



Development Code Overhaul *Project Summary*

September 11, 2020

√ Unified Development Code

- The following pages summarize the Development Code Overhaul project, its goals, and the key land development recommendations of the Lewisville Development Code Overhaul.
- Changes are also being made to the zoning ordinance, and all development regulations will now be organized into a single, coordinated "Unified Development Code". These zoning changes were considered by the public in 2019 during the first part of this project.
- The complete unified development code will be organized into articles, chapters and sections.

1. Development Code Overhaul

Process and Objectives

Why Update our Ordinances?

- To facilitate the implementation of Lewisville 2025 and Small Area Plans
- To facilitate new forms of development
- To make redevelopment easier
- To make the ordinances more user friendly
- To create a more business friendly development process
- To eliminate existing conflicts between codes
- To incorporate best practices in development regulation

Stakeholders Groups

Code Review Committee (CRC)

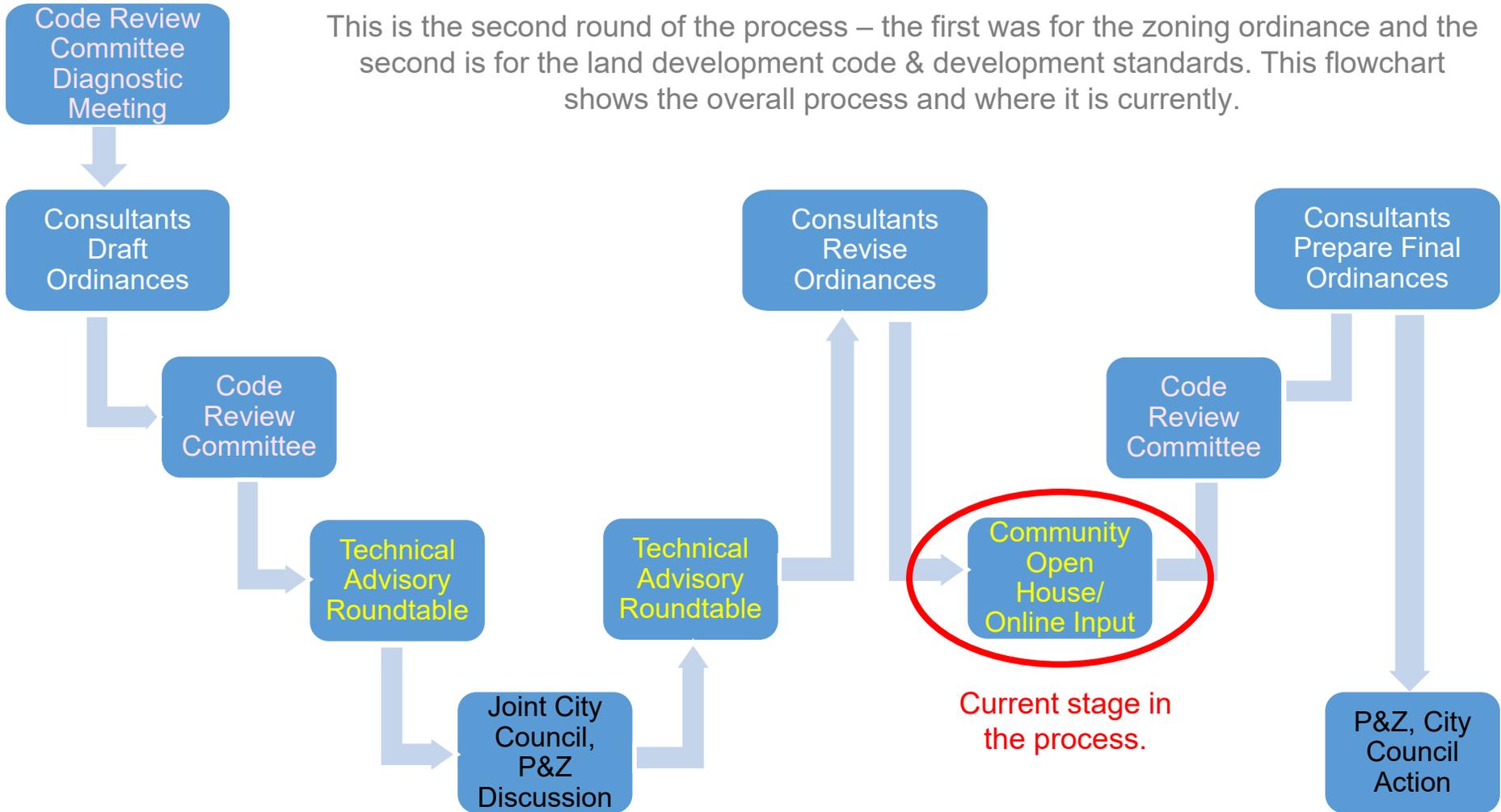
- Key Lewisville City Staff who regularly work with ordinances
- Will provide technical review / input and knowledge of current processes

Technical Advisory Roundtable (TAR)

- Development professionals (developers, engineers, architects, attorneys)
- Will provide insights and advice from development industry perspective

Ordinance Feedback Process

This is the second round of the process – the first was for the zoning ordinance and the second is for the land development code & development standards. This flowchart shows the overall process and where it is currently.



Current stage in the process.

