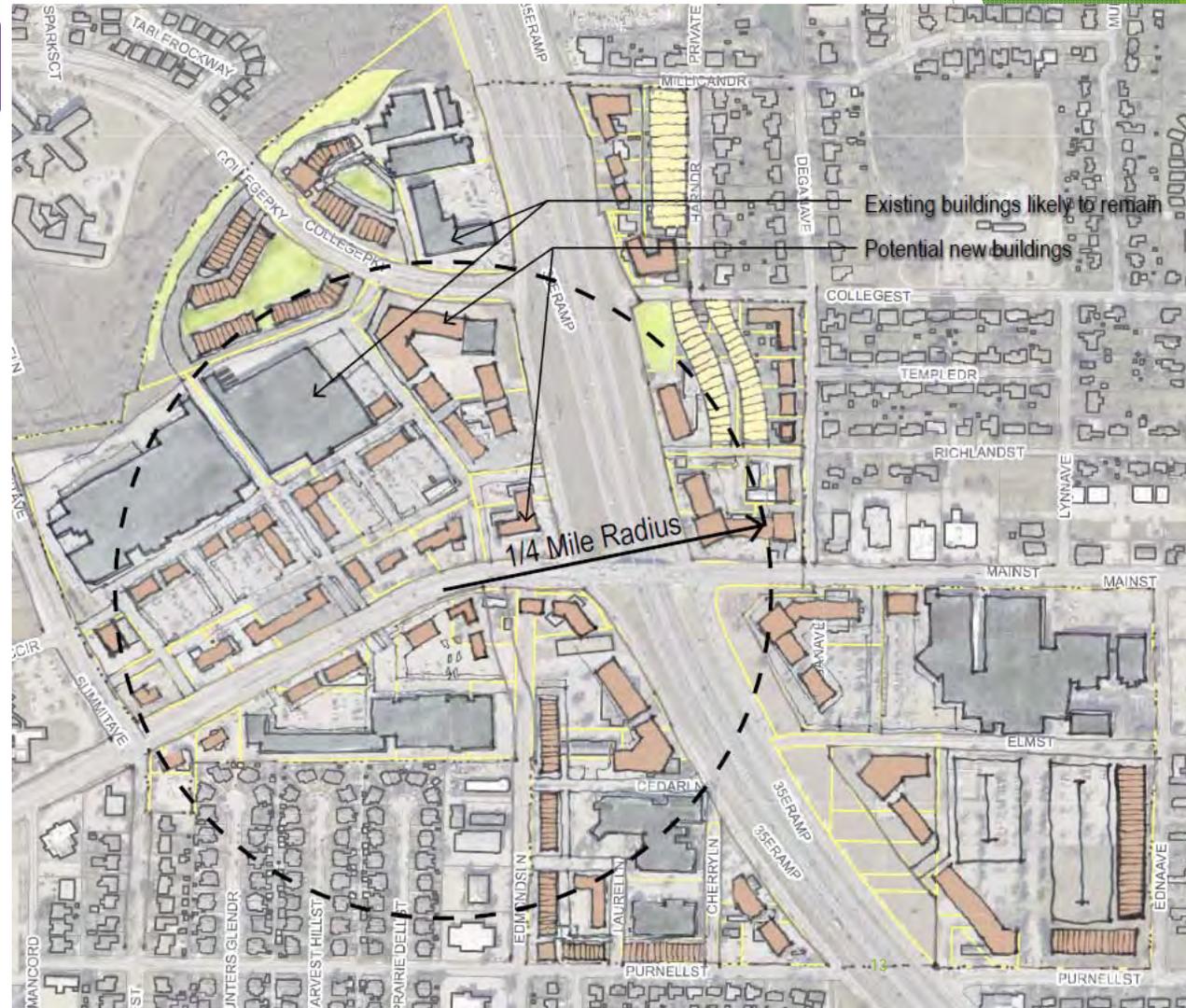
Illustrative Plan

Northern Core
Sub-District



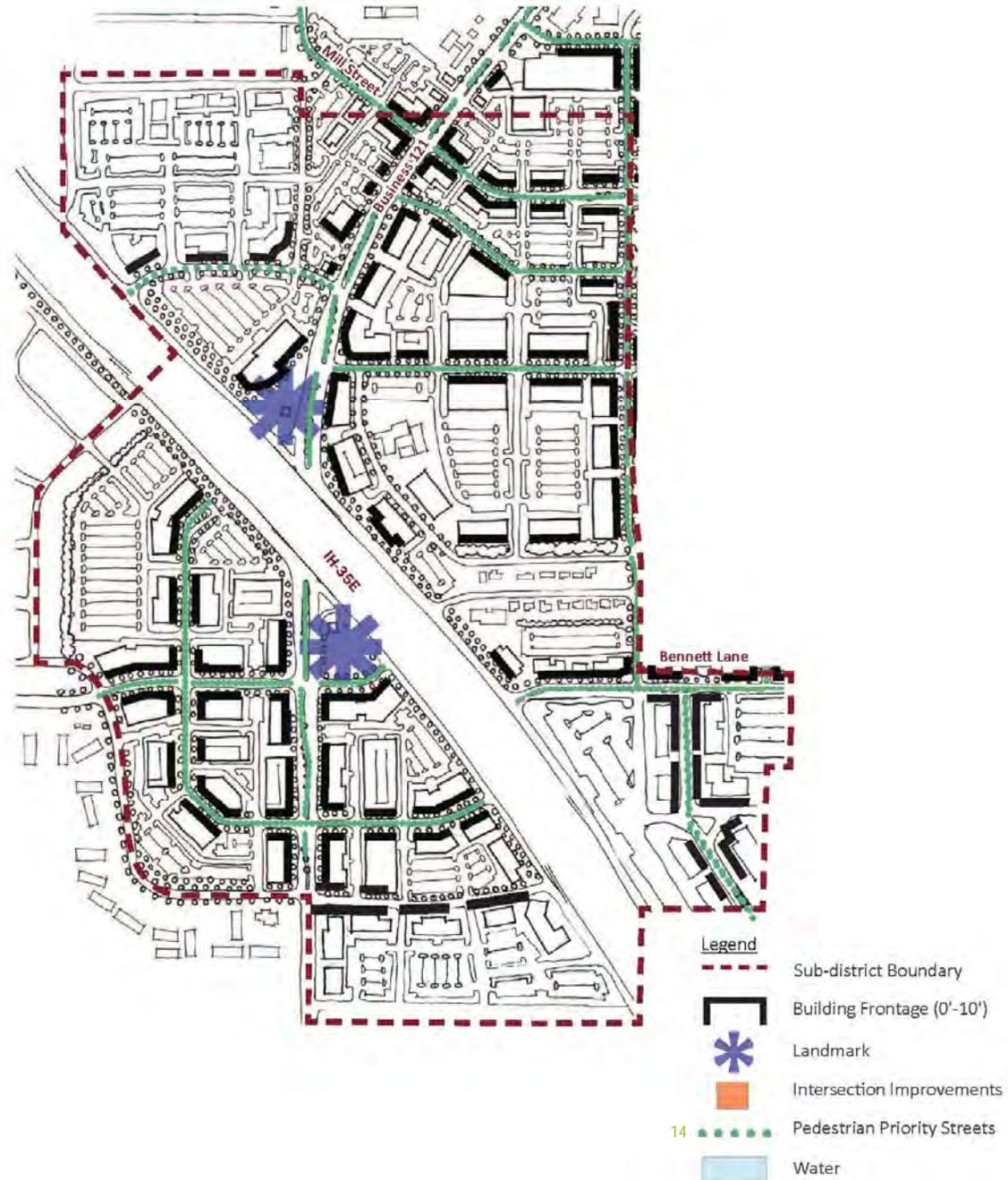
Illustrative Plan

Main Street Core
Sub-District



Illustrative Plan

Central Core
Sub-District



Illustrative Plan

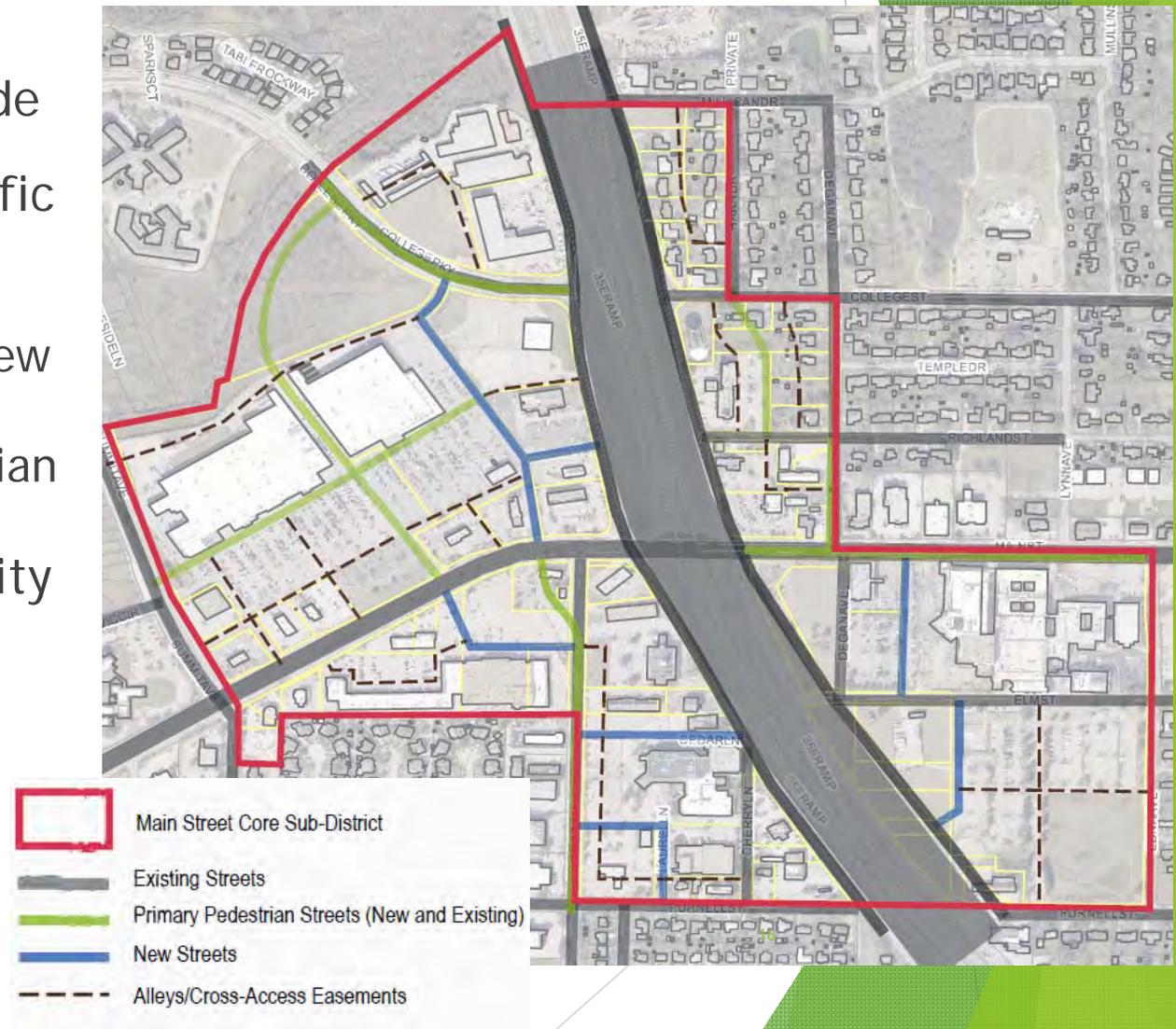
Southern Core
Sub-District



- Legend**
- Sub-district Boundary
 - Building Frontage (0'-10' Setbacks)
 - Landmark
 - Intersection Improvements
 - Streetscaping / Pedestrian Amenities
 - Water

Role of the Framework Plans

- ▶ Intended to provide more detailed direction on specific elements of redevelopment:
 - ▶ Alignments of new streets
 - ▶ Primary Pedestrian Streets
- ▶ To ensure continuity of streets and frontages as redevelopment occurs incrementally



Administration

Applicability

- ▶ Applicability Matrix (Table 1) determines extent to which different sections apply based on the scope of proposed development or redevelopment.
- ▶ New construction - All sections of the Overlay Ordinance apply
- ▶ Consistent with the city's current approach to incremental redevelopment

Current Standards for Nonconforming Structures

- ▶ Reuse of abandoned or vacant nonconforming structure/premises. If the use of a nonconforming structure or premises is discontinued for a period of more than one year, the building, structure and premises shall become conforming to the provisions of the general development ordinance before it can be re-occupied.
- ▶ Repairing/remodeling a nonconforming structure. Nonconforming structures shall be maintained in a state of neat appearance and in full compliance with all applicable building codes, including but not limited to the International Property Maintenance Code. A person may renovate, remodel, repair or enlarge a nonconforming structure if the new addition and/or changes meet all code requirements and the new addition and/or changes do not cause the structure to become more nonconforming as to the zoning and general development ordinance regulations. A site plan approval process will be required for any such renovation, remodeling, repair or enlargement.....

Current Standards for Engineering Site Plans

- ▶ An Engineering Site Plan, demonstrating full compliance with all current zoning and development regulations, must be submitted for all commercial developments that consists of:
