

LEWISVILLE CITY COUNCIL

REGULAR SESSION

NOVEMBER 7, 2016

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore, Mayor Pro Tem
Leroy Vaughn, Deputy Mayor Pro Tem
R Neil Ferguson
Brent Daniels
Brandon Jones

City Staff:

Donna Barron, City Manager
Eric Ferris, Assistant City Manager
Claire Swann, Assistant City Manager
Melinda Galler, Assistant City Manager
Julie Heinze, City Secretary
Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 6:00 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 6:00 p.m. on Monday, November 7, 2016, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Overview of Proposed I-35E Overlay
District Recommendations Presented by
Tom Hester, WSP Parsons Brinckerhoff**

(Agenda Item A)

Economic Development Director Nika Reinecke and Tom Hester, WSP Parsons Brinckerhoff conducted the attached PowerPoint Presentation regarding the Overview of proposed I35E Overlay District.

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item B)

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

WORKSHOP SESSION – 6:00 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item B)

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Proclamations: 1) Declaring the Week of November 7-11, 2016, as “Municipal Court Week”; and 2) Declaring November 11, 2016, as “Veterans Day”. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses); on Approximately 9.86-Acres Situated in the S. M. Hayden Survey, Abstract No. 537, Located on the Southeast Quadrant of Huffines Boulevard and Stonewall Drive; as Requested by Steven Homeyer, Homeyer Engineering, Inc. on Behalf of the Property Owner (Case No. PZ-2016-10-28). City Manager Donna Barron advised that this company was separate from the company that ran the landfill for Farmers Branch. Mayor Pro Tem Gilmore advised that due to his employment with Waste Management he would be abstaining from this item. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item E, Visitors/Citizens Forum. City Manager Donna Barron advised that Economic Development Coordinator Prit Patel and Emergency Administration Coordinator Joshua Roberts would be conducting a PowerPoint Presentation regarding their non-profit organization Our Seva. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-1, Approval of City Council Minutes of the October 17, 2016, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-2, Approval of a Professional Services Agreement With HDR Engineering, Inc. in the Amount of \$216,233 for Professional Engineering Services for the Design, Construction and Special Services in Connection With the Raw Water Pipeline Relocation; and Authorize the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-3, Approval of a Local Project Advance Funding Agreement Between the City of Lewisville and the Texas Department of Transportation Related to Construction and Funding of Aesthetic Improvements for the Fox Avenue Interchange at I-35; and Authorization for the City Manager to Execute the Agreement. Deputy Mayor Pro Tem Vaughn questioned the lighting and the style of the poles that would be on the overpass. City Manager Donna Barron advised that plan been already approved by the City Council several years ago. There was no further discussion on this item.

WORKSHOP SESSION – 6:00 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item B)

Mayor Durham reviewed Agenda Item F-4, Approval of a Local Project Advance Funding Agreement Between the City of Lewisville and the Texas Department of Transportation Related to Construction and Funding of Aesthetic Improvements for the Garden Ridge Blvd Interchange at I-35; and Authorization for the City Manager to Execute the Agreement. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-5, Approval of a Resolution for the Acceptance of the 2016 Homeland Security Grant Program's Urban Area Security Initiative (UASI) Grant Award in the Amount of \$183,897. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-6, Consideration of a Variance to the Lewisville City Code, Section 6-57, Procedures for Issuance of a Building Permit, Regarding the Issuance of Building Permits for 64 Residential Lots Prior to Gas and Electric Utilities Being Available for the Windhaven Crossing Addition Phase A and Phase B, as Requested by CADG Windhaven LLC, the Property Owner. At the request of City Manager Donna Barron, Deputy City Manager Eric Ferris explained this item to the City Council. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-7, Second Reading: Consideration of an Ordinance Granting a Zone Change Request From Agricultural Open-Space District (AO), Light Industrial District (LI) and Specific Use – Landfill Operations District (SU – Landfill Operations) to Specific Use – Landfill Operations and Accessory Uses District (SU – Landfill Operations and Accessory Uses); With Seven Associated Variances, on Approximately 470 Acres Situated in the P.O. Leary Survey, Abstract No. 974; A.J. Chowning Survey, Abstract No. 1638; P. Higgins Survey, Abstract No. 525; H. Harper Survey, Abstract No. 605; and the S. M. Hayden Survey, Abstract No. 537; Generally Located at the Southern Terminus of Huffines Boulevard and South of the Future Extension of East Corporate Drive, at 580 Huffines Boulevard; as Requested by Jason Edwards of Weaver Consultants Group, LLC on Behalf of the City of Farmers Branch and Camelot Landfill TC, LP, the Property Owners (Case No. PZ-2016-09-27). Councilman Jones indicated he would be abstaining from this item as his spouse is employed by Farmers Branch. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-8, Consideration of an Ordinance Modifying Lewisville's Corporate Boundaries in Accordance with a Boundary Adjustment Agreement Entered Into With the City of Highland Village Which Provides That Such Area as Described in Exhibit "A" of Said Agreement Shall Become a Part of Lewisville and That Such Other Area Described in Exhibit "B" of Said Agreement Shall be Released Unto the City of Highland Village for Inclusion Within its Corporate Limits; and Approving a Service Plan. There was no further discussion on this item.

WORKSHOP SESSION – 6:00 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item B)

Mayor Durham reviewed Agenda Item H, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:50 p.m. on Monday, November 7, 2016.

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 6:55 p.m. on Monday, November 7, 2016, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

At the request of Mayor Durham, Councilman Ferguson gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Durham, Mayor Pro Tem Gilmore gave the pledge to the American and Texas flags.

**Proclamation: Declaring the Week of
November 7-11, 2016, as “Municipal Court
Week”**

(Agenda Item C-1)

Mayor Pro Tem Gilmore presented a proclamation declaring the Week of November 7-11, 2016, as Municipal Court Week to Court Administrator Elizabeth Labori and Court Clerk Courtney Kinkel.

**Proclamation: Declaring November 11,
2016, as “Veterans Day”**

(Agenda Item C-2)

Mayor Pro Tem Gilmore presented a proclamation declaring November 11, 2016, as Veteran’s Day to Lee Noble.

Mayor Pro Tem Gilmore advised that he would be abstaining from discussion and consideration of the following item as he is employed by Waste Management. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary. Mayor Pro Tem Gilmore stepped away from the dais.

Public Hearing: Consideration of Ordinance No. 4332-11-2016 (Z) Granting a Zone Change Request From Light Industrial District (LI) to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses); on Approximately 9.86-Acres Situated in the S. M. Hayden Survey, Abstract No. 537, Located on the Southeast Quadrant of Huffines Boulevard and Stonewall Drive; as Requested by Steven Homeyer, Homeyer Engineering, Inc. on Behalf of the Property Owner (Case No. PZ-2016-10-28)

(Agenda Item D)

Republic Services provides waste and recycling services to residential, municipal, commercial and industrial customers nationwide. This request includes the development of a new office and maintenance facility for waste and recycling trucks. The proposal will accommodate a new 22,000 square-foot facility containing 12,000 square feet of office space and 9,954 square feet of vehicle maintenance space. Enhanced landscaping and screening proposed for the site promotes increased compatibility of the proposed facility with existing uses in the general area. The Planning and Zoning Commission recommended unanimous approval (4-0) of the zone change request at their meeting of October 18, 2016.

The City staff's recommendation was that the City Council approve the proposed ordinance as set forth in the caption above.

Councilman Ferguson opened the public hearing.

Nika Reinecke, Director of Economic Development and Planning, along with Steve Homeyer, PO Box 294527, Lewisville, Texas and Levi Plumley, 580 Huffines Blvd., Lewisville, Texas, were all present to respond to any questions posed by the City Council.