Schedule

- December 2018
 - Project Kickoff
 - Communications / Community Engagement Plan
- January – February 2019
 - Assessment of Existing Ordinances
- March 2019
 - Joint City Council / P&Z Work Session #1
- April – July 2019
 - Preparation of Draft Zoning Ordinance
- August 2019
 - Joint City Council / P&Z Work Session #2

Schedule

- September – October 2019
 - Community Open House #1
 - Online Community Input – Draft Zoning Ordinance
- November 2019
 - Preparation of Revised Zoning Ordinance
- November 2019 – January 2020
 - Land Development Code Evaluation
- February – April 2020
 - Preparation of Draft Land Development Code
 - Preparation of Draft Development Standards

Schedule

- May 2020
 - Joint City Council / P&Z Work Session #3
- June - August 2020
 - Preparation of Revised Land Development Code / Development Standards
- September 2020
 - Community Open House #2 (virtual)
 - Online Community Input – Draft Land Development Code / Development Standards
- October – December 2020
 - Unified Development Code Adoption (tentative)

2. Overview – Unified Development

Code Structure

Major Structural Changes

- Use a “Unified Development Code” that brings all zoning and land development regulations into one consolidated document because it:
 - Makes it easier to use and find information for both staff and developers
 - Provides a single set of definitions
 - Eliminates duplication and conflicting requirements
 - Combines all procedural requirements
- Use more charts, tables and graphics to better illustrate requirements and modernize appearance of ordinance

√ Unified Development Code

- ARTICLE I. GENERAL PROVISIONS
- ARTICLE II. DEFINITIONS
- ARTICLE III. DEVELOPMENT PROCEDURES
- ARTICLE IV. RELIEF PROCEDURES
- ARTICLE V. ZONING DISTRICTS
- ARTICLE VI. USES AND SUPPLEMENTAL USE REGULATIONS
- ARTICLE VII. DESIGN AND DEVELOPMENT STANDARDS
- ARTICLE VIII. NONCONFORMITIES
- ARTICLE IX. LAND DEVELOPMENT REGULATIONS
- ARTICLE X. PARK DEVELOPMENT REGULATIONS
- ARTICLE XI. SIGN REGULATIONS

Provisions in red are being addressed now.

Article IX: Land Development Regulations

- **CHAPTER 1. General Provisions**
 - Section 1. Purpose
 - Section 2. Applicability
- **CHAPTER 2. Requirements for Public Improvements and Design**
 - Section 1. Adequate Public Facilities and Dedication Required
 - Section 2. Lots and Blocks
 - Section 3. Streets, Thoroughfares and Access Management
 - Section 4. Easements
 - Section 5. Grading and Filling Requirements
 - Section 6. Drainage and Stormwater Controls
 - Section 7. Water and Sanitary Sewer Requirements
 - Section 8. Private Utilities
 - Section 9. Fire Protection
 - Section 10. Avigation Release
- **CHAPTER 3. Assurance for Completion and Maintenance of Improvements**
 - Section 1. Improvements and Subdivision Improvement Agreement
 - Section 2. Construction Procedures and Management
 - Section 3. Inspection of Public Improvements
 - Section 4. Deferral of Required Improvements
 - Section 5. Issuance of Building Permits and Certificates of Occupancy
 - Section 6. Participation and Escrow Requirements

Articles X and XI.

- Article X. Park Development Regulations
 - Includes current development standards.
 - Moves fees to general fee schedule to make updates easier.
- Article XI. Sign Regulations
 - Moves all sign regulations into the development ordinance for ease of use by developers and sign contractors.
 - No new changes proposed.

3. Proposed Land Development Code Changes Overview

The Proposed Changes are Designed to:

- i. Streamline Development Review and Variance Process
- ii. Make Lewisville more pedestrian and bike-friendly
- iii. Make Lewisville more green
- iv. Make compatible development easier to do
- v. Create flexibility for infill design
- vi. Clarify and update engineering standards

*The following section describes the objectives, intent, and major components of the proposed changes.

i. Streamline Development Review and Variance Process

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The intent of the first point (to streamline development review and variance process) is to:

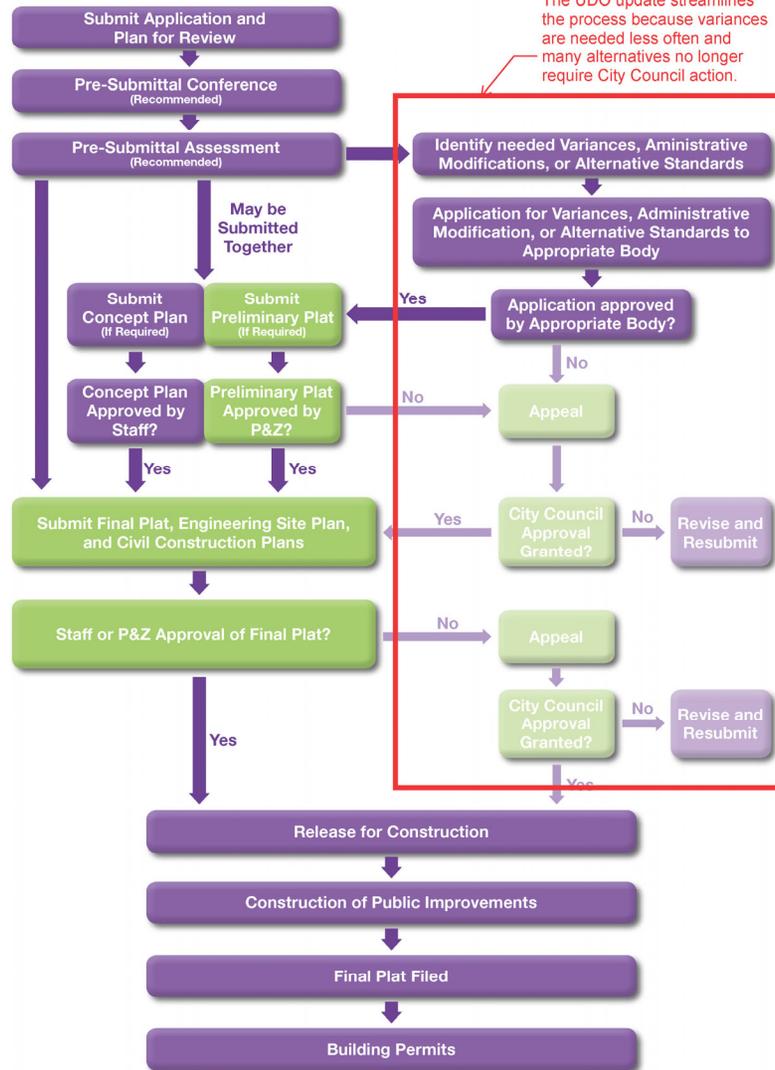
- Provide clear and simple procedures for developers and consultants to follow.
- Reduce the need for variance requests.
- Make more efficient use of Council, Commission and staff time.
- Save the developer time and money by streamlining the process.