 - ▶ New Buildings
 - ▶ Building Additions of more than 10% or 5,000 square feet, whichever is less
 - ▶ Any change requiring additional parking and/or fire protection to the site
 - ▶ Addition, deletion, alteration or relocation of an existing driveway
 - ▶ Change in grading or drainage
 - ▶ Addition of new water or sanitary sewer service to the site
 - ▶ A major impact from IH-35E ROW acquisition
- ▶ A variance must be granted by the City Council for any provision that is not met on an engineering site plan.

Applicability Matrix

| Type of Application | Ordinance Does NOT apply | Entire Ordinance Applies | Some Sections Apply |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| New Development | | <input checked="" type="checkbox"/> | |
| Change of use/expansion of existing use (with NO increase in building area) (new use shall comply with the underlying zoning district) | | | <input checked="" type="checkbox"/> |
| Interior remodel with no change in any street facing façade, no increase of any existing nonconformity or no increase of building or parking area | <input checked="" type="checkbox"/> | | |
| Façade changes or parking improvements to existing buildings (regardless of value of improvements proposed) | | | <input checked="" type="checkbox"/> |

Applicability Matrix

| Type of Application | Ordinance Does NOT apply | Entire Ordinance Applies | Some Sections Apply |
|--|--------------------------|---|---|
| Any increase in building area AND <u>less than BOTH</u> : <ul style="list-style-type: none"> • 50% increase in assessed value of improvements; • Total value of improvements is <u>\$100,000</u> | | Applies to expansions only  | |
| Any increase in building area AND <u>more than EITHER</u> : <ul style="list-style-type: none"> • 50% increase in assessed value of improvements; • Total value of improvements is <u>\$100,000</u> | | Applies to entire site  | |
| Expansion of parking area only (not in conjunction with a building or use expansion) | | |  |

Direction on I-35 Overlay District

1. Applicability Matrix

- A. Does this matrix reflect an appropriate way to handle these different situations?
 - a. Existing development, no change
 - b. Existing development, minor change
 - c. Existing development, major change
 - d. Redevelopment
 - e. New development

