

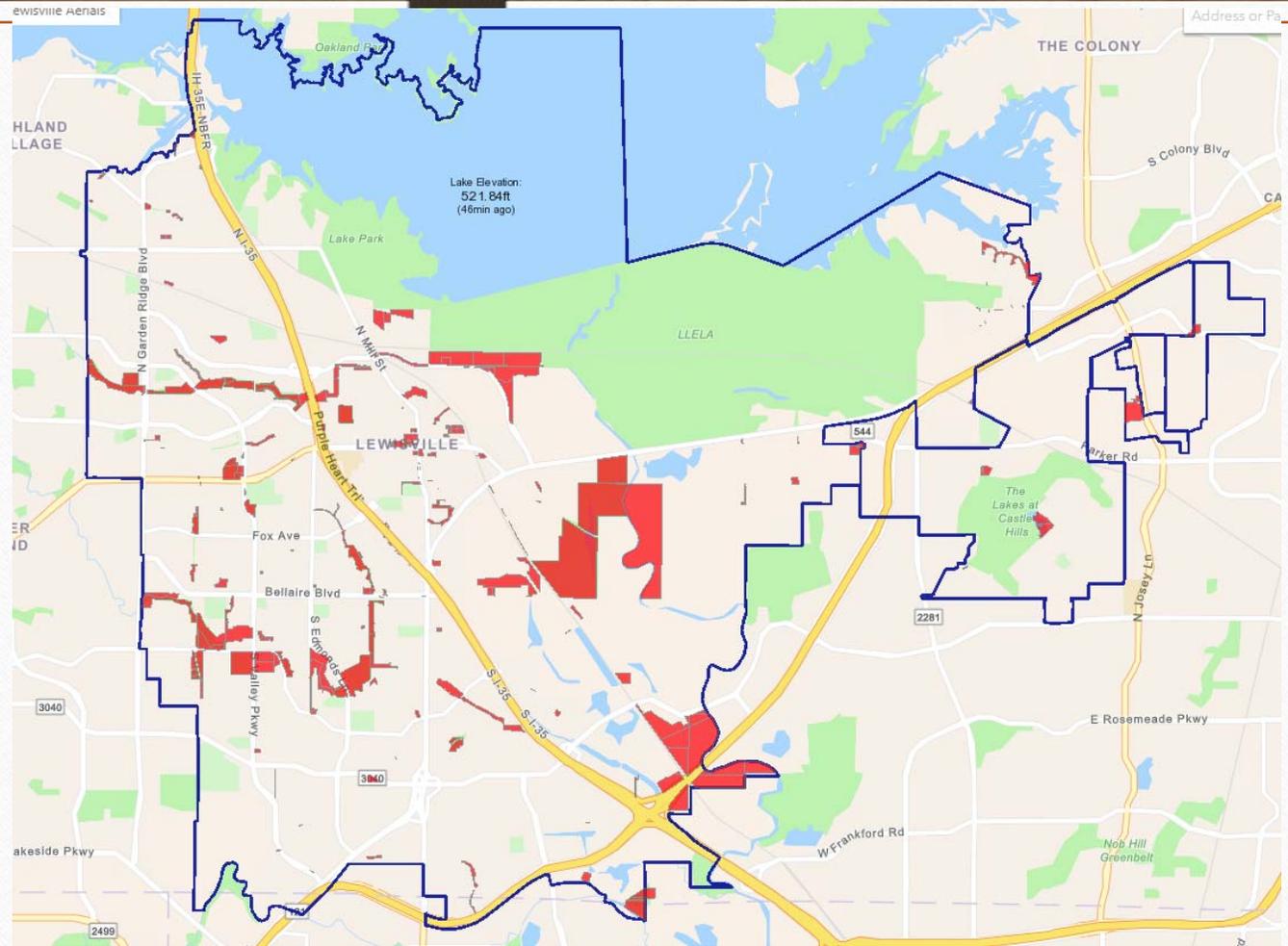
Overview of City- Owned Property

August 5, 2019

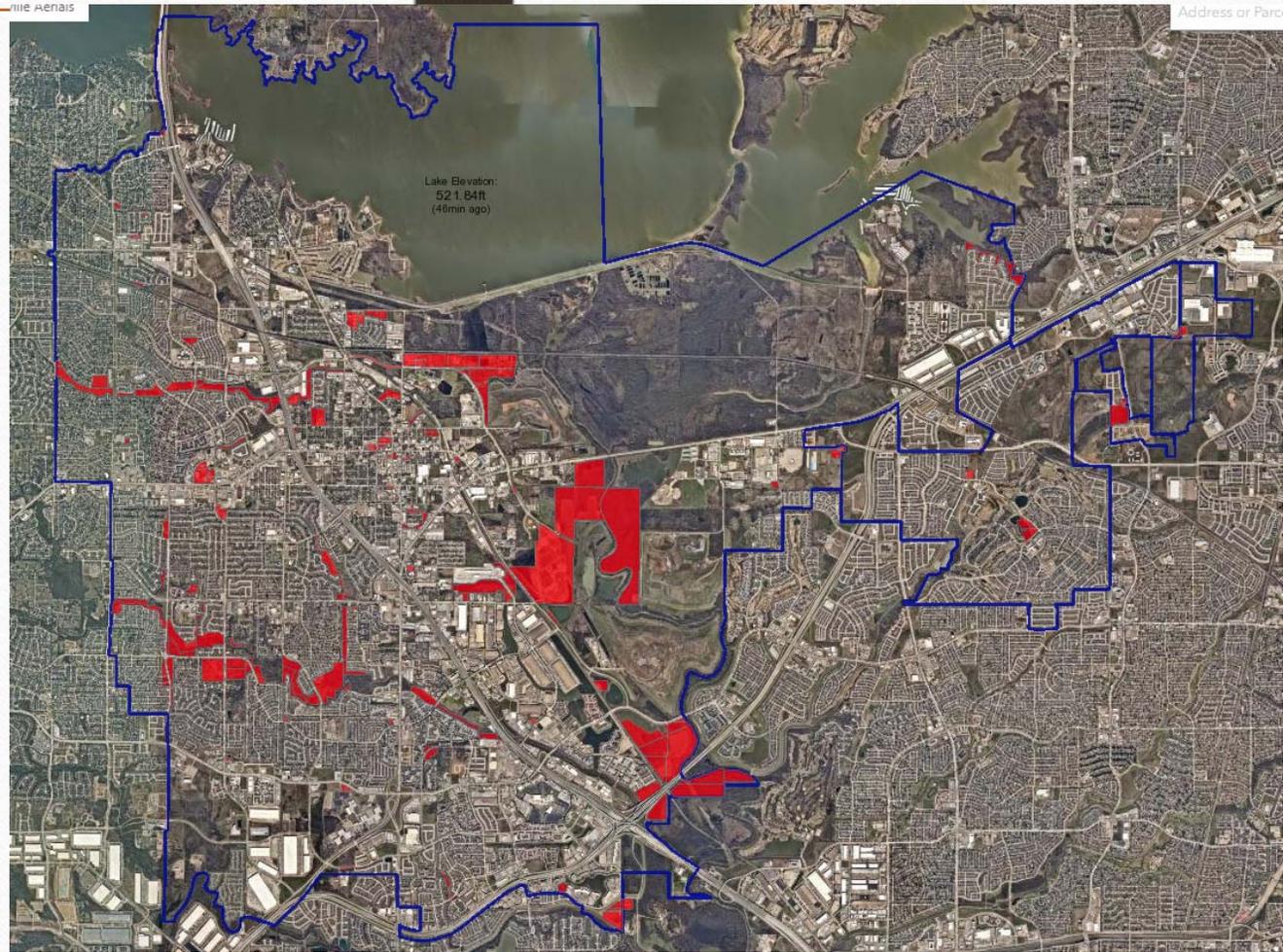
Purpose

- Identify City owned property/create a database
- Categorize into existing/future use
- Identify target areas for future development/use

Overview Map



Overview Map (Aerial)



Fast Facts

- 312 Parcels / Properties (Exception - most City street rights-of-way not included)
- \$87,867,067 Total Market Value
- Properties Were Either:
 - Dedicated
 - Donated
 - Purchased/Acquired