MOTION: Upon a motion made by Councilman Jones and seconded by Councilman Daniels, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Public Hearing: Consideration of Ordinance No. 4332-11-2016 (Z) Granting a Zone Change Request From Light Industrial District (LI) to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses); on Approximately 9.86-Acres Situated in the S. M. Hayden Survey, Abstract No. 537, Located on the Southeast Quadrant of Huffines Boulevard and Stonewall Drive; as Requested by Steven Homeyer, Homeyer Engineering, Inc. on Behalf of the Property Owner (Case No. PZ-2016-10-28) (cont'd)

(Agenda Item D)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 9.86 Acres Situated in the S.M. Hayden Survey, Abstract No. 537, Located on the Southeast Quadrant of Huffines Boulevard and Stonewall Drive; From Light Industrial District (LI) Zoning to Specific Use – Landfill Accessory Uses District (SU – Landfill Accessory Uses) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Jones and seconded by Councilman Daniels, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4332-11-2016 (Z)**, as previously captioned. The motion carried.

(Mayor Pro Tem Gilmore returned to the dais.)

(Mayor Pro Tem Gilmore conducted the following portion of the meeting.)

Visitors/Citizens Forum

(Agenda Item E)

Economic Development Coordinator Prit Patel and Emergency Administration Coordinator Joshua Roberts conducted the attached PowerPoint Presentation regarding their non-profit organization Our Seva.

No one else appeared to speak at this time.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

1. APPROVAL OF MINUTES: City Council Minutes of the October 17, 2016, Workshop Session and Regular Session.
2. Approval of a Professional Services Agreement With HDR Engineering, Inc. in the Amount of \$216,233 for Professional Engineering Services for the Design, Construction and Special Services in Connection With the Raw Water Pipeline Relocation; and Authorize the City Manager to Execute the Agreement.
3. Approval of a Local Project Advance Funding Agreement Between the City of Lewisville and the Texas Department of Transportation Related to Construction and Funding of Aesthetic Improvements for the Fox Avenue Interchange at I-35; and Authorization for the City Manager to Execute the Agreement.
4. Approval of a Local Project Advance Funding Agreement Between the City of Lewisville and the Texas Department of Transportation Related to Construction and Funding of Aesthetic Improvements for the Garden Ridge Blvd Interchange at I-35; and Authorization for the City Manager to Execute the Agreement.
5. Approval of Resolution No. 4333-11-2016 (R) for the Acceptance of the 2016 Homeland Security Grant Program’s Urban Area Security Initiative (UASI) Grant Award in the Amount of \$183,897.

The motion carried.

END OF CONSENT AGENDA

(Councilman Ferguson conducted the following portion of the meeting.)

Consideration of a Variance to the Lewisville City Code, Section 6-57, Procedures for Issuance of a Building Permit, Regarding the Issuance of Building Permits for 64 Residential Lots Prior to Gas and Electric Utilities Being Available for the Windhaven Crossing Addition Phase A and Phase B, as Requested by CADG Windhaven LLC, the Property Owner

(Agenda Item G-6)

The Property Owner is developing the Windhaven Crossing Subdivision. Lewisville City Code Section 6-57 requires gas and electric services be available to each lot in a subdivision prior to the issuance of a building permit. Due to scheduling problems outside of the Property Owner's control, gas and electric to the site will be available on or about December 20, 2016. The Property Owner, however, desires to transfer ownership of the development on November 8, 2016 to Wilbow-Windhaven Development Corporation (the "New Purchaser") and has requested that the City of Lewisville grant a variance to allow the issuance of a building permit for the sixty-four lots prior to gas and electric services being installed.

The City staff's recommendation was that the City Council approve the requested variance as set forth in the caption above provided that final inspections will be withheld for each lot until all utilities are connected.

Cleve Joiner, Director of Neighborhood Services, was present to respond to any questions posed by the City Council.

MOTION: Upon a motion made by Mayor Pro Tem Gilmore and seconded by Deputy Mayor Pro Tem Vaughn, the Council voted five (5) "ayes" and no (0) "nays" to approve a variance to the Lewisville City Code, Section 6-57, Procedures for Issuance of a Building Permit, Regarding the Issuance of Building Permits for 64 residential lots prior to gas and electric utilities being available for the Windhaven Crossing Addition Phase A and Phase B, as requested by CADG Windhaven LLC, the property owner, provided that final inspections will be withheld for each lot until all utilities are connected. The motion carried.

Councilman Jones advised that he would be abstaining from discussion and consideration of the following item as his wife is employed by Farmers Branch. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary. Councilman Jones stepped away from the dais.

Second Reading: Consideration of an Ordinance Granting a Zone Change Request From Agricultural Open-Space District (AO), Light Industrial District (LI) and Specific Use – Landfill Operations District (SU – Landfill Operations) to Specific Use – Landfill Operations and Accessory Uses District (SU – Landfill Operations and Accessory Uses); With Seven Associated Variances, on Approximately 470 Acres Situated in the P.O. Leary Survey, Abstract No. 974; A.J. Chowning Survey, Abstract No. 1638; P. Higgins Survey, Abstract No. 525; H. Harper Survey, Abstract No. 605; and the S. M. Hayden Survey, Abstract No. 537; Generally Located at the Southern Terminus of Huffines Boulevard and South of the Future Extension of East Corporate Drive, at 580 Huffines Boulevard; as Requested by Jason Edwards of Weaver Consultants Group, LLC on Behalf of the City of Farmers Branch and Camelot Landfill TC, LP, the Property Owners (Case No. PZ-2016-09-27)

(Agenda Item G-7)

At the October 17, 2016, City Council meeting, the Council approved the subject ordinance. However, due to the lack of a 4/5's vote by the Council to adopt the ordinance on an emergency basis, the ordinance has to be read on three separate days to meet the City Charter requirements. This will be the second reading.

The City staff's recommendation was that the City Attorney provide the second reading of the ordinance.

Second Reading: Consideration of an Ordinance Granting a Zone Change Request From Agricultural Open-Space District (AO), Light Industrial District (LI) and Specific Use – Landfill Operations District (SU – Landfill Operations) to Specific Use – Landfill Operations and Accessory Uses District (SU – Landfill Operations and Accessory Uses); With Seven Associated Variances, on Approximately 470 Acres Situated in the P.O. Leary Survey, Abstract No. 974; A.J. Chowning Survey, Abstract No. 1638; P. Higgins Survey, Abstract No. 525; H. Harper Survey, Abstract No. 605; and the S. M. Hayden Survey, Abstract No. 537; Generally Located at the Southern Terminus of Huffines Boulevard and South of the Future Extension of East Corporate Drive, at 580 Huffines Boulevard; as Requested by Jason Edwards of Weaver Consultants Group, LLC on Behalf of the City of Farmers Branch and Camelot Landfill TC, LP, the Property Owners (Case No. PZ-2016-09-27) (cont'd)

(Agenda Item G-7)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 470 Acres Situated in the P.O. Leary Survey, Abstract No. 974; A.J. Chowning Survey, Abstract No. 1638; P. Higgins Survey, Abstract No. 525; H. Harper Survey, Abstract No. 605; and the S. M. Hayden Survey, Abstract No. 537, Generally Located at the Southern Terminus of Huffines Boulevard and South of the Future Extension of East Corporate Drive, at 580 Huffines Boulevard; From Agricultural Open Space District (AO) Zoning, Light Industrial District (LI) Zoning and Specific Use – Landfill Operations District (SU – Landfill Operations) Zoning to Specific Use – Landfill Operations and Accessory Uses District (SU – Landfill Operations and Accessory Uses) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

No further action was required.

(Councilman Jones returned to the dais.)

Consideration of Ordinance No. 4334-11-2016 Modifying Lewisville's Corporate Boundaries in Accordance with a Boundary Adjustment Agreement Entered Into With the City of Highland Village Which Provides That Such Area as Described in Exhibit "A" of Said Agreement Shall Become a Part of Lewisville and That Such Other Area Described in Exhibit "B" of Said Agreement Shall be Released Unto the City of Highland Village for Inclusion Within its Corporate Limits; and Approving a Service Plan

(Agenda Item G-8)

The Texas Local Government Code allows adjacent municipalities which desire to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width to do so by agreement. On October 3, 2016, the City Council approved a boundary adjustment agreement with the City of Highland Village in which the parties agreed to establish new boundary lines over the land described in the exhibits attached to the agreement. All notice requirements have been satisfied, and two public hearings were held in October. A service plan for the annexed area was made available for public inspection and explained at the public hearings. The proposed ordinance finalizes the boundary adjustment.