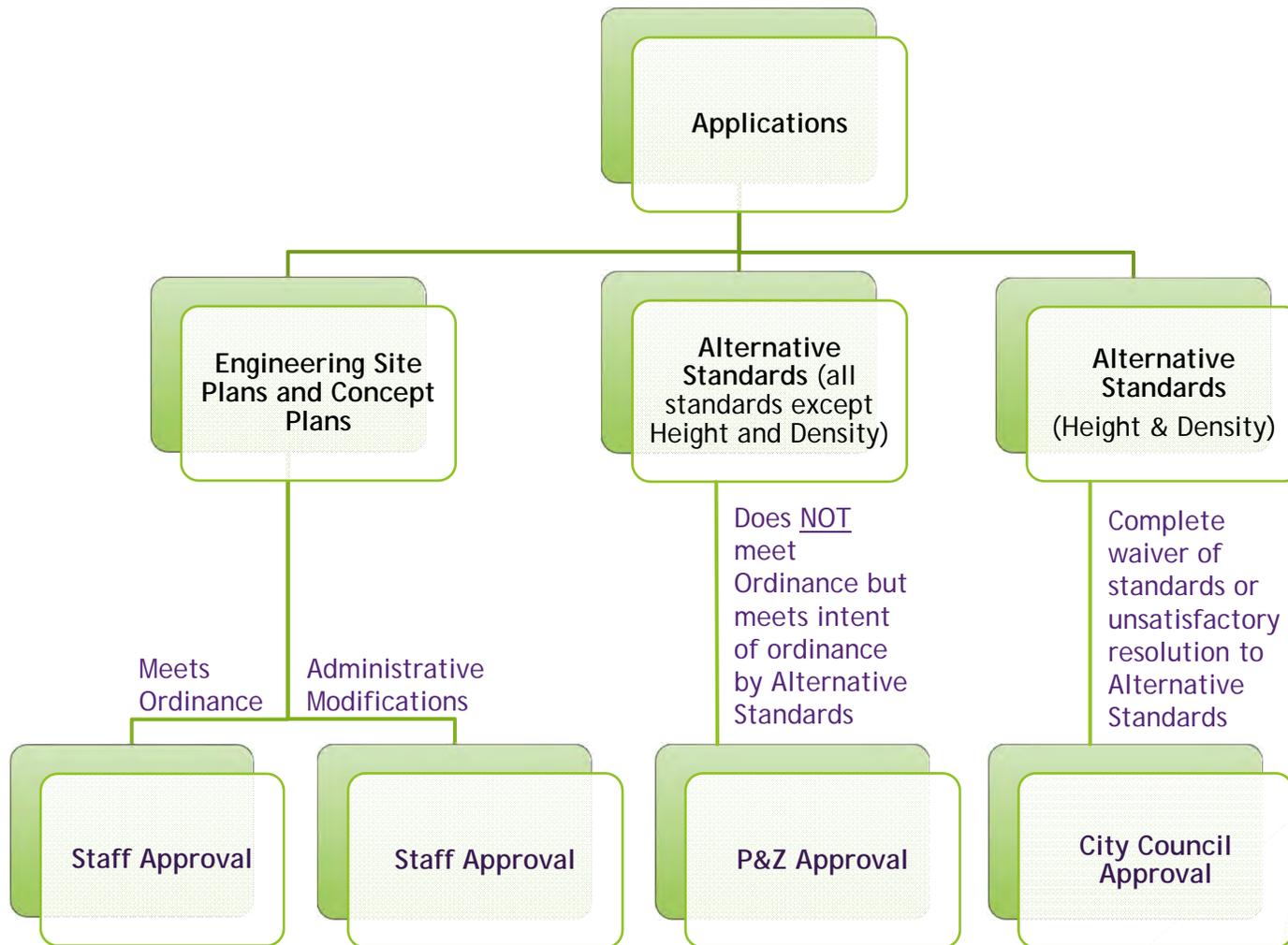
Process Overview

- ▶ If any of the standards in the overlay ordinance apply, then an Engineering Site Plan(ESP) or Concept Plan is required
- ▶ Concept Plan shall be required prior to ESP for all properties larger than 5 acres or sites that are part of a larger development (such as outparcels or pad sites).
- ▶ Shall not apply if a previous concept plan for the property has been approved through a PD or this overlay ordinance unless changes are proposed.

Approval Authority

- ▶ Staff Approval - If the application (ESP or Concept Plan) meets the Overlay Ordinance or is within the Administrative Modification thresholds
- ▶ P&Z Approval - If the application (ESP or Concept Plan) is requesting Alternative Standards that include:
 - ▶ Modifying any standards in the Overlay Ordinance beyond the Administrative Modification thresholds
 - ▶ Shall NOT include changes in use, density, or height permitted
 - ▶ Shall NOT include any waiver of the ordinance requirements
- ▶ City Council - If the application for Alternative standards is requesting any change in use, density, or height or complete waiver of standards. Staff and P&Z may request Council action on an item anytime a satisfactory resolution is not achieved through this process.

Process Flow Chart



Direction on I-35 Overlay District

2. Development Review Process

- A. Will this process provide the right balance among needs and interests?
 - a. Streamlining to support developers wanting to build Lewisville's desired development
 - b. Opportunities for input by the community
 - c. Efficient use of staff and decision-maker time and resources

Development Standards

Development Standards

- ▶ Specific to each Sub-district to ensure the distinct outcomes based on the redevelopment vision while providing flexibility to developers
 - ▶ Building Envelope Standards
 - ▶ Architectural Standards
 - ▶ Landscape Standards
 - ▶ Streetscape Standards
 - ▶ Screening

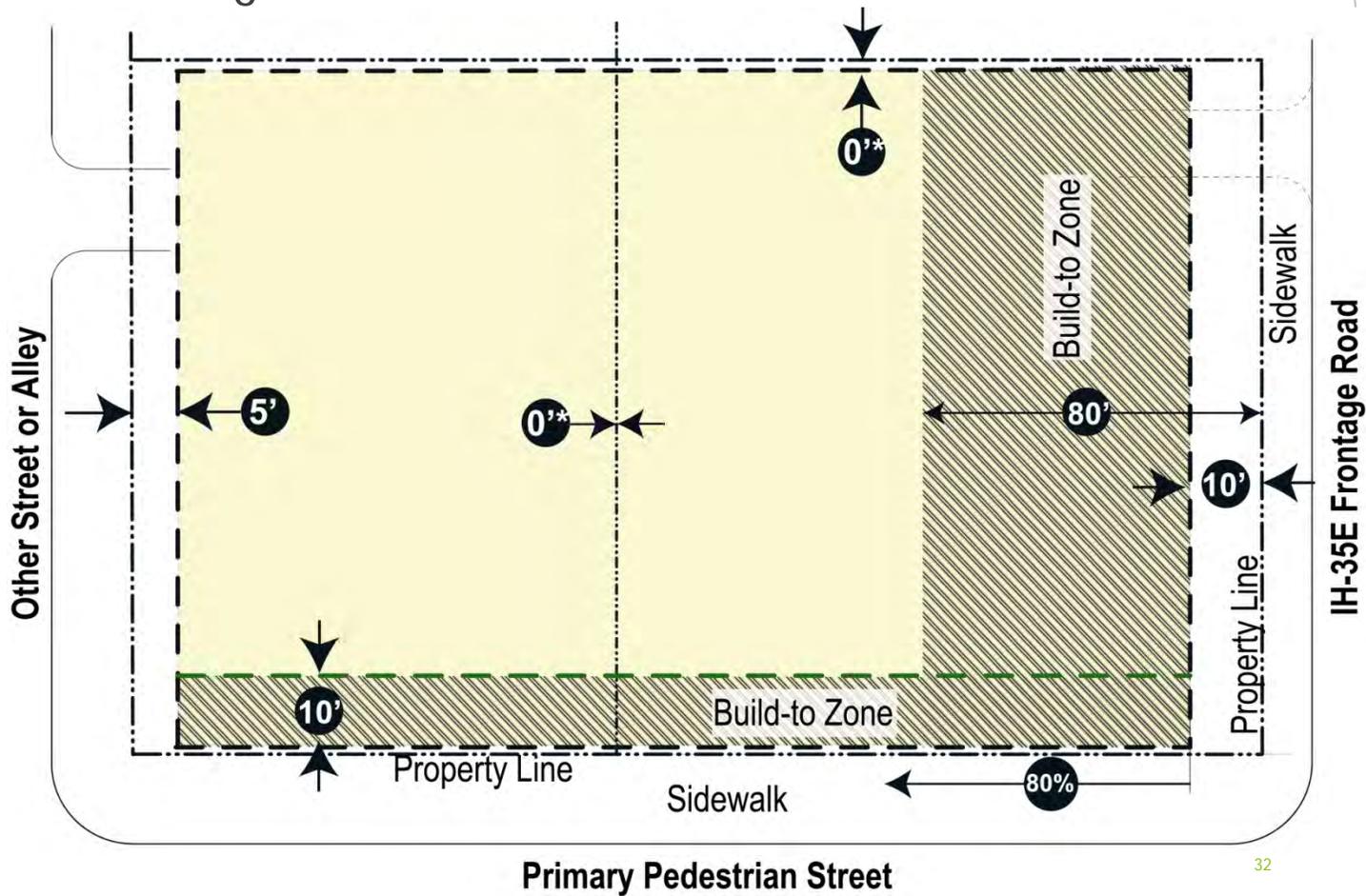
Core Sub-districts

- ▶ Walkable, Mixed Use (higher intensity and compact)
- ▶ Smaller blocks
- ▶ Buildings closer to the street and sidewalks along key corridors (primary pedestrian streets)
- ▶ Wide sidewalks with amenities
- ▶ Parking located behind or on the side of buildings
- ▶ Reduced parking/shared parking encouraged
- ▶ Soften edge along IH-35E Frontage
- ▶ Create a sense of place or arrival at the Core Sub-districts