Property Categories

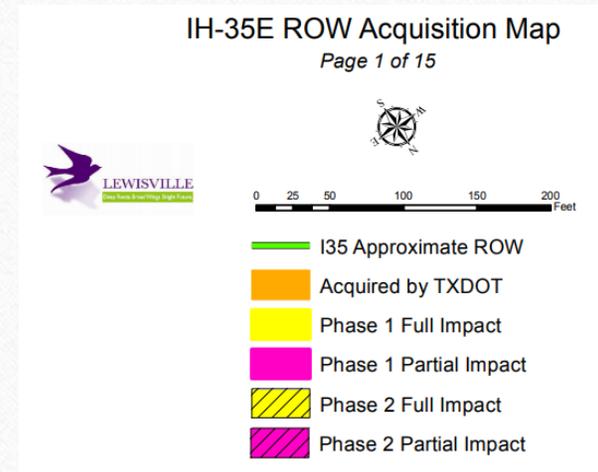
1. Building/Facility Property (Existing)
 - 47 parcels
2. Dedicated Park Land
 - 34 parcels
3. Dedicated Drainage/Utility R.O.W.
 - 30 parcels
4. Dedicated Drainage/Utility R.O.W. Trail – Park
 - 53 parcels
5. Lots Purchased for Drainage
 - 12 parcels
6. Excess Street R.O.W.
 - 72 parcels
7. I-35 Donation Deed Property
 - 17 parcels
8. Purchased/Acquired for Specific Reason / E.D., etc.
 - 47 parcels