This can be achieved by incorporating the following:

- Streamline the development review flowchart and process.
- On the next three pages, the revised flowcharts are shown for:
 - Unplatted Multi-family or Commercial Subdivisions
 - Previously Platted Multi-family or Commercial Subdivisions
 - Unplatted Residential Subdivisions



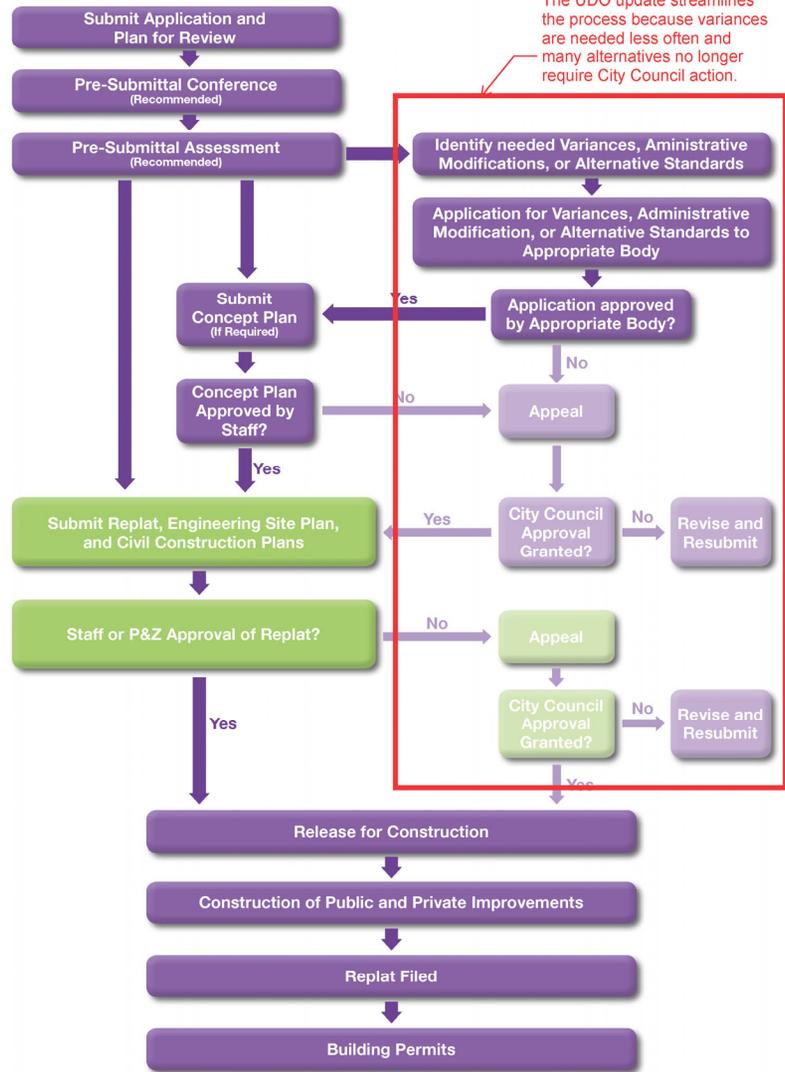
UNPLATTED MULTI-FAMILY OR COMMERCIAL SUBDIVISION



*Green denotes development process steps included in the 30-day shot clock.