Building Envelope Standards

► Building Placement



Building Envelope Standards

► Building Placement

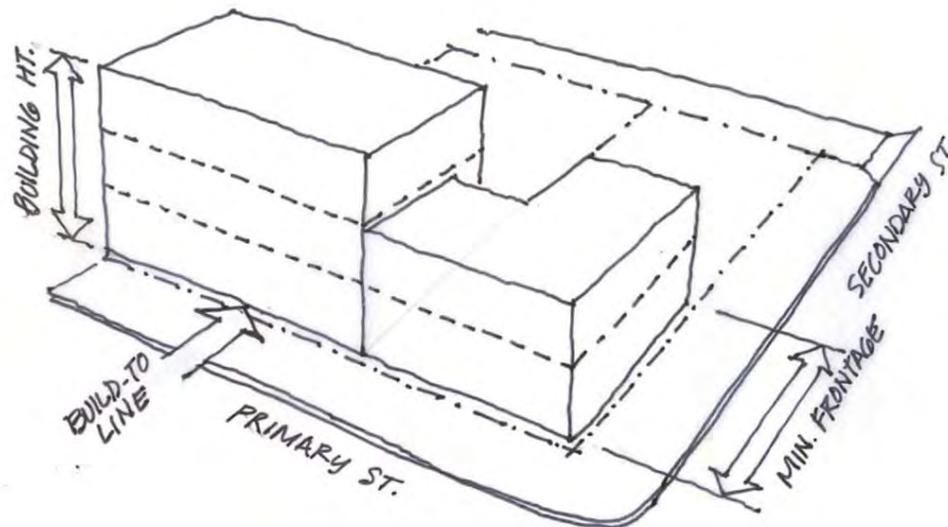
| Building Setbacks | Min. | Max. |
|--|------|------|
| STREET FRONTING | | |
| • Primary Pedestrian Street | 0' | 10' |
| • IH-35E Frontage Road | 10' | 80' |
| • Arterial Road | 10' | 80' |
| • Collector or Local | 10' | 80' |
| • Other or Alley | 5' | NA |
| SIDE (Interior) | 0'* | NA |
| REAR | 0'* | NA |
| * Any setbacks adjacent to SF Residential uses shall be 20' min. | | |

Building Envelope Standards

► Building Placement

| Building Frontage | Min. | Max. |
|---|------|------|
| <ul style="list-style-type: none"> Primary Pedestrian Street | 80% | NA |
| Minimum width of the lot to be occupied by a building within the build-to-zone along that street frontage | | |

► Building Height: 20' or 2 stories (min.)



Building Orientation

- ▶ Orientation of primary entrances along any Primary Pedestrian Street Frontage
- ▶ If a primary pedestrian street is not applicable, then building orientation should be on IH-35E frontage road, arterial or collector (in order of hierarchy)
- ▶ Orientation of primary entrances shall not be on behind the street fronting façade

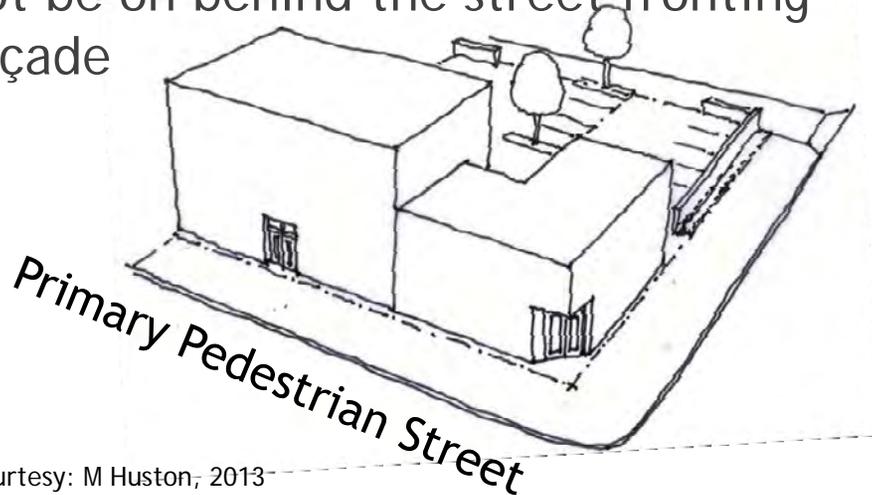
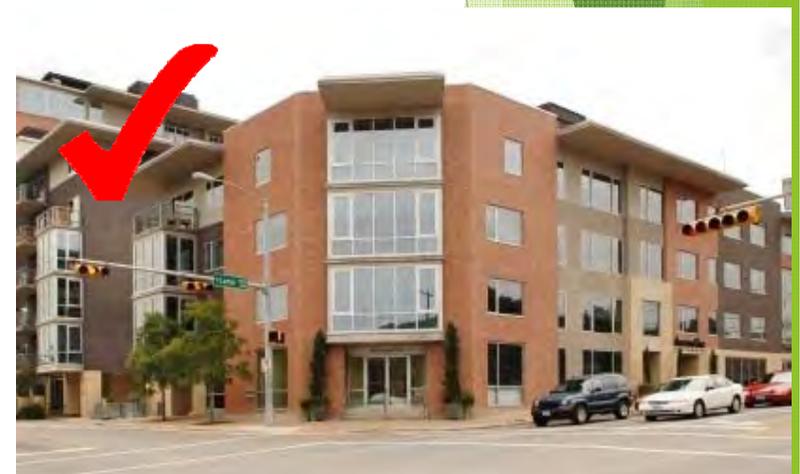
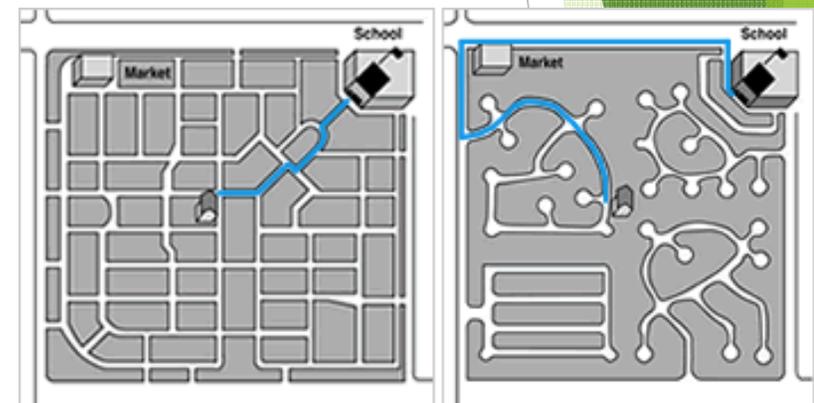
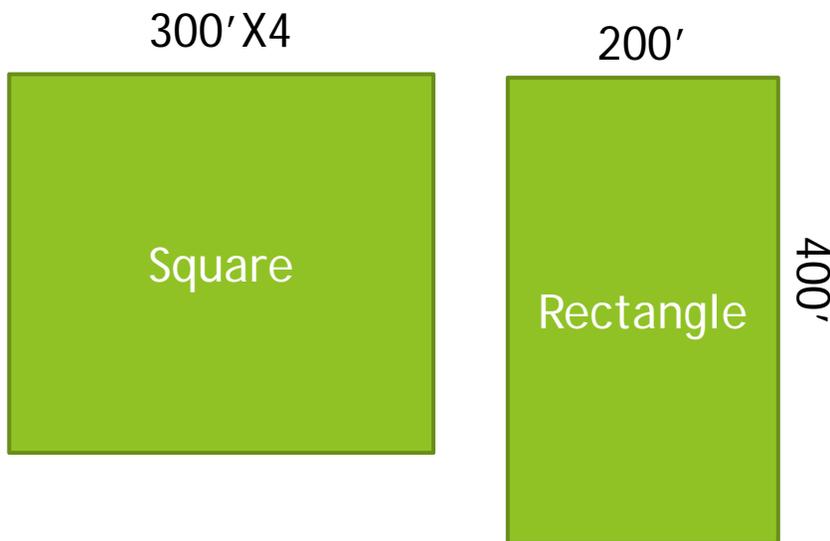