Category #7 – I-35 Donation Deed Property

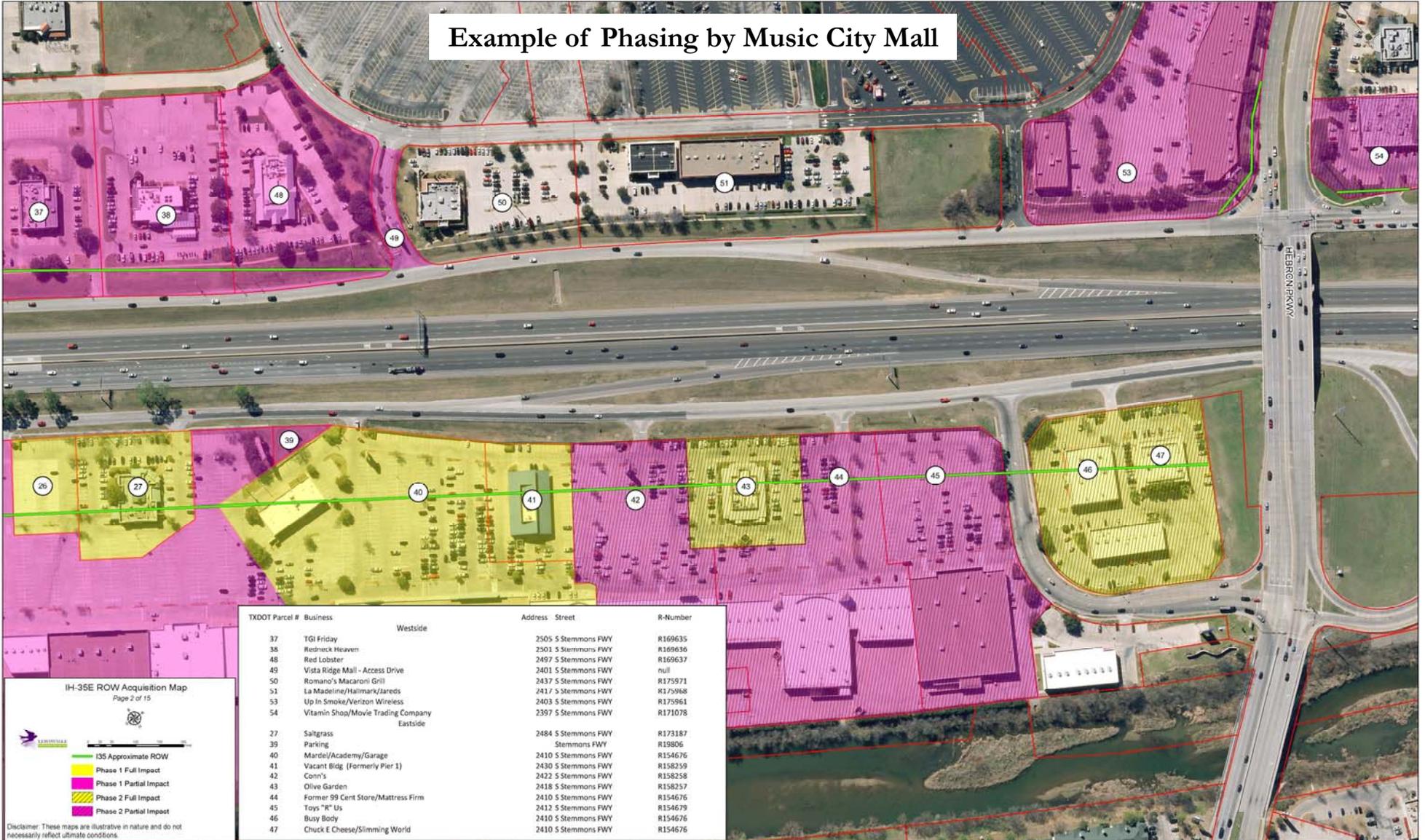
I35E ROW Acquisition TxDot

- Acquisition has four (4) phases
 - Phase I – Full Impact
 - Phase I – Partial Impact
 - Phase II – Full Impact
 - Phase II – Partial Impact

Map Legend →



Example of Phasing by Music City Mall



IH-35E ROW Acquisition Map
Page 2 of 15



- I-35 Approximate ROW
- Phase 1 Full Impact
- Phase 1 Partial Impact
- Phase 2 Full Impact
- Phase 2 Partial Impact

Disclaimer: These maps are illustrative in nature and do not necessarily reflect ultimate conditions.

TXDOT Parcel #	Business	Westside	Address	Street	R-Number
37	TGI Friday		2505 S Stemmons FWY		R169635
38	Redneck Heaven		2501 S Stemmons FWY		R169636
48	Red Lobster		2497 S Stemmons FWY		R169637
49	Vista Ridge Mall - Access Drive		2401 S Stemmons FWY		null
50	Romano's Macaroni Grill		2437 S Stemmons FWY		R175971
51	La Madeleine/Halmark/Jareds		2417 S Stemmons FWY		R175968
53	Up In Smoke/Verizon Wireless		2403 S Stemmons FWY		R175961
54	Vitamin Shop/Movie Trading Company		2397 S Stemmons FWY		R171078
		Eastside			
27	Saltgrass		2484 S Stemmons FWY		R173187
39	Parking		Stemmons FWY		R19806
40	Mardi/Academy/Garage		2410 S Stemmons FWY		R154676
41	Vacant Bldg (Formerly Pier 1)		2430 S Stemmons FWY		R158259
42	Conn's		2422 S Stemmons FWY		R158258
43	Olive Garden		2418 S Stemmons FWY		R158257
44	Former 99 Cent Store/Mattress Firm		2410 S Stemmons FWY		R154676
45	Toys "R" Us		2412 S Stemmons FWY		R154679
46	Busy Body		2410 S Stemmons FWY		R154676
47	Chuck E Cheese/Slimming World		2410 S Stemmons FWY		R154676

- Lakeland Drive
- High School Drive
- North Shore Place
- South Shore Place
- Harbor Drive

15 tracts currently owned by City.
Additional properties added during
Phase II





Lakeland Drive

IH-35E ROW Acquisition Map

Page 7 of 15



- I35 Approximate ROW
- Acquired by TXDOT
- Phase 1 Full Impact
- Phase 2 Partial Impact
- Phase 2 Full Impact

Disclaimer: These maps are illustrative in nature and do not necessarily reflect ultimate conditions.