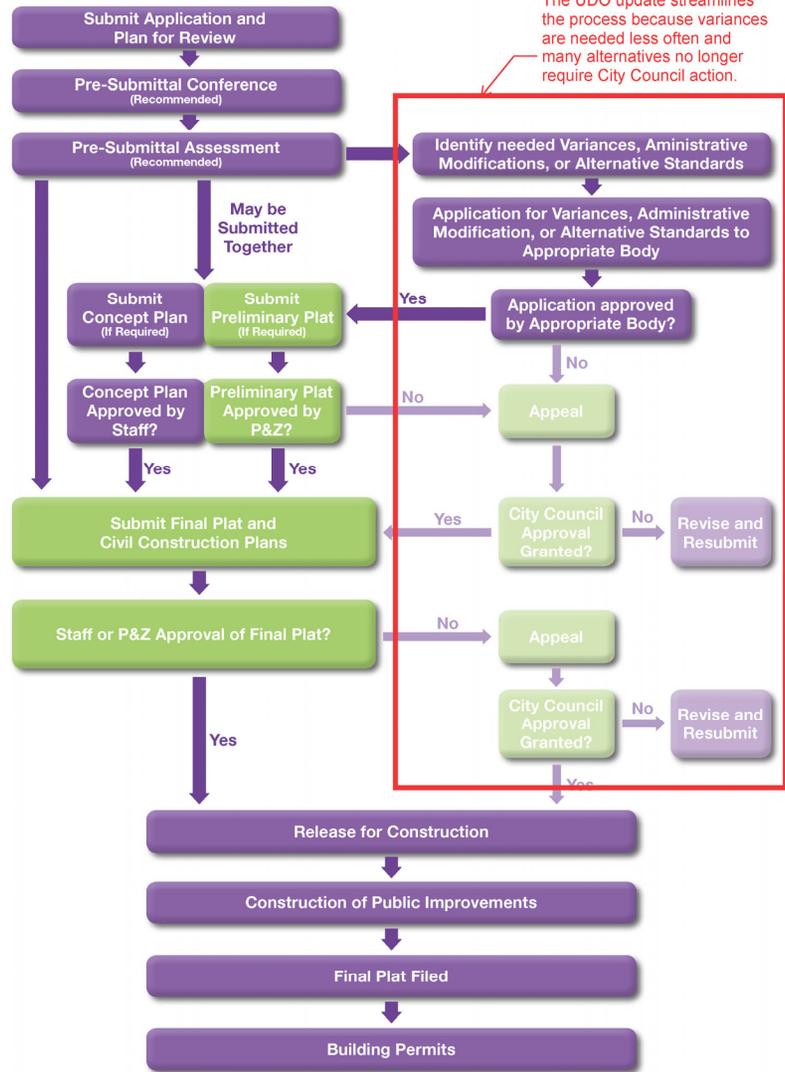
PREVIOUSLY PLATTED MULTI-FAMILY OR COMMERCIAL SUBDIVISION



*Green denotes development process steps included in the 30-day shot clock.



UNPLATTED RESIDENTIAL SUBDIVISION



*Green denotes development process steps included in the 30-day shot clock.

This can be achieved by incorporating the following:

- Clarify and streamline responsibilities of staff, Commission and Council to maximize effectiveness.

BOARD OF ADJUSTMENTS	
ACTION	APPEAL
ZONING VARIANCE	DISTRICT COURT
SPECIAL EXCEPTIONS	DISTRICT COURT
SIGN VARIANCE	DISTRICT COURT
REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	CITY COUNCIL

EXAMPLES – LOT COVERAGE, HEIGHT VARIANCE, SIGN SIZE

PLANNING DIRECTOR	
ACTION	APPEAL
ADMINISTRATIVE MODIFICATIONS -- UP TO 10% FOR NUMERIC STANDARDS (DEVELOPMENT STANDARDS ONLY)	CITY COUNCIL
ADMINISTRATIVE MODIFICATIONS -- MODIFICATION OR WAIVER OF SPECIFIED STANDARDS	CITY COUNCIL

EXAMPLES – BUILDING SETBACKS, TYPE OF REQUIRED SCREENING, PARKING REQUIREMENTS

CITY ENGINEER	
ACTION	APPEAL
ADMINISTRATIVE MODIFICATIONS OF SUBDIVISION, THOROUGHFARE AND ENGINEERING DESIGN STANDARDS	CITY COUNCIL
MODIFICATION OR WAIVER OF STANDARDS	CITY COUNCIL

EXAMPLES – DRIVEWAY AND MEDIAN SPACING, ALTERNATIVE STORMWATER DESIGN, CONTROL OF ACCESS

PLANNING AND ZONING COMMISSION	
ACTION	APPEAL
ALTERNATIVE STANDARDS -- NUMERICAL STANDARDS GREATER THAN 10% BUT LESS THAN 25% FOR LANDSCAPING	CITY COUNCIL
ALTERNATIVE STANDARDS -- NUMERICAL STANDARDS GREATER THAN 10% BUT LESS THAN 60%	CITY COUNCIL

EXAMPLES – WIDTH OF LANDSCAPED EDGES, PARKING REDUCTIONS GREATER THAN 10%

CITY COUNCIL
ACTION
ALTERNATIVE STANDARDS – GREATER THAN 25% FOR LANDSCAPING
ALTERNATIVE STANDARDS – GREATER THAN 60% FOR DEVELOPMENT STANDARDS
APPEALS OF DECISIONS BY THE PLANNING DIRECTOR, CITY ENGINEER AND P&Z

