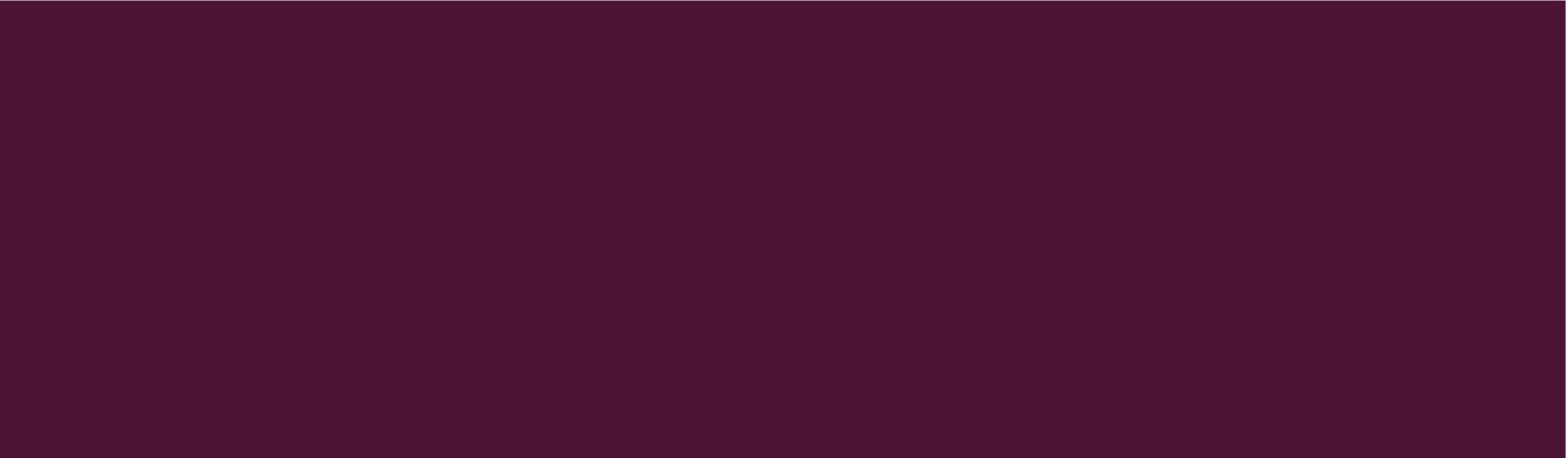




# PROPOSED MINOR CODE AMENDMENTS

CITY COUNCIL JANUARY 28, 2019



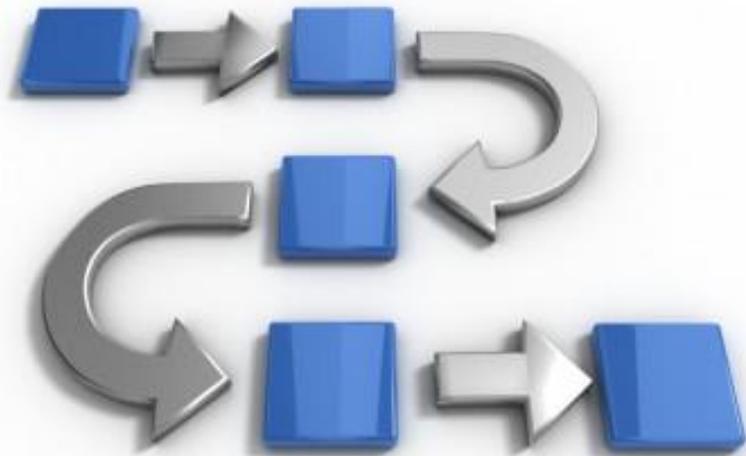
# MINOR AMENDMENTS

- Quick fixes while we go through the major code update.
- Clarify process and language.
- Change standards without waiting two years.
- Includes the Land Development Code, the Zoning Ordinances, and the Old Town Development Code.
- Does not include changes to OTC or OTMUI.



## THREE FOCUS AREAS

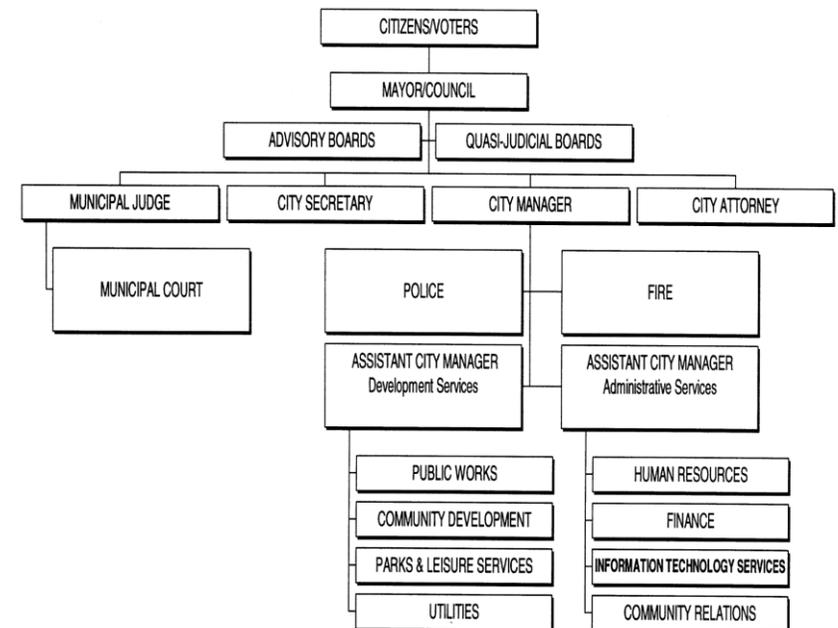
- Clean up language for clarification and consistency with current processes
- Incremental increases to some aesthetic standards – screening, parking and architecture
- Support sustainability initiatives