TXDOT Parcel #	Business	Address	Street	R-Number	TXDOT Parcel #	Business	Address	Street	R-Number
	Westside					Westside			
13	Formerly part of Crossroads Inn (R77682) (torn down)	1191 S Stemmons FWY		R469450	29R	Residential	174 S Shore Pl		R92028
14	Formerly part of Crossroads Inn (R16716) (torn down)	1191 S Stemmons FWY		R495448	32	Tuff Shed	1037 Stemmons FWY		R91338
15	Waffle House	1181 S Stemmons FWY		R16713	33	Tuff Shed	1029 Stemmons FWY		R91330
16	Gas Station	1201 SH 121 Business		R16715	34	Dorothy's Grass	1022 S Stemmons FWY		R91328
17	Jet Spray Car Wash	1296 SH 121 Business		R76163	35	Dorothy's Grass	1022 S Stemmons FWY		R91328
18	Church's Chicken	1298 SH 121 Business		R16718	36	Dorothy's Grass	1022 S Stemmons FWY		R91328
203	Giocap Auto Sales	1280 S Stemmons FWY		R16736	37R	Residential	1014 Lakeland Dr		R91325
204	ATL Career Training center	1310 S Stemmons FWY		R135410	38R	Residential	1010 Lakeland Dr		R91322
205	Olivers Automotive Service	1244 Texas St		R91178	39R	Residential	1006 Lakeland Dr		R91318
19	Kwik Mart Gas & Convenience	1235 S SH 121 Business		R16494	40R	Residential	1002 Lakeland Dr		R91313
20	Title Max	1233 S SH 121 Business		R16499	41R	Residential	980 Lakeland Dr		R91310
21	Formerly part of Long John Silvers (R156258) (Part 1)	1165 S Stemmons FWY		R556815	42R	Residential	976 Lakeland Dr		R91305
21	Formerly part of Lakeland Plaza (R156258) (Part 2)	1165 S Stemmons FWY		R556814	43R	Residential	972 Lakeland Dr		R13080
22	Parking	1133 S Stemmons FWY		R156261	44R	Residential	968 Lakeland Dr		R91301
25	Formerly part of Patzcuaro Restaurant (R156259)	1133 S Stemmons FWY		RS37328	48R	Residential	960 Lakeland Dr		R91295
26	Cash 4 Gold/ Car Sales	1131 S Stemmons FWY		R19503					
27	Formerly Smile Magic Dentistry (R156260)	1111 S Stemmons FWY		RS57046					
28	Reids Auto Connection	1045 S Stemmons FWY		R92025					