EXAMPLES – LANDSCAPED EDGE WIDTH, NUMBER OF TREES

*ii. Make Lewisville More Pedestrian and
Bike-Friendly*

ii. Make Lewisville more pedestrian and bike-friendly

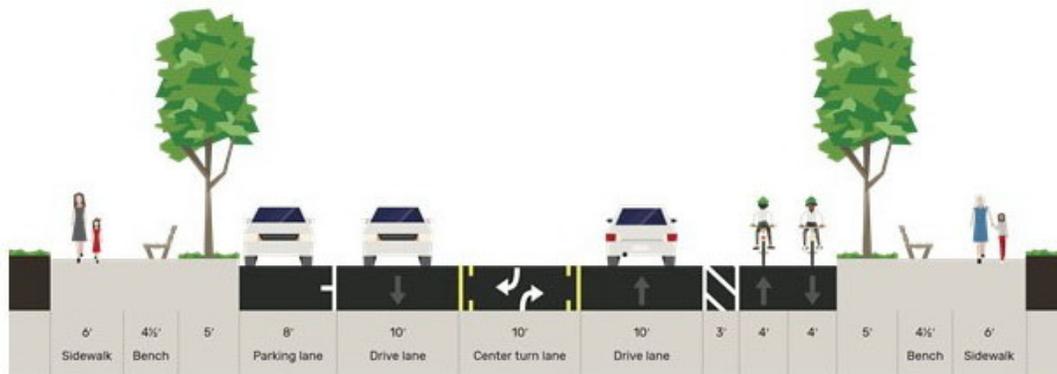
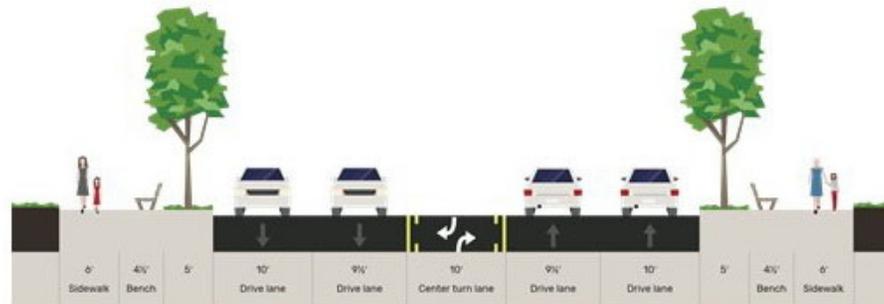
The intent of the second point (to make Lewisville more pedestrian and bike-friendly) is to:

- Promote equity for all travel modes through provision for pedestrians and bicyclists.
- Align with the adopted complete streets policy.
- Address a priority for the Small Area Plan process and 2025 update.



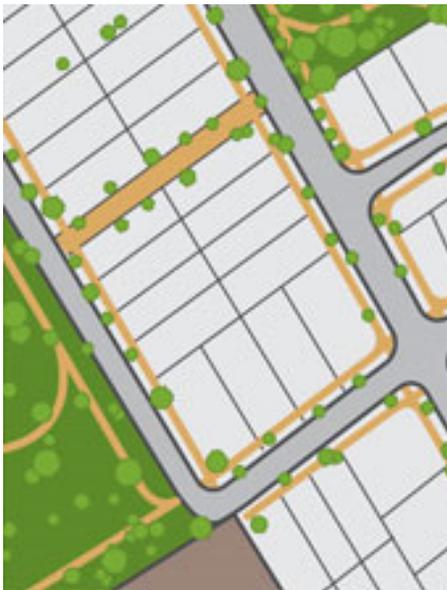
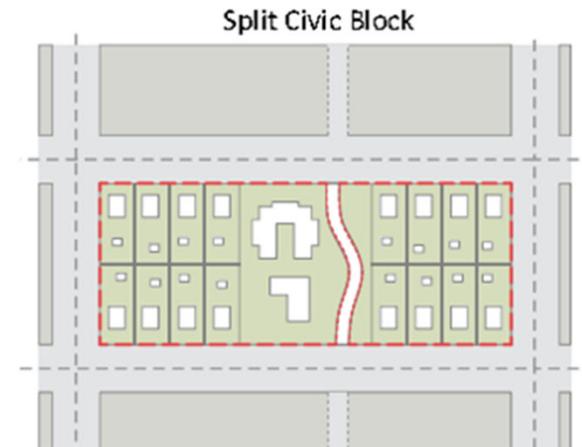
This can be achieved by incorporating the following:

- Provide street cross-sections that support multi-modal use.



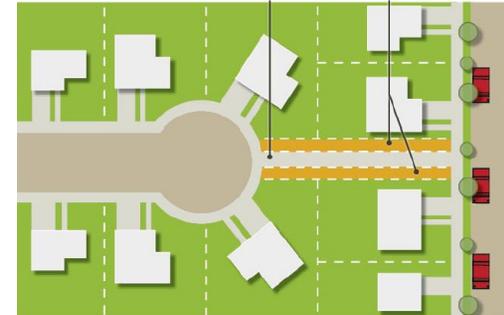
This can be achieved by incorporating the following:

- Shorten block lengths.
- Decrease maximum block length from 1800 feet to 600-800 feet, with pedestrian pass-throughs for longer blocks.