The City staff's recommendation was that the City Council approve the proposed ordinance as set forth in the caption above.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

"An Ordinance of the Lewisville City Council Modifying Its Corporate Boundaries in Accordance With a Certain Boundary Adjustment Agreement Entered Into With the City of Highland Village; Finding That all Necessary and Required Legal Conditions Have Been Satisfied; Providing That Such Area as Described in Exhibit "A" of Said Boundary Agreement Shall Become a Part of Lewisville and That the Owners and Inhabitants Thereof Shall be Entitled to the Rights and Privileges of Other Citizens and be Bound by the Acts and Ordinances now in Effect and to be Hereinafter Adopted; Providing That Such Other Area Described in Exhibit "B" of Said Boundary Agreement Shall be Released Unto the City of Highland Village for Inclusion Within its Corporate Limits; Approving a Service Plan; Providing a Severability Clause; Providing an Effective Date; and Declaring an Emergency."

Consideration of Ordinance No. 4334-11-2016 Modifying Lewisville’s Corporate Boundaries in Accordance with a Boundary Adjustment Agreement Entered Into With the City of Highland Village Which Provides That Such Area as Described in Exhibit “A” of Said Agreement Shall Become a Part of Lewisville and That Such Other Area Described in Exhibit “B” of Said Agreement Shall be Released Unto the City of Highland Village for Inclusion Within its Corporate Limits; and Approving a Service Plan (cont’d)

(Agenda Item G-8)

MOTION: Upon a motion made by Councilman Daniels and seconded by Councilman Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4334-11-2016**, as captioned previously. The motion carried.

(Mayor Durham conducted the following portion of the meeting.)

Reports

(Agenda Item H)

- Police Chief William Kerbow advised that the Police Department was participating in No Shave November for charity.
- Director of Public Services Keith Marvin advised that the lake was currently 4/10ths below the conservation pool.
- Councilman Daniels advised of the Annual Trinity Trash Bash at Lake Park scheduled for 8 a.m. – noon. He encouraged anyone that was interested in registering to do so early or at the event.
- Mayor Pro Tem Gilmore advised that for the 2nd weekend the Rock the Block Trailer was being utilized by the community. He encouraged anyone interested to visit the City website to find additional information.
- Mayor Durham advised of the numerous Veterans Day events scheduled on Friday, November 11th and encouraged anyone interested to find one to attend.
- Councilman Ferguson advised that tomorrow was the last chance to go vote.
- Director of Communications and Tourism James Kunke advised of the upcoming events at the MCL Grand Theatre.
- Mayor Durham thanked the Police Officers for their service to the community.

There were no additional reports at this time.

Councilman Ferguson adjourned the regular session of the Lewisville City Council into Closed Session at 7:24 p.m. Monday, November 7, 2016, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item I)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:24 p.m. on Monday, November 7, 2016, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development for Potential Company Relocation.

The Closed Session was adjourned at 8:46 p.m. on Monday, November 7, 2016.

**Reconvene into Regular Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item J)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:46 p.m. on Monday, November 7, 2016, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item K)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:46 p.m. on Monday, November 7, 2016. The motion carried.

These minutes approved by the Lewisville City Council on the 21st day of November, 2016.

APPROVED

Rudy Durham
MAYOR

ATTEST:

Julie Heinze
CITY SECRETARY

IH-35E Corridor Overlay District

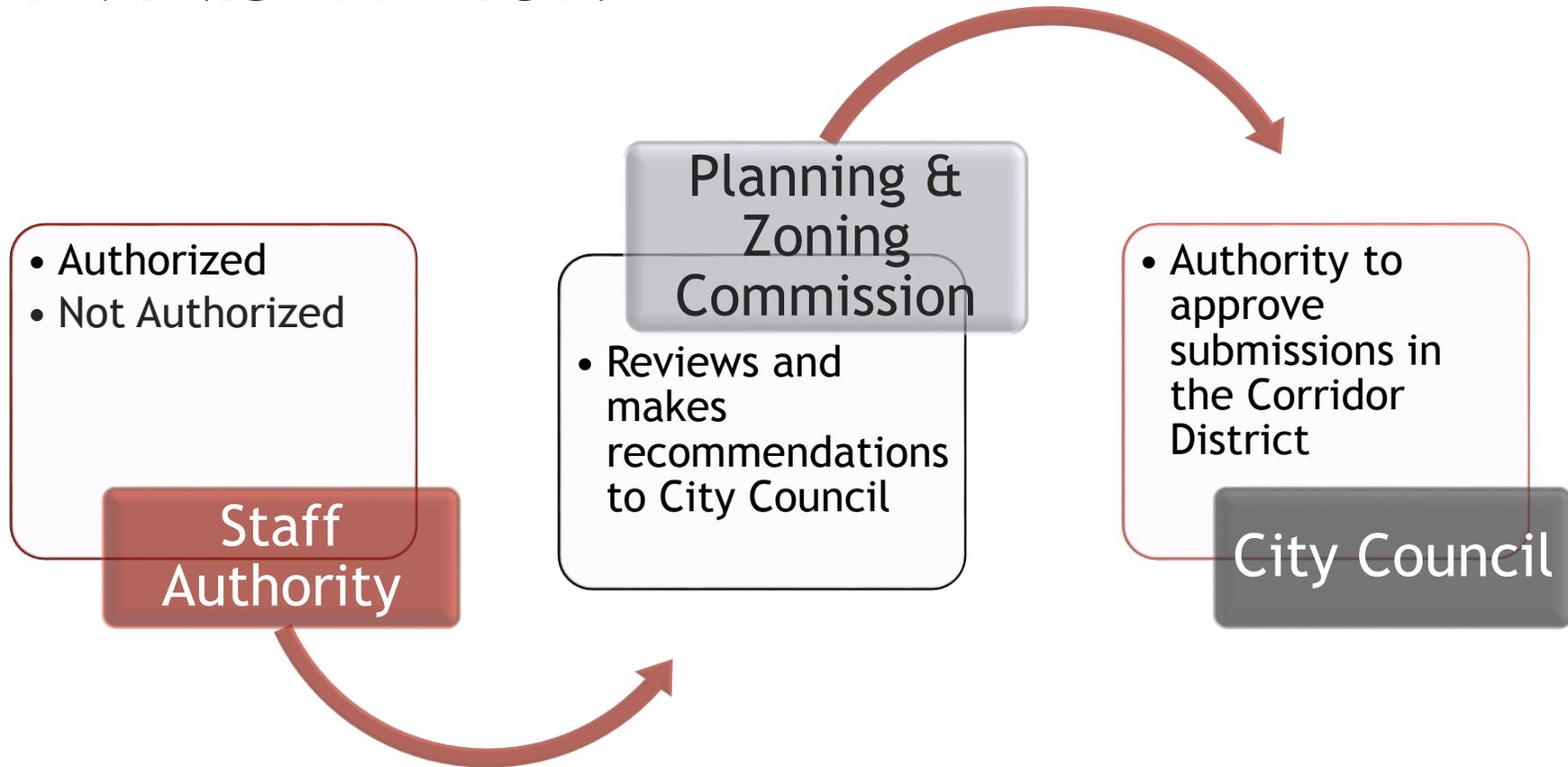
Lewisville, Texas

November 7, 2016

TABLE OF CONTENTS

- ▶ Administration
- ▶ Overview of Ordinance
- ▶ Key Definitions
- ▶ Exhibits
 - ▶ 1 Sub-districts Map
 - ▶ 2 Central Gateway Sub-district Illustrative Plan
 - ▶ 3 Old-Town Gateway boundary Plan
- ▶ Sub-District Standards

ADMINISTRATION



OVERVIEW OF ORDINANCE

This “Corridor District” is intended as the implementation phase of the IH-35E Corridor Redevelopment Plan approved November, 2014

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

Regulations: The regulations identified in this Ordinance shall apply to all non-residential and Mixed-use properties within the Corridor District.