# LANGUAGE CLEAN UP & CONSISTENCY

- Remove old organizational charts.
- Revise language on submittal process and keep on line a development guide with published steps for submittals.
- Provide consistency between Old Town General Development Ordinance and Land Development Regulations
- Clarify that official zoning map to be housed on-line.
- Add independent senior living as a separate use in the Multifamily districts. Currently code is not specific on independent senior living.

## CITY OF LEWISVILLE ORGANIZATIONAL CHART



# LANGUAGE CLEAN UP & CONSISTENCY



- Define heavy vehicles
- Redefine open storage or outside storage to clarify difference between storage and display. Display being for sale and brought in at night. Should allow for better enforcement.
- Clarify requirements for connecting to parks and trails along floodplain and drainage areas. Specify the park Director, not the Parks Board will have approval authority for approval of the connection.
- Remove specification for no more than 1 inch of sediment accumulating – often significant amount of erosion do not equal 1 inch of sediment. Any measurable amount of sediment will need to be controlled.

# INCREMENTAL AESTHETIC INCREASES

- Require screening of roof-mounted or ground mounted equipment.
- Reduce parking for restaurants from 1.5/100 to 1/100 to be in line with industry standards.
- Reduce parking for retail and personal service uses from current range of 1/100 - 1/200 to a flat 1/200 to be in line with industry standards.



# INCREMENTAL AESTHETIC INCREASES

## Old Town

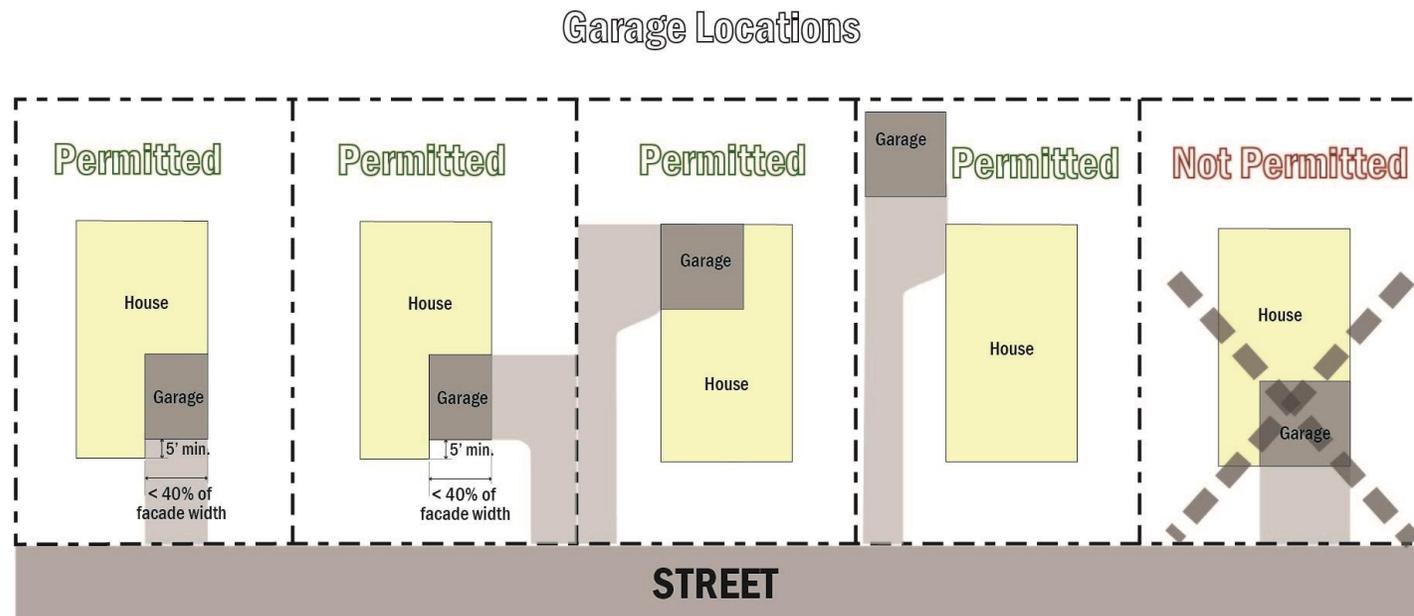
- Require lots to front on a public street.
- Require lots less than 40 feet in width or less to have alley access.