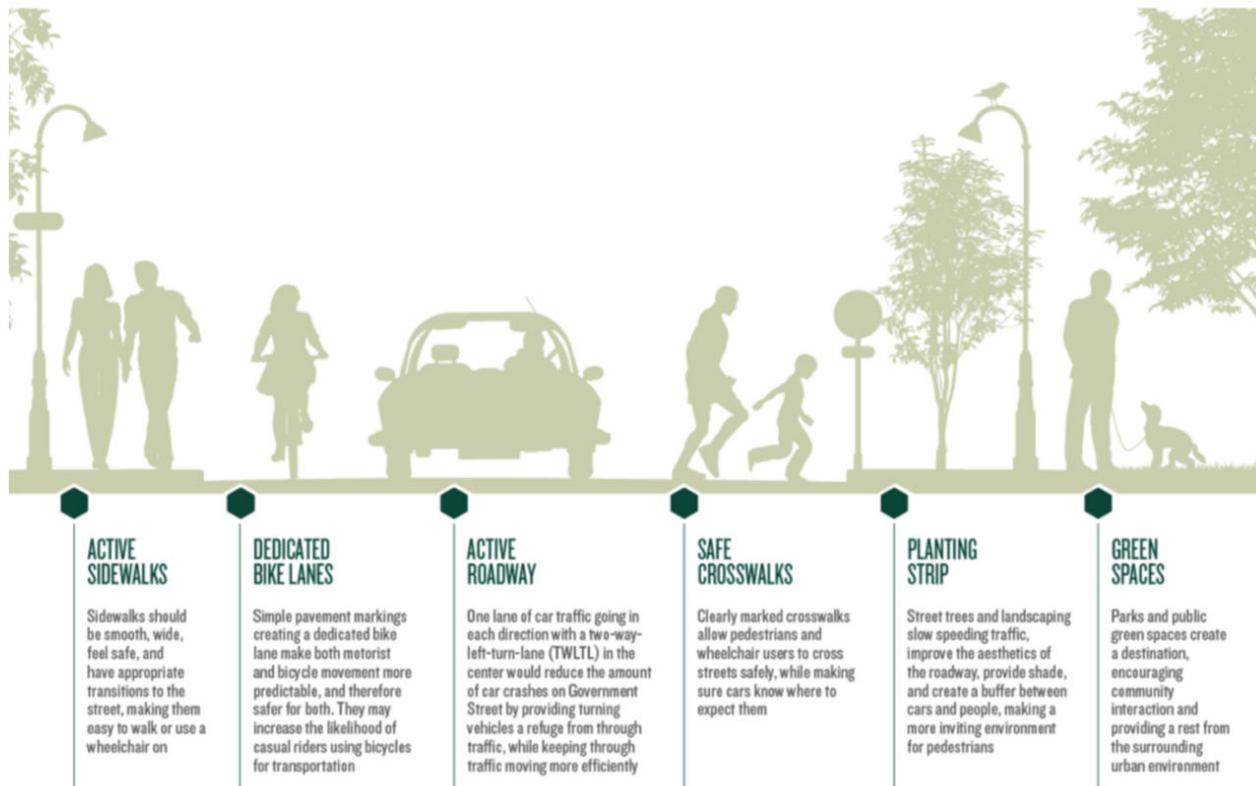
This can be achieved by incorporating the following:

- 'Soft ban' on cul-de-sacs and requirement of pedestrian pass-through.
- Allow cul-de-sacs only as an alternative standard and require pedestrian pass-throughs at the end of the bulb.



This can be achieved by incorporating the following:

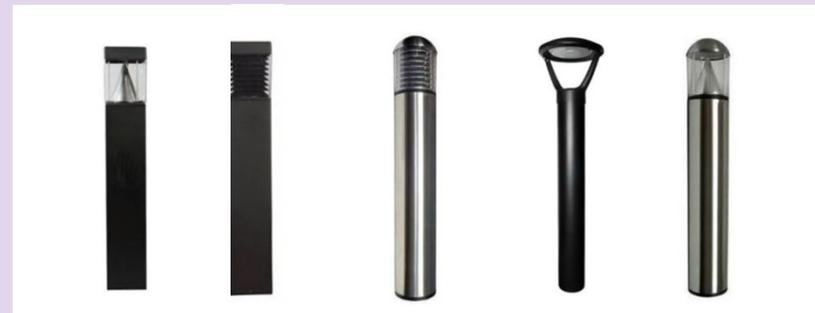
- Incorporate “Complete Streets” requirements.



This can be achieved by incorporating the following:



- Ensure pedestrian areas are well/adequately lit.



iii. Make Lewisville More Green

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The intent of the third point (to make Lewisville more green) is to:

- Implement Lewisville 2025.
- Be a more sustainable and healthier community.
- Reduce energy use.



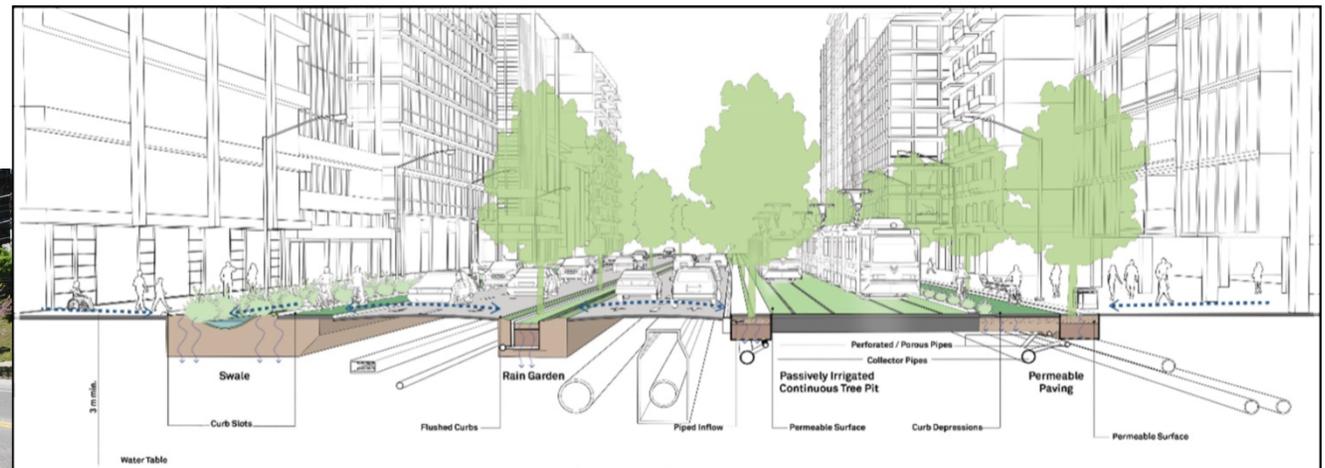
This can be achieved by incorporating the following:

- Require street trees in key locations and provide design standards that balance shade and cooling benefits with impacts on adjacent infrastructure.