Conflicting provisions: If any provisions of the IH-35E Corridor Overlay District conflict with another zoning ordinance, the more restrictive standards shall apply.

ESSENTIAL ELEMENTS

- **Geographic Limits** - The geographic limits of the IH-35E Corridor Overlay District are shown on Exhibit 1 Sub-districts Map.
- **Standards** - The standards are quantifiable measures designed as baseline objectives to achieve the Intent for each section.
- **Flexibility** - Applicants and City representatives shall work together with a measure of flexibility to accomplish mutually beneficial goals.
- **Intent Statements** - are provided under each major Sub-district to set a high-level objective for that component. These should provide a measure against which the applicant's efforts shall be evaluated.
- **Components of the Ordinance** - Building and Envelope Standards, Architectural Standards, Landscape Standards, Screening of Service Areas and Utilities.
- **Graphic Representation**
- **Severability**

KEY DEFINITIONS

- ▶ **Base Zoning District-** a prescription of activities or land uses for a particular plot of land.
- ▶ **Build-to-Zone-** a requirement to bring building facades to the street level.
- ▶ **Façade-** the exterior side of a building-usually the front.
- ▶ **Gateway Element-** an element of Art designed as a statement piece to the uniqueness of its location.
- ▶ **Land Development Regulations-** regulations of land use to promote the health, safety, and welfare of current and future inhabitants.
- ▶ **Site Plan-** architectural plan/drawing of improvements to a plot of land.
- ▶ **Standards-** a level of quality to attain to.
- ▶ **Zoning Ordinance-** laws and regulations that determine how a piece of land in a certain geographic area can be utilized.