Image courtesy: M Huston, 2013



Block and Lots

- ▶ Smaller blocks for walkability
- ▶ Block perimeter = 1,200 feet (max.) (allow 20% greater block dimensions with Administrative modifications)



Transportation and Growth Management Oregon Guide
for Reducing Street Widths

Parking

- ▶ Blended ratio:
 - ▶ All commercial uses at 1 space per 300 sq.ft. of gross leasable area
 - ▶ Residential uses at 1.5 spaces per unit
- ▶ Placement:
 - ▶ No off-street parking between building and street along Primary Pedestrian Streets
 - ▶ Max. One aisle with 2 head-in rows allowed along IH-35E Frontage Road, Arterials, and Collectors; other alternative locations through site plan process, must be approved by P&Z
 - ▶ No limit along other streets and alleys
 - ▶ Any excess parking that is provided as surface parking shall be designated for shared parking

Driveways and service uses

- ▶ No driveways permitted along Primary Pedestrian Streets unless there are no other alternatives (cross access shall be required for future access to other streets or alleys)
- ▶ On I-35 driveways are per City's adopted access management policy
- ▶ On all other streets in accordance with the City's Land Development Code
- ▶ No service or utility functions along Primary Pedestrian Streets, IH-35E Frontage Roads, Arterials, or Collectors.
- ▶ Service and utility functions only along the rear or side of the building or along alleys
- ▶ Common or Cross access easements shall be required across adjoining properties

Architectural Standards

- ▶ Provide for a unique built environment through attractive architectural components.



Architectural Standards

Building Articulation

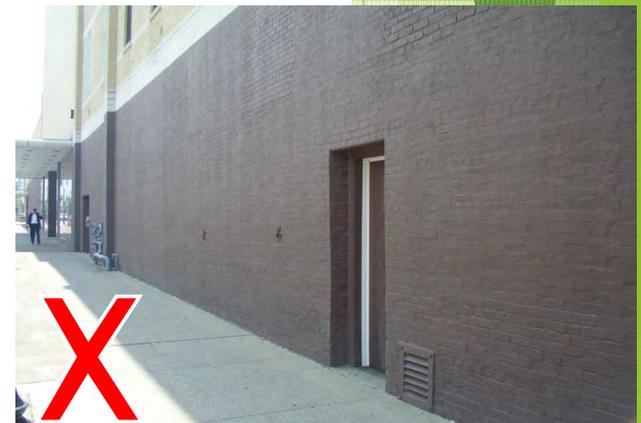
- ▶ To discourage large blank building facades and heighten visual interest.
- ▶ Vertical and horizontal articulation required
 - ▶ Each façade greater than 100 feet abutting a street shall incorporate architectural features that visually interrupt the wall plane.
 - ▶ Each building taller than 20 feet in height shall present a clear base, middle and top visible from the abutting street.
- ▶ Buildings shall generally maintain a façade rhythm of 20 or 30 ft. by a change in building plane, stepping portions of facades, balconies, columns or pilasters that are distinctly set out from the façade, or various colorful material in combination with other techniques.
- ▶ A minimum 25% of above-grade residential units adjacent to a street or public open space shall have balconies that extend a min. of 5ft.



Architectural Standards

Building Facade

- ▶ For high-quality architecture to define the character of the area by establishing visual prominence.
- ▶ All elevations visible from streets shall be designed as building “fronts.”
- ▶ All buildings adjacent to the sidewalk at-grade shall have a min. of 40% of the ground façade comprised of window area, for retail a min. of 60% and max. of 80%.
- ▶ Signs/advertising attached to windows shall constitute only 30% of window area.
- ▶ Have entries covered with awnings, canopies, or be inset behind the front façade a min. of 6ft.



Architectural Standards

Building Materials and Colors

- ▶ Establish high-quality building materials thus creating an architecturally pleasing environment.
- ▶ Primary Materials \geq 80% Masonry (stone/brick). Concrete block/tiles, etc., not permitted unless approved for secondary facades not facing streets or other public visible areas.
- ▶ Secondary Materials \leq 20% Stucco/Metal Grating/Cladding or Panels, up to 60% may be used on 2nd floor and higher elevations as approved by site plan review.
- ▶ Accent Materials \leq 5% Pre-cast/ Stone / Metal Accents / Other
- ▶ At least two colors must be used on each elevation. 80% of each elevation must utilize natural and/or earth tone colors. In addition, each elevation must have 20 percent of another type of color.



Architectural Standards

Awnings and Canopies

- ▶ Encourage the use of awnings that provide color, protection, enclosure and interest to commercial facades.
- ▶ All non-residential uses adjacent to the sidewalk at-grade along Pedestrian Priority Streets shall have an awning or canopy which extends a maximum of ten feet beyond the face of the buildings over the adjacent sidewalk of a minimum of 75% of the building frontage.



Architectural Standards

Windows

- ▶ Contribute to neighborhood safety, help establish scale rhythm of the streetscape for pedestrians, and create interaction between the building and public realm.
- ▶ Framing materials allowed shall consist of anodized aluminum, vinyl, or steel
- ▶ Mirrored glass is prohibited
- ▶ No more than 50% of any façade may be reflective glass (glass having a reflectance of greater than 10%).
- ▶ Storefronts must be designed as a unified combination of windows and doors, signage, colors, and awnings or canopies.



Landscape & Streetscape Standards

To promote public health, safety, welfare, and aesthetic quality by establishing standards for the design, installation, and maintenance of landscaping.



Landscaping: Trees and Plant Materials



Hardscaping



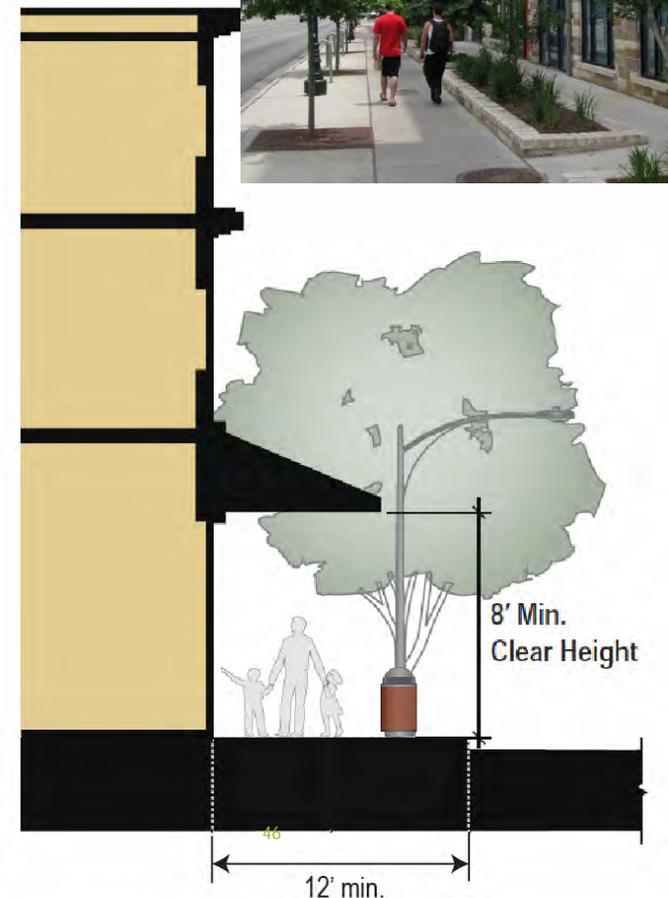
Internal Courtyard & Plazas

Landscape & Streetscape Standards

The Core Sub-District is intended to be more formal in character, more formal in design, balanced, linear planting (clustering may be approved along streets other than Primary Pedestrian Streets through Administrative Modification during the ESP review).