This can be achieved by incorporating the following:

- Coordinate with drainage manual updates for green infrastructure design.
- Allow the City Engineer the flexibility to approve alternative storm water designs to promote best management practices.



*iv. Make Compatible Development
Easier To Do*

iv. Make compatible development easier to do

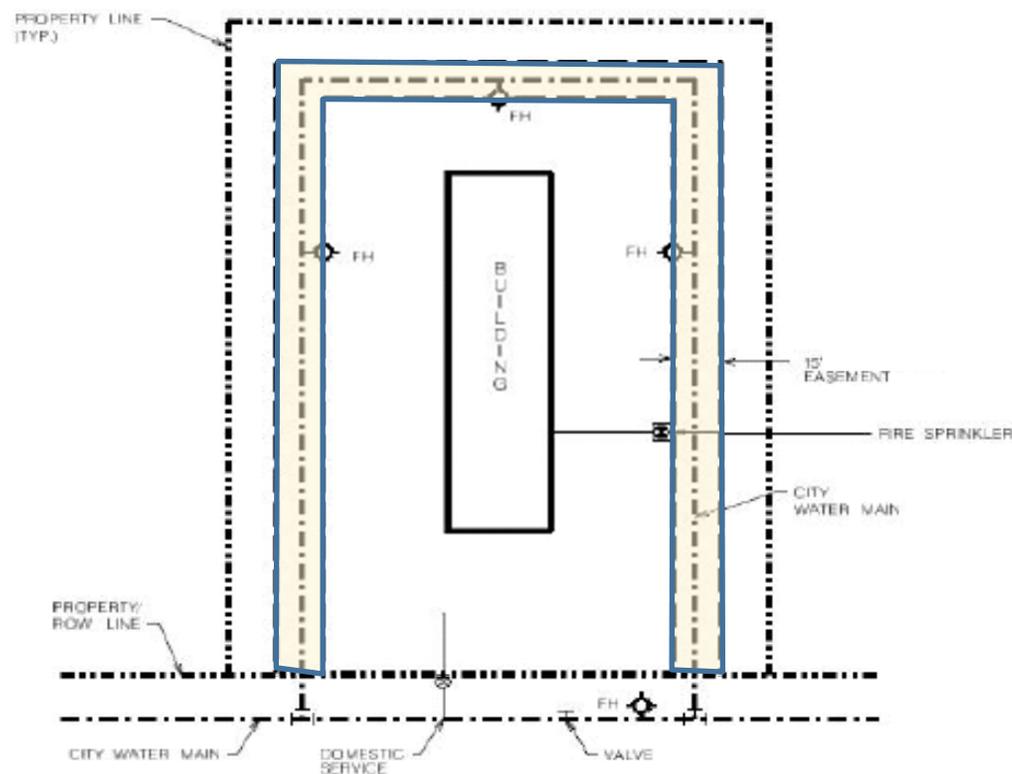
The intent of the fourth point (to make compatible development easier to do) is to:

- Streamline the development process when it is consistent with city's vision and policies.



This can be achieved by incorporating the following:

- Allow public utility lines to be placed under pavement, but property owner is responsible for replacement of pavement if repairs are needed.
- Increase width of utility easements from 15 feet to 20 feet but eliminate building setbacks.



This can be achieved by incorporating the following:

- Allow performance bonds as well as escrow for infrastructure surety.
- Update developer's share of infrastructure to reflect proportionate impacts.
- Allow a developer to recoup costs of bridge construction through pro-rata as other adjacent properties develop.
- Allow staff to approve Administrative Modifications to streamline process when development is consistent with city's vision and policies.

v. *Create Flexibility for Infill Design*

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The intent of the fifth point (to create flexibility for infill design) is to:

- Make it easier to revitalize developed parts of Lewisville
- Create more opportunities for 'close-in' living and working.

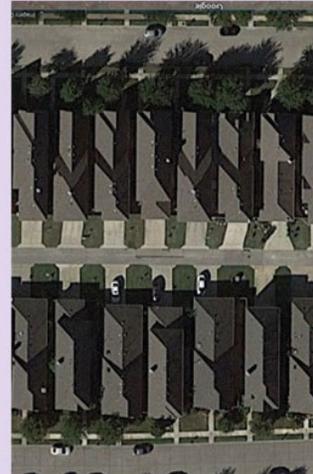
v. Create Flexibility for Infill Design

The intent of the fifth point (to create flexibility for infill design) is to:

- Create more design choices for lot and home layout and access
- Provide flexibility on lots with unusual shapes/dimensions
- Allow a wider range of choices for the homeowner
- Help the market respond more easily to development trends
- Create a more versatile housing stock
- Provide differing avenues for affordability
- Provide a more efficient development pattern
- Allow people to upsize or downsize and remain in the same neighborhood



Front Entry Lot



Rear Entry Lot



Rear Entry Mews Lot



This can be achieved by addressing the following:

- Front-access and alley design standards.
- Garage placement.