EXHIBIT 1

Sub-district Map

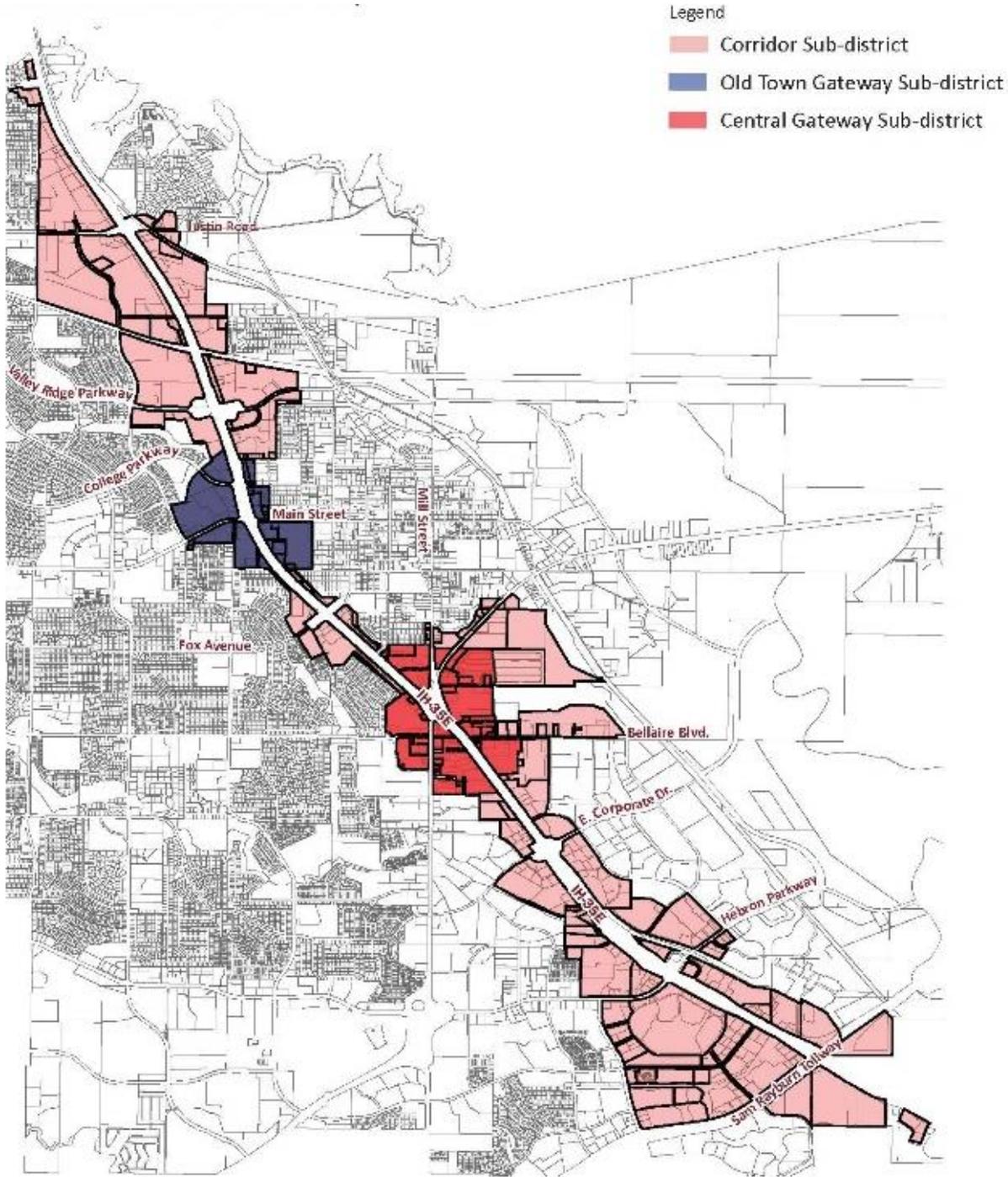


EXHIBIT 2

Central Gateway Sub-district Illustrative Plan

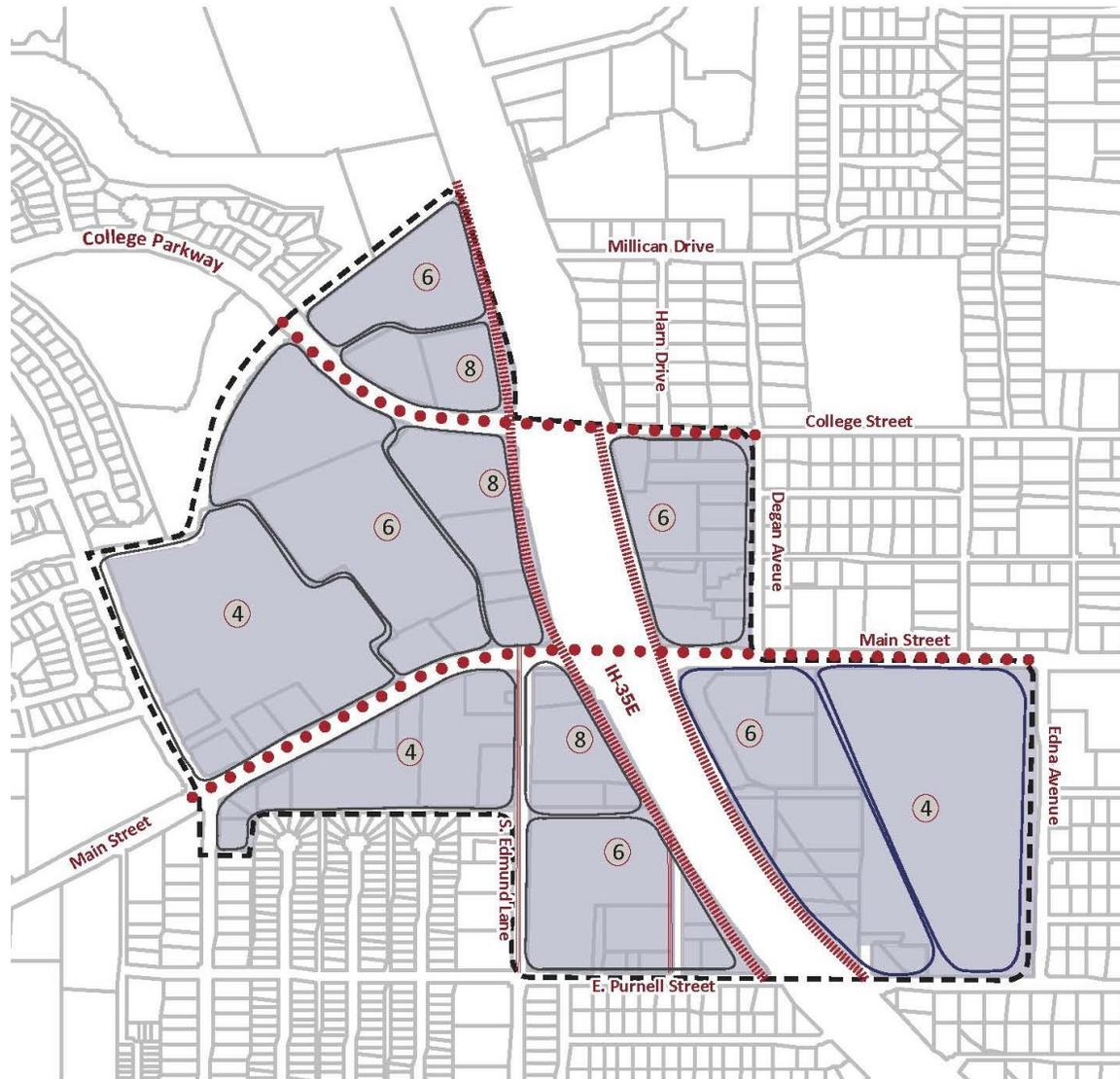


Legend

- # Maximum Building Height
#Floor
- IH-35E Frontage Road
- Minor Street
- Arterial Road

EXHIBIT 3

Old-Town Gateway Sub-district Boundary Plan



- Legend
- # Maximum Building Height #Floor
 - IH-35E Frontage Road
 - Arterial Road
 - Minor Street

The Old Town Design District boundary on the east side will change in accordance with this boundary

OLD TOWN AND CENTRAL GATEWAY SUB-DISTRICTS STANDARDS

Vision-to create a vibrant, mixed-use district at the heart of the City which focuses on creating a pedestrian-oriented, more walkable community.



1. BUILDING ENVELOPE STANDARDS

a. Building Placement

Intent: Create a corridor with enhanced visual appeal by regulating the proximity of buildings to the ROW, helping to protect buildings or structures from the road by mitigating noise levels, providing a safety zone and improving aesthetics through landscaping and/or screening.

- i. Building fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-to Zone and building set backs shall be measured from the property line and shall be provided in accordance with the requirements in Table 1 of this sub-section.
- iii. Site layout shall reinforce street edge and create pedestrian scaled open spaces.

1. BUILDING ENVELOPE STANDARDS

b. Building orientation

Intent: To define the focus of activity that occurs at the front door or along the street. These standards are intended to create a sense of place for users and passers-by, ensure that buildings create a cohesive visual identity and attractive street scene.

- i. Buildings shall line a street at the ROW to the greatest extent possible.
- ii. Building orientation shall provide views of adjoining publicly accessible streets and open spaces in order to provide passive viewing for safety.
- iii. The front façade and main entries of buildings shall be oriented toward streets. Where possible, buildings shall be arranged to provide views and access to open spaces.

Building Placement by Street Type

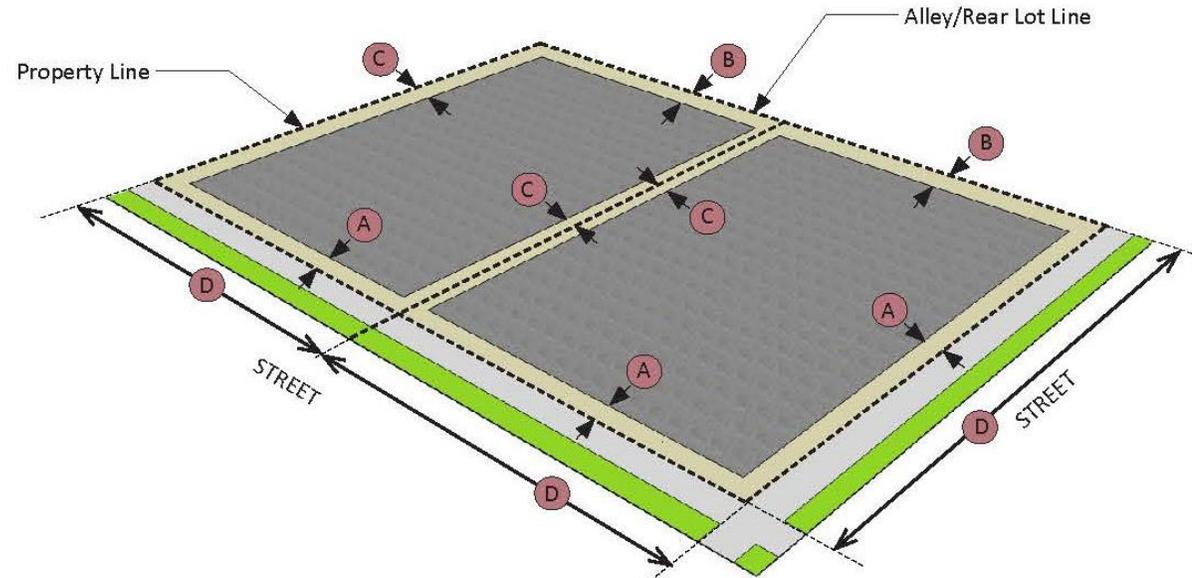
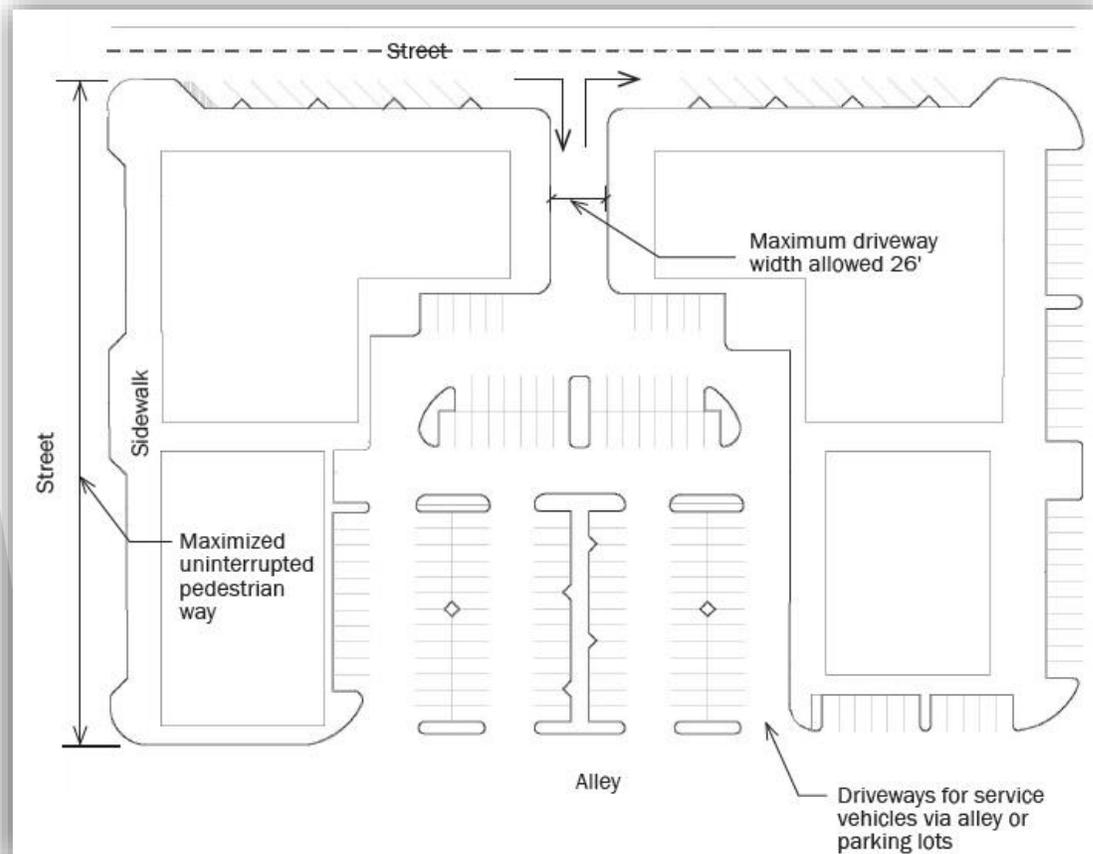