Primary Pedestrian Street Frontage

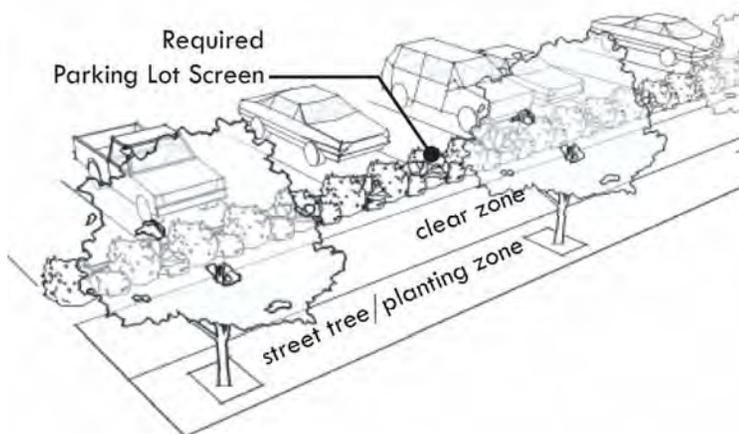
- ▶ 12' (min.) wide sidewalk required along the building front.
- ▶ Street Trees Required at 30' on center
- ▶ No surface parking between the building and the sidewalk along Primary Pedestrian Streets
- ▶ Pedestrian amenities such as street lights, street furniture, bike racks, etc., required



Landscape & Streetscape Standards

IH-35E Frontage Road, Arterial, and Collector Streets

- ▶ 10' (min.) landscape buffer required along the street frontage
- ▶ Street Trees Required at 40' on center
- ▶ If provisions for landscaping cannot be met, then a fee in lieu (based on linear feet) may be paid.
- ▶ Building foundation areas that face streets or public areas shall be landscaped to a minimum width of 5 ft. of three shrubs per 20 lineal ft. of foundation.
- ▶ If surface parking is located between the building fronts and the frontage road:
 - ▶ Surface parking shall be limited to one aisle with 2 head-in rows along the street unless an alternative is approved by P&Z
 - ▶ Parking lots to be screened by a low (3' high at a time of planting) vegetative, masonry fence or combination of both
 - ▶ Create a pedestrian frontage along the building fronts by providing a secondary sidewalk along building fronts



IH-35E or
Arterial Roadway

Single-aisle parking
screened from the Street

Pad Site Standards

A pad site or outparcel is a freestanding parcel for an individual commercial building generally surrounded by its own parking and/or driveways within a larger development.

- ▶ No pad sites shall be permitted along Primary Pedestrian Streets
- ▶ Along all other streets, the following standards shall apply to Pad Sites (in addition to overall landscape and streetscape standards):
 - ▶ Architectural standards - all building facades shall be designed as the front façade. If windows and doors are not provided along the rear and side facades, changes of materials and color shall be used to create the appearance of solids and voids.
 - ▶ To the extent feasible, the longer side of the building should be oriented towards the primary street and shall be considered the front of the building.
 - ▶ The primary entrance to the building shall be located in the front of the building and shall be oriented toward the primary street and the sidewalk. The primary entrance shall be emphasized along the front façade with doors, display windows, canopies, awnings, increased architectural elements, increased landscaping, lighting, and/or pedestrian-oriented features.
 - ▶ Utility / Storage / Dumpsters - the screening for these should be integrated into the architecture, with same materials, color and style.
 - ▶ Drive-through - stacking and drive-thru lanes shall not be located on the primary face of the building.
 - ▶ Provide pedestrian access leading from the main entrance at the secondary sidewalk along the storefront to sidewalk at the street.

Open/Civic Space Standards

To ensure a high level of pedestrian connectivity and activity between the public and private realm.

- ▶ Minimum open/civic space requirements (privately/POA/HOA owned):
 - ▶ Private open/civic space = 15% of the site or
 - ▶ Publicly accessible open/civic space = 10% of the site (sites under 2 acres may opt for a fee in lieu)
- ▶ Types of Open Space: Paseos, courtyards, forecourts, plazas, pocket plazas, squares, outdoor dining patios, amenitized detention/retention areas, etc.
- ▶ May not include parking, driveway, or rear setback areas, but may include front and side setback areas if buildings and activities actively engage the space

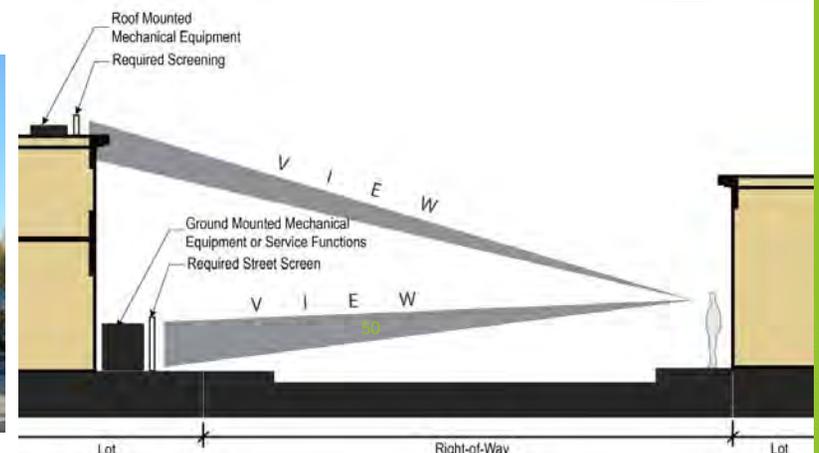


Screening Standards

Core Sub-districts

Provide screening of visually unappealing site elements so as to enhance the visual quality of the Core Sub-districts.

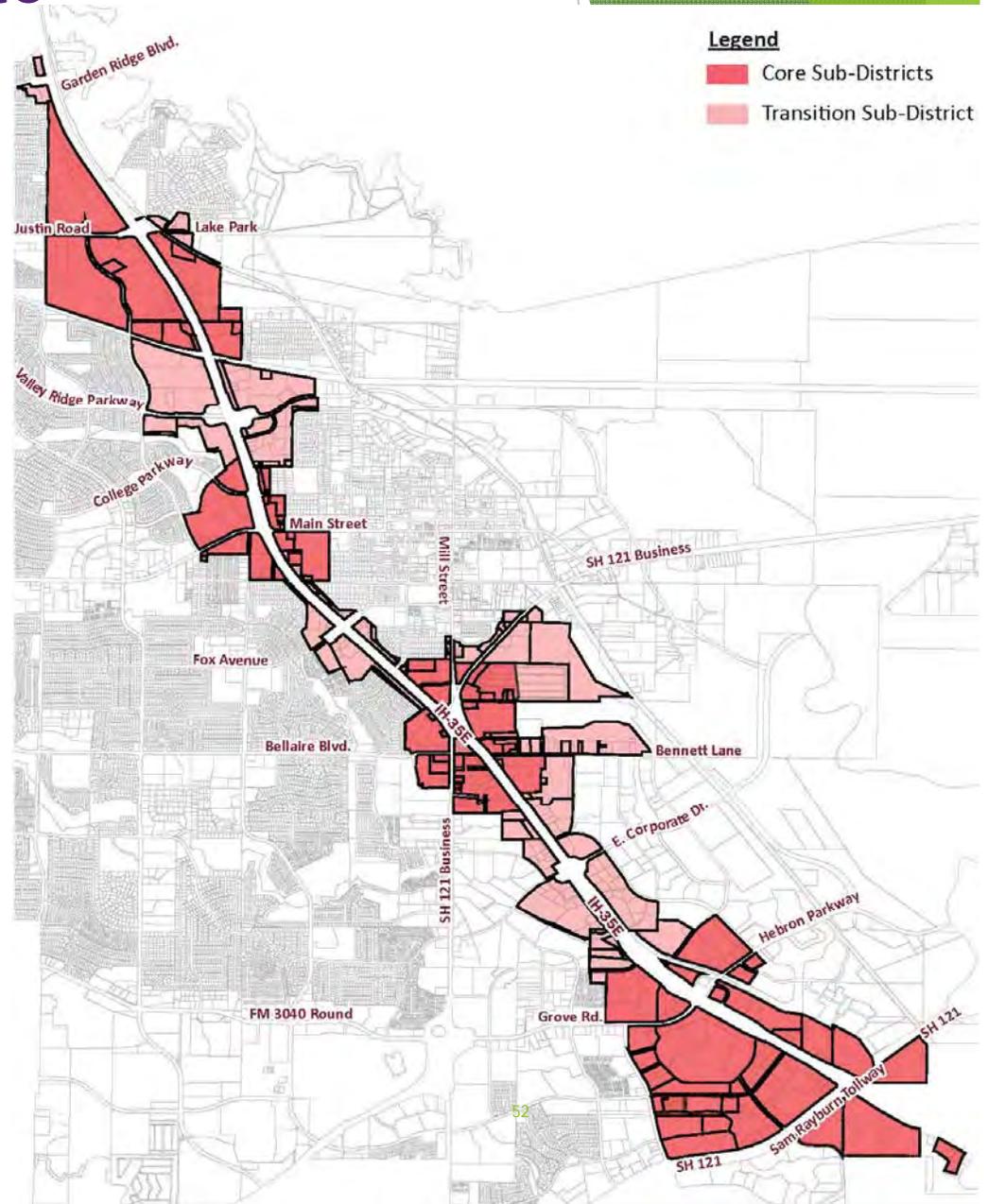
- ▶ Roof Mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. It shall not be visible from any adjoining roadways including any elevated portions of IH-35E.
- ▶ Ground Mounted mechanical equipment shall be screened from view from ground view of adjoining properties and public right-of-way by landscaping or by a decorative wall that incorporates at least one of the primary materials and color of the nearest wall of the primary structure.
- ▶ No service or utility equipment/functions to be located along the front of any building