# INCREMENTAL AESTHETIC INCREASES

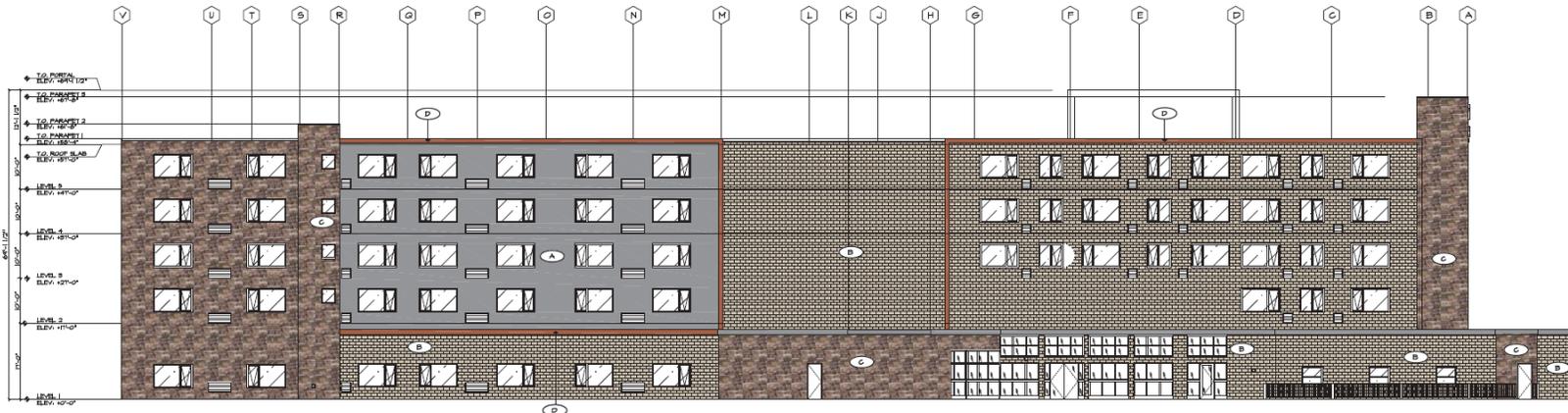
## Old Town

- If front accessed garages the following standards apply



# INCREMENTAL AESTHETIC INCREASES

- Re-define masonry to be in line with industry standards.
- Require elevations to be submitted with Engineering Site Plans.
- Reorganize 'Exterior finish requirements' to 'Building design standards'.
- Limit EIFS to locations above 9 feet in height.



# SUPPORT SUSTAINABILITY

## Plant Materials

- Revised tree lists – native or adaptive species included. Provision allows the Parks Director to approve additional species that are not listed provided they are native, adaptive and drought tolerant. Clarifies understory v. canopy trees.
- Prohibit any plant species that is determined to be invasive in Texas, the Parks Director shall have authority to make this determination.
- Remove list of recommended shrubs. Require shrubs to be native or adaptive and drought tolerant and give the Parks Director authority to approve the species selected.



# CANOPY TREES

Caddo Maple

Pecan

Black Hickory

Texas Ash

Texas Walnut

Sweetgum

Southern Magnolia

Afghan Pine

Austrian Pine

Japanese Black Pine

Mexican Sycamore

Sawtooth Oak

Lacey Oak

Bur Oak

Chinquapin Oak

Willow Oak

Monterey Oak

Shumard Red Oak

Durand Oak

Bigelow Oak

Post Oak

Live Oak

Black Locust

Pond Cypress

Bald Cypress

Winged Elm

American Elm

Cedar Elm

Lacebark Elm



Note: Trees listed in red are new trees added to the list

# UNDERSTORY TREES



Texas Buckeye

Red Buckeye

Mexican Redbud

Texas Redbud

Eastern Redbud

Desert Willow

Roughleaf Dogwood

Hawthorne

Texas Persimmon

Thornless Common  
Honey Locust

Possunhaw Holly

Hollywood Juniper

Eastern Red Cedar

Crepe Myrtle

Little Gem Magnolia

Mexican Plum

Carolina Buckthorn

Prairie Flameleaf Sumac

Western Soapberry

Chittamwood

Eve's Necklace

Mexican Buckeye

Rusty Blackhaw

Viburnum

Note: Trees listed in red are new trees added to the list

## SUPPORT SUSTAINABILITY

- Require conduit to support electric vehicle parking for hotels motels and multi-family. Must be available to 3% of required parking for multi-family and 6% of required parking for hotels/motels.
- Clarify that solar is permitted as an accessory use by-right in all zoning districts.
- Require planning of space for recycling containers on commercial and multi-family sites.



# OLD TOWN ZONING

- City Council Direction Needed:
  - Should single family detached regulations proposed in OTMUI be carried over to OTMU2?
  - Should accessory dwelling unit regulations proposed in OTMUI be carried over to OTMU2?



# TIMELINE MINOR AMENDMENTS

- Internal Staff and Legal Review
- Public Hearing with Planning and Zoning – April 2019
- Public Hearing with City Council – May 2019