Table 1. Building Placement by Street Type

Building Placement by Street Types				
		IH-35E Frontage	Arterial	Minor
A	Required Front Build-to Zone	Minimum: 10 feet Maximum: 30 feet	Minimum: 5 feet Maximum: 15 feet	Minimum: 0 Maximum: 10 feet
B	Required Rear Yard Building Line Setback	Minimum: 10 feet if abutting an alley Minimum: 0 feet if abutting a property	Minimum: 10 feet if abutting an alley Minimum: 0 feet if abutting a property	Minimum: 10 feet if abutting an alley Minimum: 0 feet if abutting a property
C	Required Interior Side Building Setback	No Maximum	Maximum: 15 feet	Maximum: 15 feet
D	Building Frontage Build-out <i>(Required along all street Build-to Zones)</i>	Minimum 80% of lot width	Minimum 70% of lot width	Minimum 80% of lot width

d. Driveways

Intent: Provide for adequate, efficient and safe driveway access to and from public streets while reducing the visual impact on the public ROW.



e. On-site Pedestrian Circulation

Intent: Provide easy sidewalk access for pedestrians by locating vehicle access and loading areas where there will be minimal physical or visual impact on pedestrians, flow of traffic, and/or adjacent uses.



f. Parking

Intent: Provide for adequate parking to ensure long-term sustainability of businesses served while limiting visual impact.

- i. Location: Surface Parking shall be sited in accordance with the following.
 - a) Be located behind the Principal Building; however, where it is not feasible to located parking behind the Principal Building, parking shall be prohibited within the required build-to zone with exception of properties with street frontage along IH-35E.
 - b) Shared parking is encouraged. Centralized parking locations throughout the district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
 - c) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.

g. Parking Structures

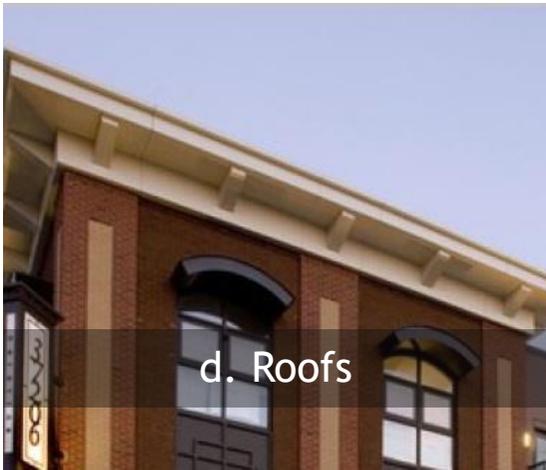
Intent: to provide structures that are complimentary to adjacent building architecture and incorporate architectural features similar to the building it serves.



- i. Shall not exceed the max building height in accordance with this ordinance .
- ii. Shall have a façade design similar to surrounding buildings along the street front.
- iii. Should be located behind buildings to minimize their visibility from adjacent streets.

2. ARCHITECTURAL STANDARDS

Intent: Provide for a unique built environment through attractive architectural components. Buildings are the largest impact on the visual appeal of the Corridor and have the opportunity to set a high standard for the entire corridor.



a. Building Articulation

Intent: To discourage large blank building facades.

- i. Where clearly visible from a public street or open space.
 - a. All buildings shall demonstrate horizontal and vertical articulations
 - b. Buildings shall generally maintain a façade rhythm of 20 or 30 feet. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade, or various colorful material in combination with other techniques.



b. Building Facade

Intent: For high-quality architecture to define the character of the area by establishing visual prominence.

- i. If the rear façade of a building is visible from a street, adjacent developments or public open spaces, the rear façade shall have compatible architectural features similar to the front façade. This includes but is not limited to the same roof treatment, building material, and window treatment.
- ii. All elevations visible from the public realm shall be designed as building “fronts.” Buildings occupying corner lots have two street frontages and each façade shall be treated with equal design attention.



3. LANDSCAPE STANDARDS

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



a. Landscaping: Trees and Plant Materials

Intent: Encourage landscaping sufficient to enhance the built environment, accent architectural features, reduce glare, heat and noise, and provide for views enhanced by sustainable landscape plantings. The Old Town and Central Sub-district is intended to be more formal in character, more formal in design, balanced, linear plantings. Plantings shall be balanced symmetrically across streets or driveways. Informal planting and tree clustering will be considered if the intent of the ordinance is met.

The ordinance will include an approved tree list. Street trees will be minimum 3” caliper shade trees, and be generally planted on an average spacing of thirty (30) feet on center.

Other ornamental planting, ground cover, bushes will be a part of the overall landscaping design.

4. STREETScape STANDARDS

Intent: Provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Corridor Zone and enhancing the physical relationship between buildings and their adjacent streets. The standards also seek to unify the style of the Corridor Zone.



5. SCREENING OF SERVICE AREAS & UTILITIES

Intent: Provide screening of visually unappealing site elements so as to enhance the visual quality of the Old Town and Central Gateway sub-districts.

i. Loading areas

- a) Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements adjoining properties and public rights-of-way.
- b) Off-street loading areas for non-residential will be screened with a solid brick, stone, or decorative block masonry wall (minimum eight feet tall), architecturally consistent with the principal building on the site.



CORRIDOR SUB-DISTRICT STANDARDS

Vision-to create a vibrant, mixed-use district which focuses on creating a pedestrian-oriented, more walkable suburban environment.