Front Entry vs Rear Entry Townhomes

This can be achieved by addressing the following:

- Special setback and design requirements for front-entry garages, mitigating impact on pedestrian zone, on-street parking, entries and porches and vegetation.



Front Entry vs Rear Entry on 50 foot lots

This can be achieved by addressing the following:

- Lots permitted to be front entry without a variance.



Front Entry vs Rear Entry on 40 foot lots

vi. Clarify and Update Engineering Standards

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The purpose of the sixth point (to clarify and update engineering standards) is to:

- Improve traffic circulation and reduce accidents where residential streets change direction.
- Leave more creeks and drainageways in a natural state.

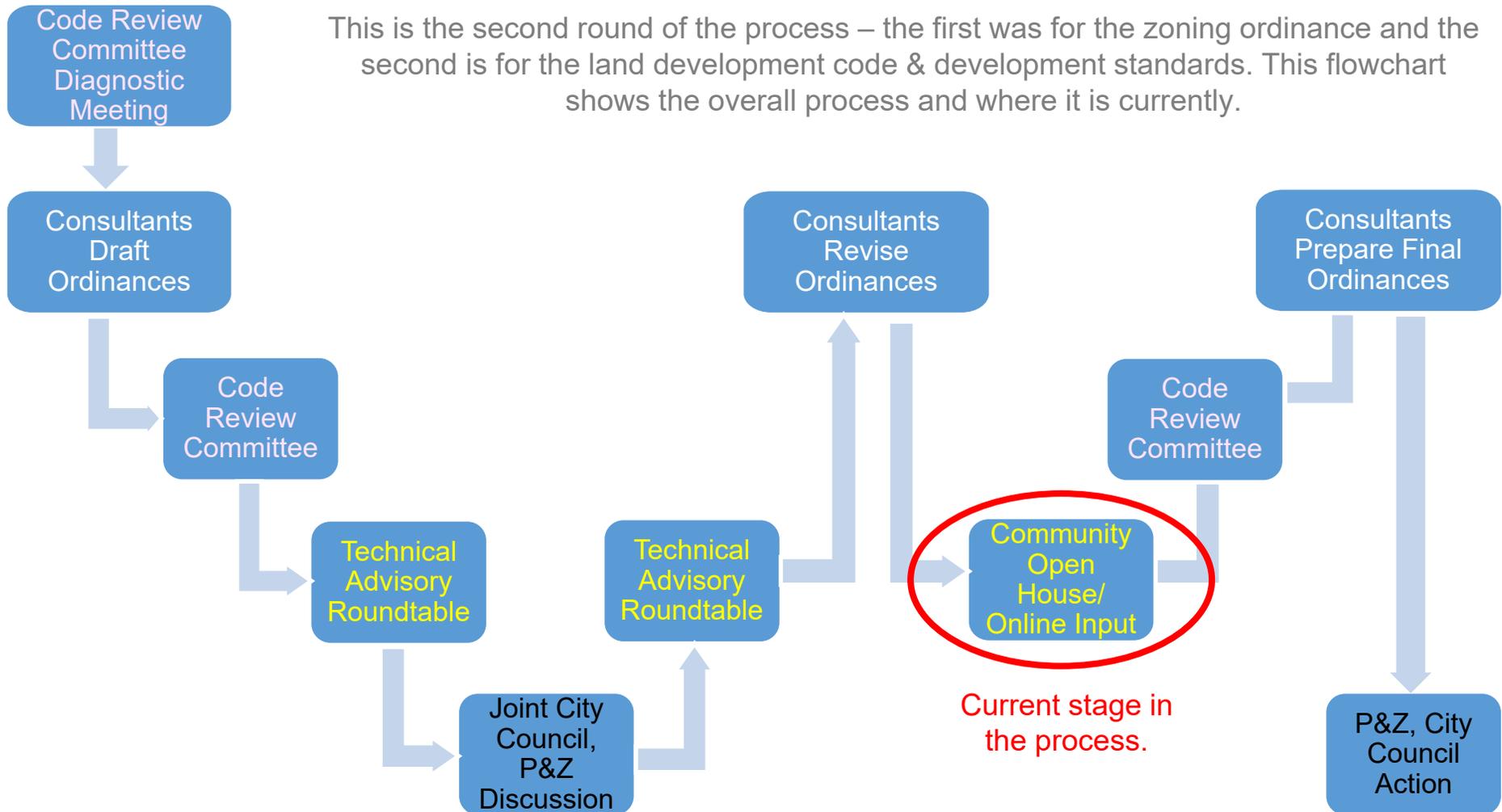
This can be achieved by incorporating the following:

- Coordinate storm water regulations in ordinance with the update to the Drainage Criteria Manual.
- Standardize dedication and maintenance responsibilities for drainage and floodway easements.
- Require “eyebrows” on streets with a more than 45-degree change in direction, but adjust lot width and building setbacks accordingly.
- Include more tables and graphics so the requirements are easier to understand and follow.

4. *Next Steps*

Ordinance Feedback Process

This is the second round of the process – the first was for the zoning ordinance and the second is for the land development code & development standards. This flowchart shows the overall process and where it is currently.



Current stage in the process.

Adoption Schedule

- The zoning sections of the new ordinance have already been drafted.
- Adoption of both zoning and land development regulations are scheduled to occur together in late fall 2020.