Development Standards: Transition Sub-District

Transition Sub-districts

- ▶ Still maintain auto-oriented uses, but with a focus on aesthetic improvements along the major corridors
- ▶ Elevate the potential for long-term redevelopment of higher-intensity uses
- ▶ Improve landscape standards
- ▶ Soften edge along IH-35E Frontage



Transition Sub-District Regulations

- ▶ **Building Envelope Regulations**
- ▶ Architectural Regulations
- ▶ **Landscaping Regulations**
- ▶ **Streetscape Regulations**
- ▶ Screening of Service Areas and Utilities

Building Envelope Standards

► Building Placement

| Building Setbacks | Min. | Max. |
|------------------------|------|------|
| STREET FRONTING | | |
| • IH-35E Frontage Road | 20' | None |
| • Arterial Road | 20' | None |
| • Collector or Local | 10' | None |
| • Other or Alley | 5' | NA |
| SIDE (Interior) | 0'* | NA |
| REAR | 0'* | NA |

* Any setbacks adjacent to SF Residential uses shall be 20' min.

Landscape & Streetscape Standards

To promote public health, safety, welfare, and aesthetic quality by establishing standards for the design, installation, and maintenance of landscaping.



Landscaping: Trees and Plant Materials



Hardscaping



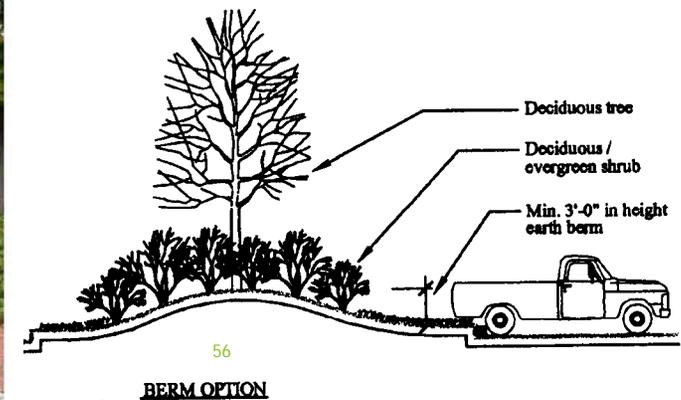
Internal Courtyard & Plazas

Landscape & Streetscape Standards

The Transition Sub-District is intended to be more informal/natural in character with a focus on screening and softening the roadway frontage

IH-35E and Arterial Streets:

- ▶ 20' (min.) landscape buffer required along the street frontage
- ▶ Sidewalks required per city standards
- ▶ Street Trees Required at avg. 30' on center (staggered or natural groupings or clusters)
- ▶ Screen surface parking with vegetation or berms - min. 10' wide sloped landscape area, min. 36" solid evergreen shrubbery or a max 36" brick or split-faced block wall.



Landscape & Streetscape Standards

- ▶ Increase landscaping of any parking lots located along the streets with a focus on:
 - ▶ Breaking up the parking lot into smaller pods
 - ▶ Improving pedestrian connections from the sidewalk and parking lot to the storefronts
- ▶ Create a pedestrian frontage with a secondary sidewalk along the building/storefront fronts



Pad Site Standards

A pad site or outparcel is a freestanding parcel for an individual commercial building generally surrounded by its own parking and/or driveways within a larger development.

- ▶ The following standards shall apply to Pad Sites (in addition to overall landscape and streetscape standards):
 - ▶ Architectural standards - all building facades shall be designed as the front façade. If windows and doors are not provided along the rear and side facades, changes of materials and color shall be used to create the appearance of solids and voids.
 - ▶ To the extent feasible, the longer side of the building should be oriented towards the primary street and shall be considered the front of the building.
 - ▶ The primary entrance to the building shall be located in the front of the building and shall be oriented toward the primary street and the sidewalk. The primary entrance shall be emphasized along the front façade with doors, display windows, canopies, awnings, increased architectural elements, increased landscaping, lighting, and/or pedestrian-oriented features.
 - ▶ Utility / Storage / Dumpsters - the screening for these should be integrated into the architecture, with same materials, color and style.
 - ▶ Drive-through - stacking and drive-thru lanes shall not be located on the primary face of the building.
 - ▶ Provide pedestrian access leading from the main entrance at the secondary sidewalk along the storefront to sidewalk at the street.