1. BUILDING ENVELOPE STANDARDS

a. Building Placement

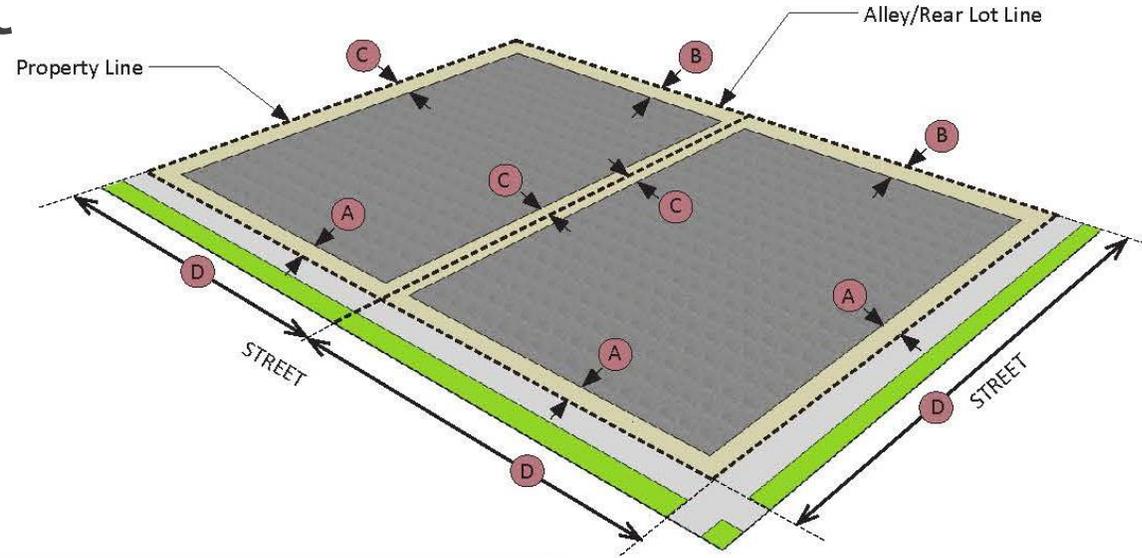


Table 6. Building Placement by Street Type

		Building Placement by Street Types		
		IH-35E Frontage Road	Arterial Road	Minor Road
A	Required Front Build-to Zone	Minimum: 10 feet Maximum: 50 feet	Minimum: 10 feet Maximum: 20 feet	Minimum: 0 Maximum: 15 feet
B	Required Rear Yard Building Line Setback	Minimum: 10 feet if abutting an alley Minimum: 0 feet if abutting a property	Minimum: 10 feet if abutting an alley Minimum: 0 feet if abutting a property	Minimum: 10 feet if abutting an alley Minimum: 0 feet if abutting a property
C	Interior Side Building Setback	No Maximum Setback	Maximum: 25 feet	Maximum: 25 feet
D	Building Frontage Buildout <i>(Required along all street Build-to Zones)</i>	Minimum 80% of lot width	Minimum 70% of lot width	Minimum 80% of lot width

CORRIDOR SUB-DISTRICT STANDARDS

- ▶ Building Orientation
- ▶ Driveways
- ▶ On Site Circulation
- ▶ Parking Structure
- ▶ Building Articulation
- ▶ Architectural Standards
- ▶ Landscaping Standards
- ▶ Screening Standards

Next Steps

- ▶ Further develop the administration part of the ordinance
- ▶ Calibrate the ordinance against existing standards
- ▶ Bring back the full ordinance to the Council Retreat in February to receive further feedback
- ▶ Start a public engagement for period of 4-6 weeks to get feedback from development community
- ▶ Incorporate feedback as much as possible
- ▶ Adopt the ordinance

OUR SEVA, Inc.

A Lewisville 501(c)3 Nonprofit



BACKGROUND

SEVA meaning

In the Sanskrit language, “seva” means “selfless service” for the betterment or support of a community or individual. In Hinduism seva is a way of life.

Now imagine a group of people committed to seva, the small changes that each individual makes eventually becomes one large difference in the community.

Our Personal History and Seva

Incorporated February 23, 2011



MISSION

Our organization's mission is to serve the north Texas community the best we can by addressing three very basic needs: **FOOD**, **SHELTER** and **CLOTHING**. We accomplish this mission by individual projects that strive to assist those struggling with these needs.

- **FOOD** - #[For1Meal Campaign](#) with North Texas Food Bank on April 1 every year
 - **SHELTER** - Make a Difference Day, 4th Saturday every October
 - **CLOTHING** - To begin 2018
-

A FAMILY OF FRIENDS



SHELTER

*Rehabbing exterior of homes to provide a safer
and better home environment*

VOLUNTEER HISTORY

Addressing Mesquite Day - 5 Years in Mesquite

Volunteers

Emergency Managers

Youth Team-Project

Friends and Family (diversity)

2011: 32

2012: 64

2013: 105

2014: 150

2015: 134

2016: 201 in Lewisville



VOLUNTEER GROWTH





LEWISVILLE 2016 MAKE A DIFFERENCE DAY

MAKE A DIFFERENCE DAY 2016

- 200 Volunteers gathered to serve Lewisville
 - Rehabbed exterior of 6 homes
 - Stenciled house numbers on curbs of 48 homes
 - Cut down overgrown vegetation blocking stop signs/speed limits
 - Lewisville Fire checked & replaced smoke detectors neighborhood wide
 - Youth Project: cleaned & painted long pipe rail at Alvin Turner Sr. Park → *we want to provide an opportunity for children to serve and learn about community service as they are our future and we want them to be active citizens in their community*
-







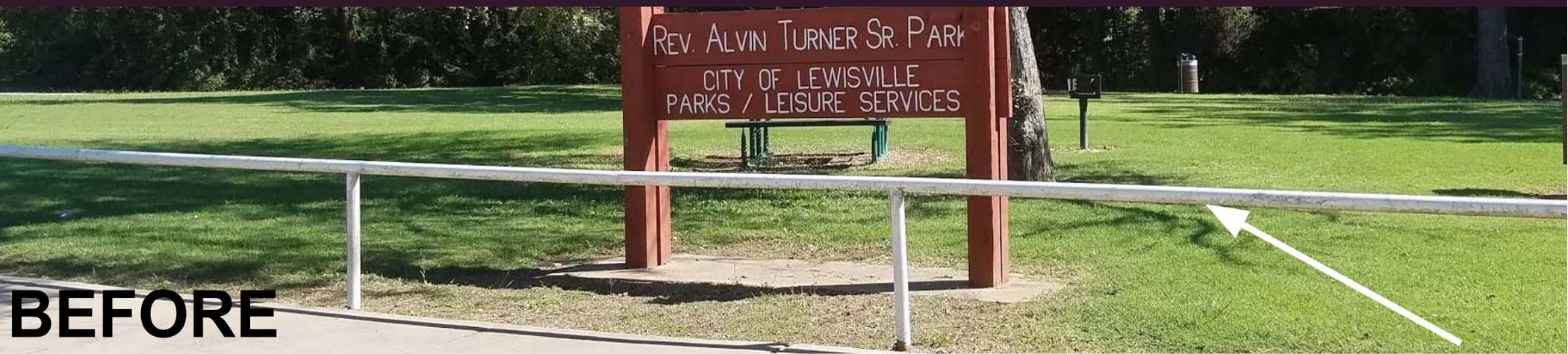
BEFORE



AFTER

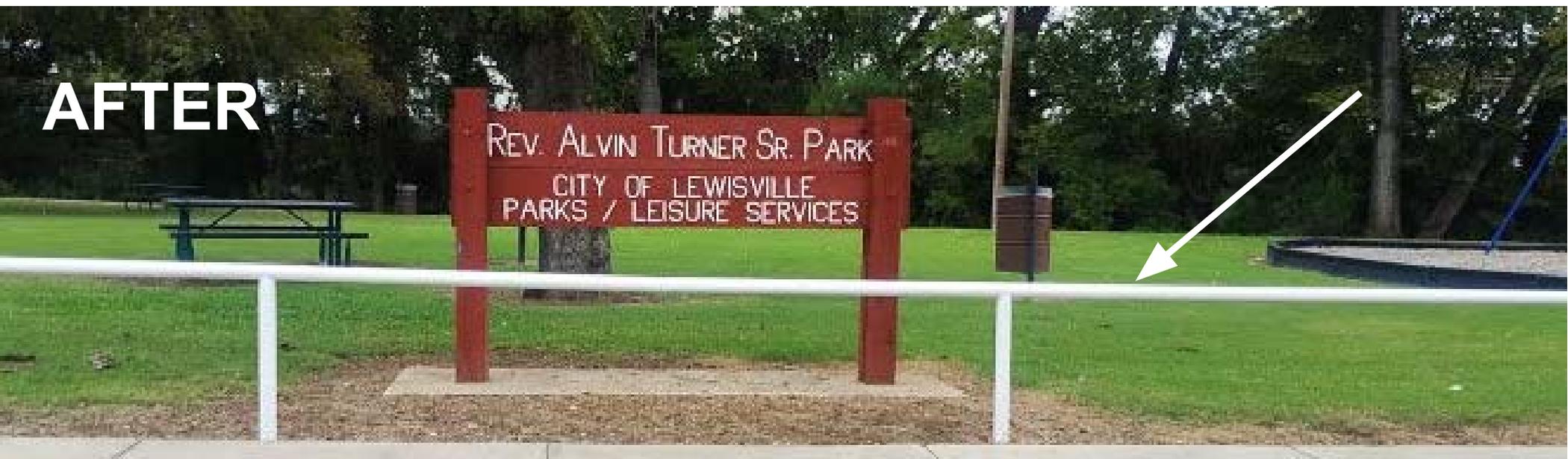


**YOUTH PROJECT -
teaching our future the
importance of service**



BEFORE

YOUTH PROJECT - CLEAN & PAINT PIPE RAIL



AFTER





BEFORE



AFTER



BEFORE



AFTER



**As volunteers worked on rehab projects, Lewisville Fire checked & replaced smoke detectors throughout the neighborhood.
LFD pitched in and helped out with other projects as well!**



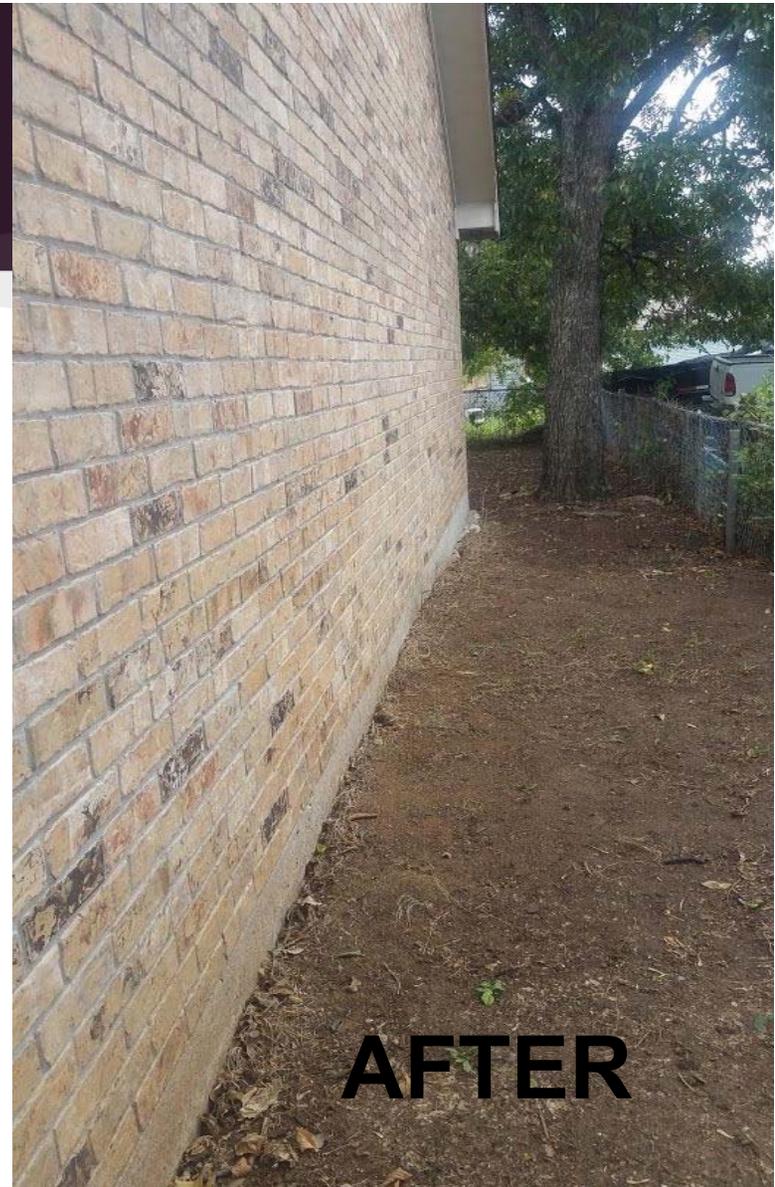
BEFORE



AFTER



BEFORE



AFTER



BEFORE

AFTER



BEFORE



**HOMEOWNER REQUESTED
NEW CLOTHES LINE**

AFTER





**CURB STENCILING
PROJECT THROUGHOUT
NEIGHBORHOOD**





HOUSE NUMBERS WERE STENCILED IN ENTIRE NEIGHBORHOOD TO HELP POLICE & FIRE DURING RESPONSE



BEFORE



AFTER





DEBRIS REMOVAL



BEFORE

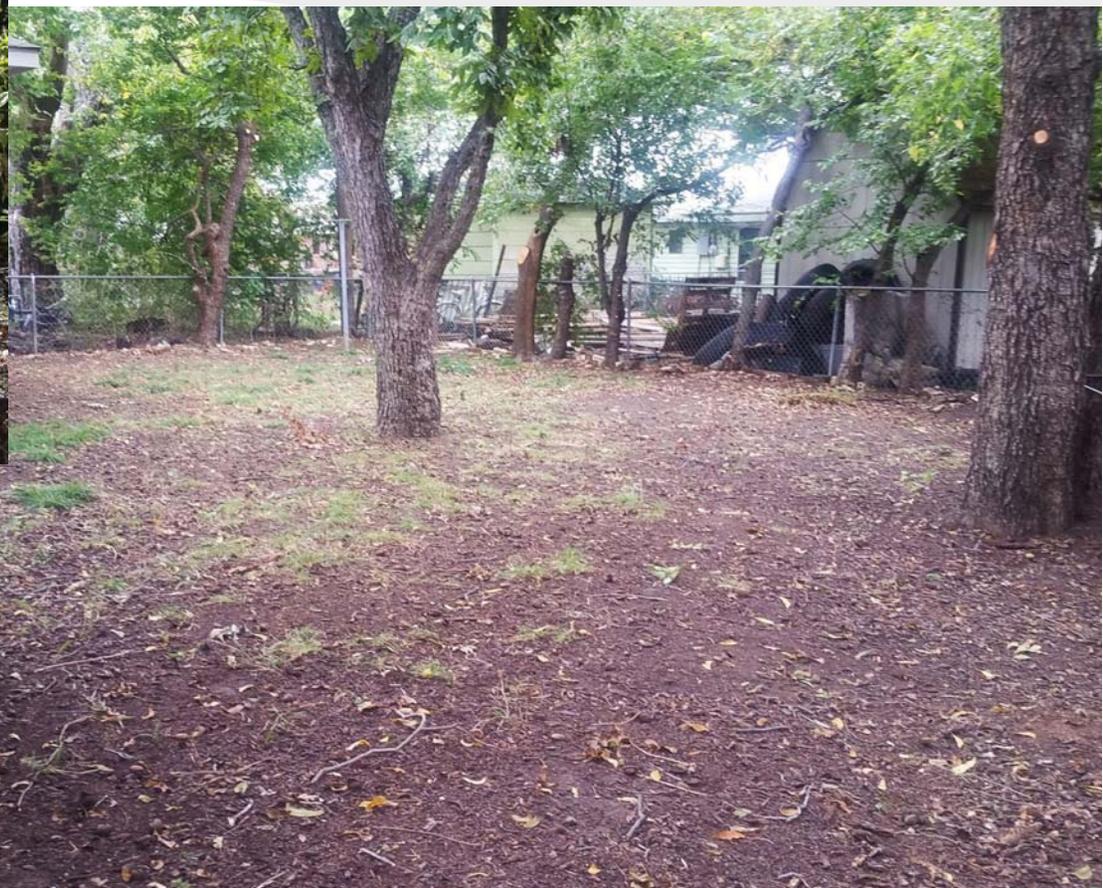


AFTER



BEFORE

THIS BACKYARD WAS COMPLETELY FULL OF OVERGROWN BRUSH & TREES



AFTER

FAMILY THAT WORKS TOGETHER...EATS TOGETHER
A MEAL & FELLOWSHIP TO END THE DAY



MAKE A DIFFERENCE DAY

**Beginning in 2016 Our Seva will be serving Lewisville
every October on Make A Difference Day**

- Become an active organization in our community
 - Support the vision set forth in Lewisville 2025 plan
 - Promote community service
 - Support our community
-

THANK YOU
OUR SEVA