Character Examples of Transition Areas



Comparison Between Sub-Districts

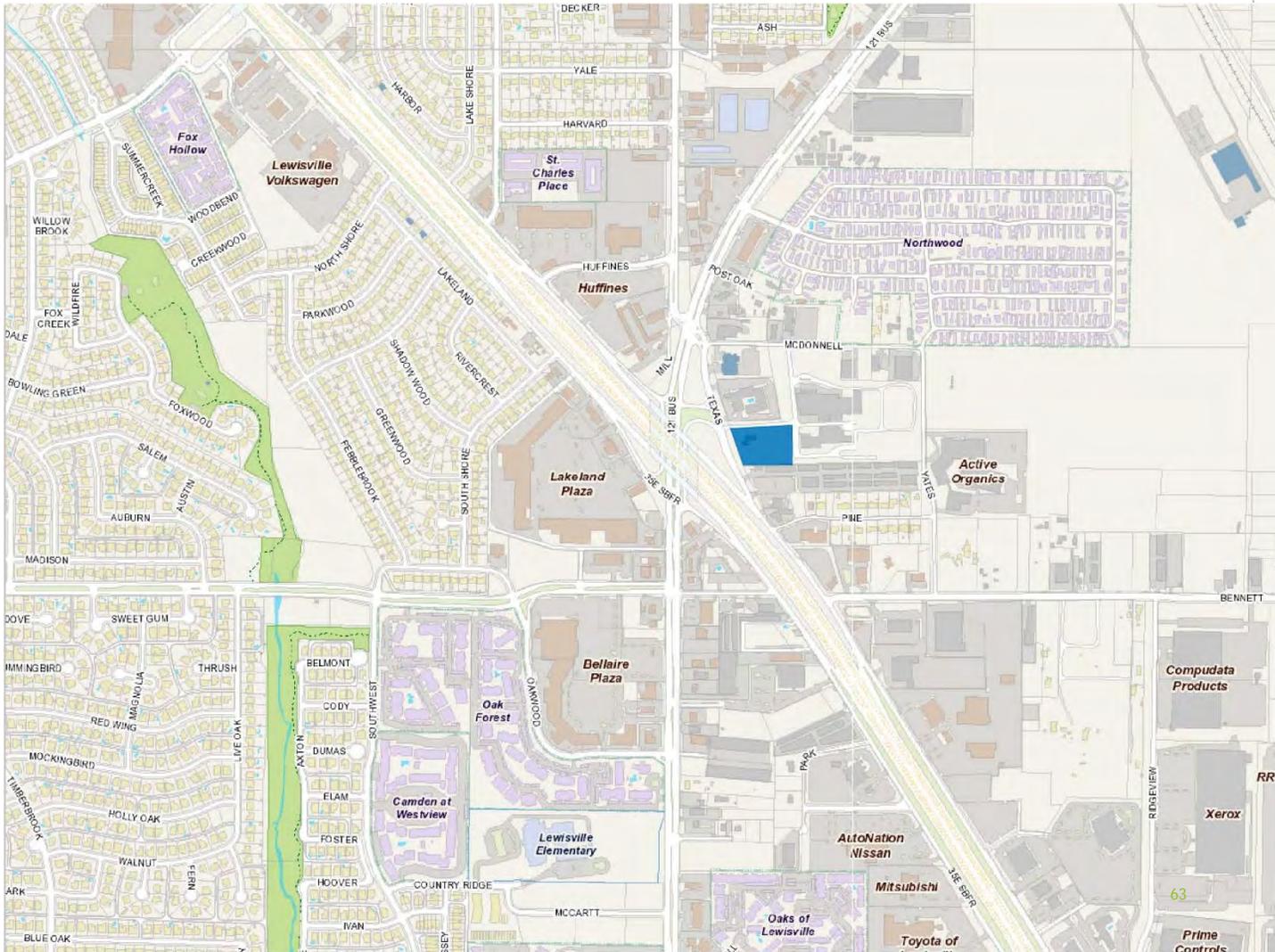
Comparison Between Sub-Districts

| | Core Sub-Districts | Transition Sub-District |
|------------------------------|--|--|
| Building Envelope | | |
| Building Placement | <ul style="list-style-type: none"> • Built close to Primary Pedestrian Streets • Minimum of 80% of the lot to be occupied by a building along Primary Pedestrian Streets • Limited to one aisle and 2 head-in rows of parking along IH-35E, arterial and collector streets | <ul style="list-style-type: none"> • Flexible |
| Building Orientation | <ul style="list-style-type: none"> • Focus building entrances along primary pedestrian streets edges | <ul style="list-style-type: none"> • If a primary pedestrian street is not applicable, then primary building entrance should be oriented towards IH-35E frontage, collector, or arterial road |
| Blocks and lots | <ul style="list-style-type: none"> • Smaller, walkable blocks (1,200' block perimeter max.) | <ul style="list-style-type: none"> • Flexible |
| Parking and Driveways | <ul style="list-style-type: none"> • No parking located between building and Primary Pedestrian Streets • Blended parking ratio of 1 space per 300 sq.ft. • Parking located to the side or rear of the building • No driveways along Primary Pedestrian Streets • Shared/cross access easements req'd | <ul style="list-style-type: none"> • Blended parking ratio of 1 space per 250 sq.ft. • Shared/cross access easements req'd |

Comparison Between Sub-Districts

| | Core Sub-Districts | Transition Sub-District |
|--|--|---|
| Landscape and Streetscape Standards | | |
| Pedestrian Streetscape | <ul style="list-style-type: none"> • Required along Primary Pedestrian Streets • Secondary pedestrian frontage required along the storefronts along IH-35E, arterial, and collector streets • 12' sidewalk along primary pedestrian streets | <ul style="list-style-type: none"> • Secondary pedestrian frontage required along the storefronts along IH-35E, arterial, and collector streets |
| Streetscape | <ul style="list-style-type: none"> • More formal landscaping along street frontages (street trees @ 40' o/c) • Pedestrian amenities required along Primary Pedestrian Streets and secondary pedestrian frontages. | <ul style="list-style-type: none"> • Parking lot landscaping req'd • Informal landscaping along street frontages (avg. 30' spacing) • Screen surface parking from street with vegetative fence or berm |
| Open space | <ul style="list-style-type: none"> • Provide 10% publicly accessible or 15% private open space; include different types of open space | <ul style="list-style-type: none"> • Provide 5% open space; design parking lots into smaller pods with landscaping and pedestrian amenities |

Example Application - Test Site (Core Sub-District)



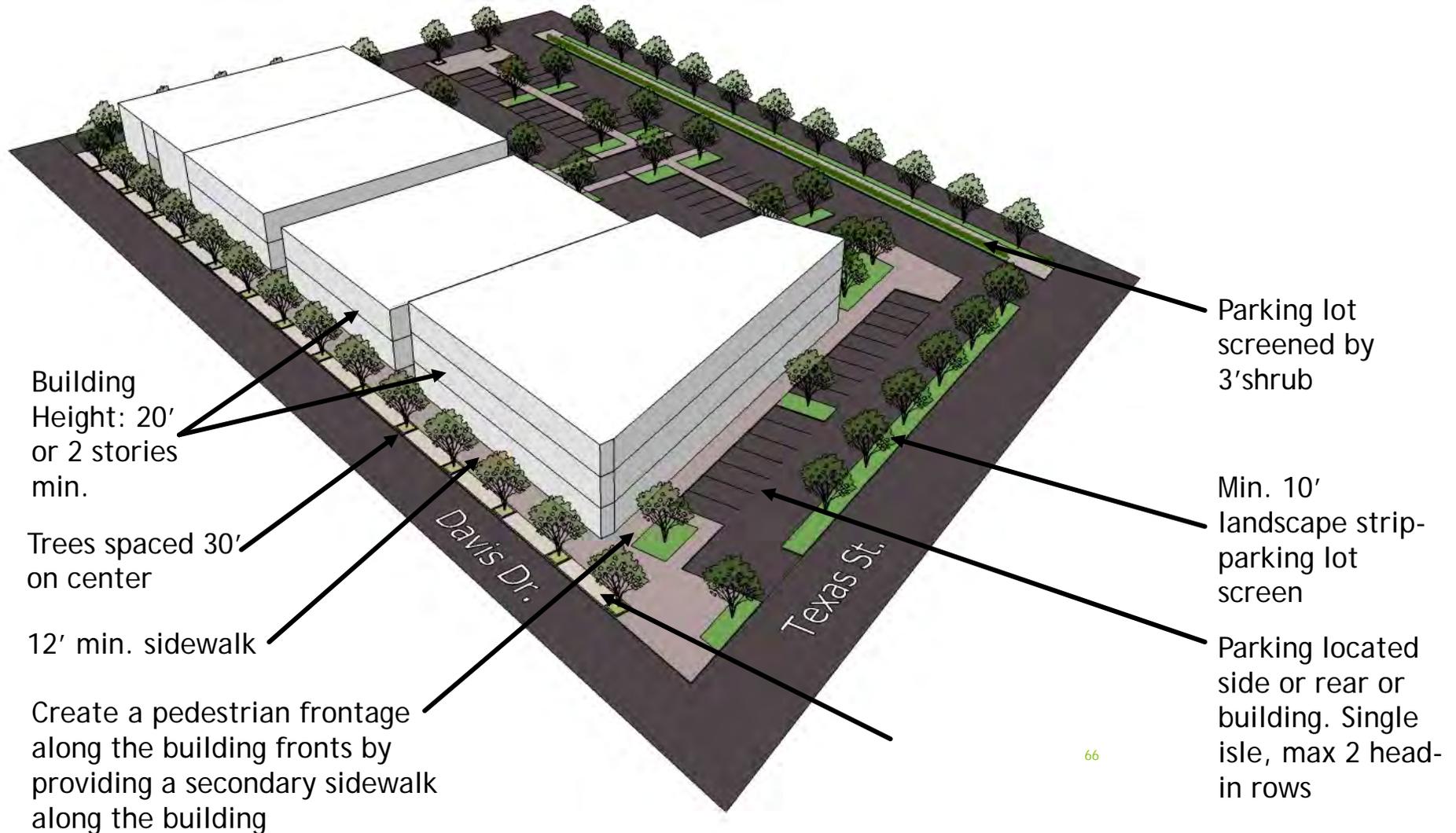
Example Application - Test Site



Possible Site Plan - Building Envelope Requirements



Possible Site Plan - Building Envelope Requirements



Next Steps

- ▶ Council feedback
- ▶ Finalize Draft Ordinance by March 2017
- ▶ Public input, April-May 2017
- ▶ Formal adoption process, June 2017

Direction on I-35 Overlay District

3. Other Topics

- A. Question to focus discussion?
 - a. Elaboration if needed