Lakeland Drive

Harbor Drive

IH-35E ROW Acquisition Map
Page 8 of 15

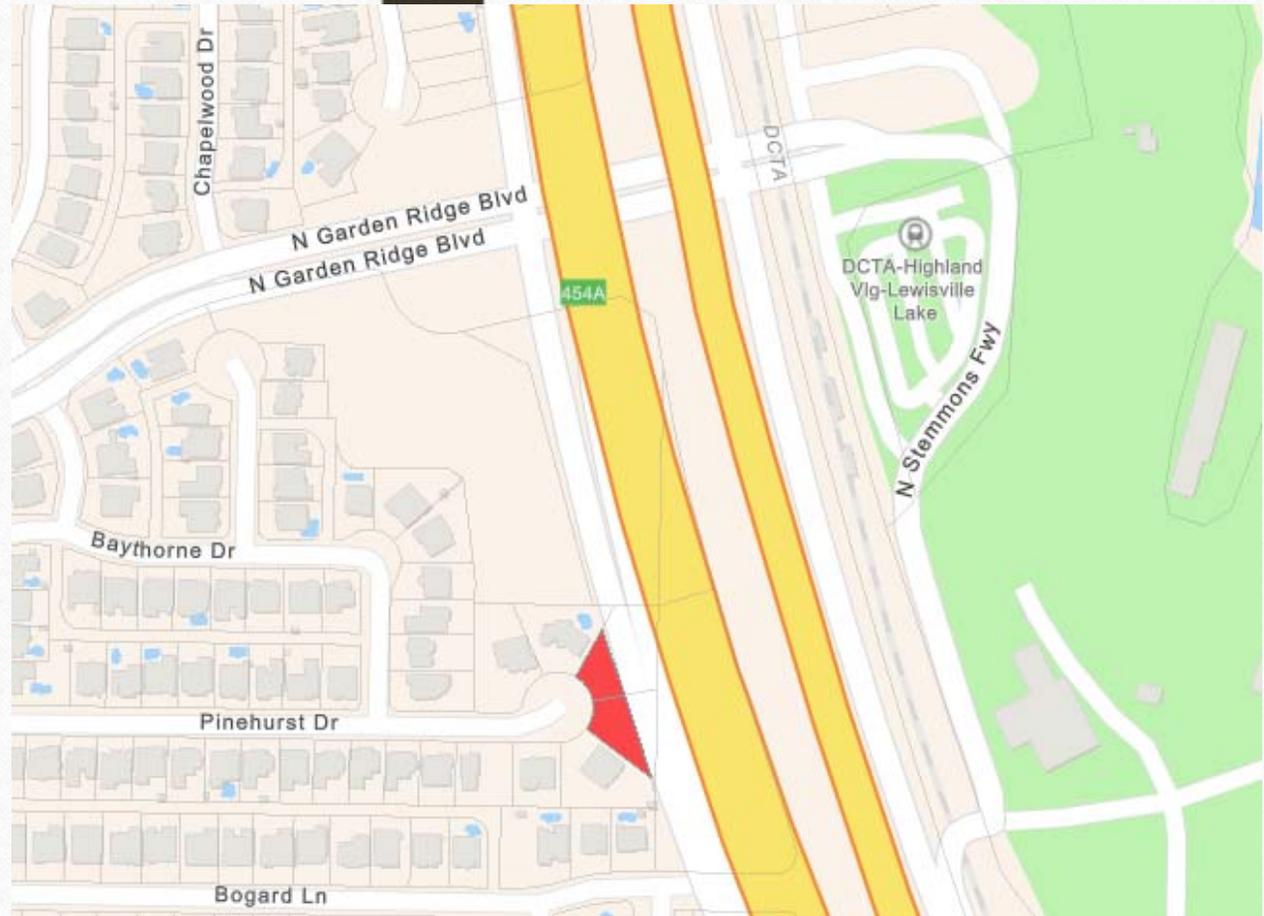


- I35 Approximate ROW
- Acquired by TXDOT
- Phase 1 Full Impact
- Phase 1 Partial Impact
- Phase 2 Full Impact
- Phase 2 Partial Impact

Disclaimer: These maps are illustrative in nature and do not necessarily reflect ultimate conditions.

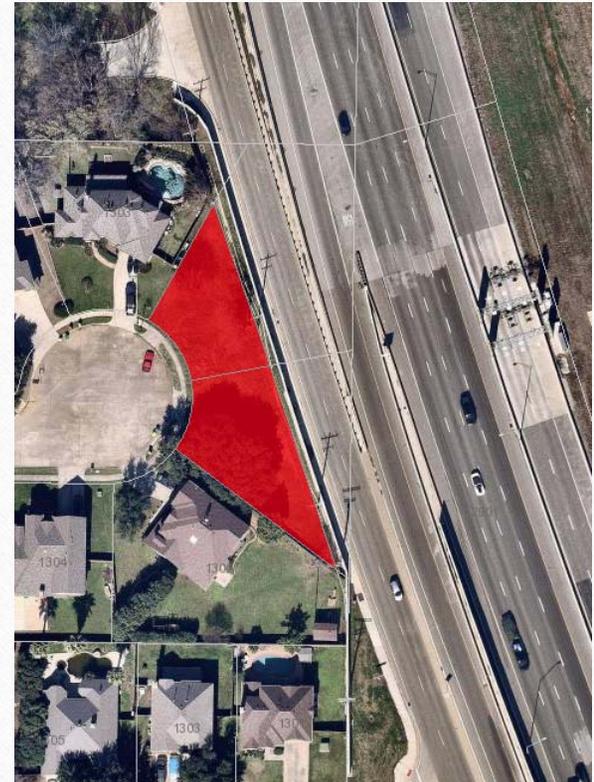
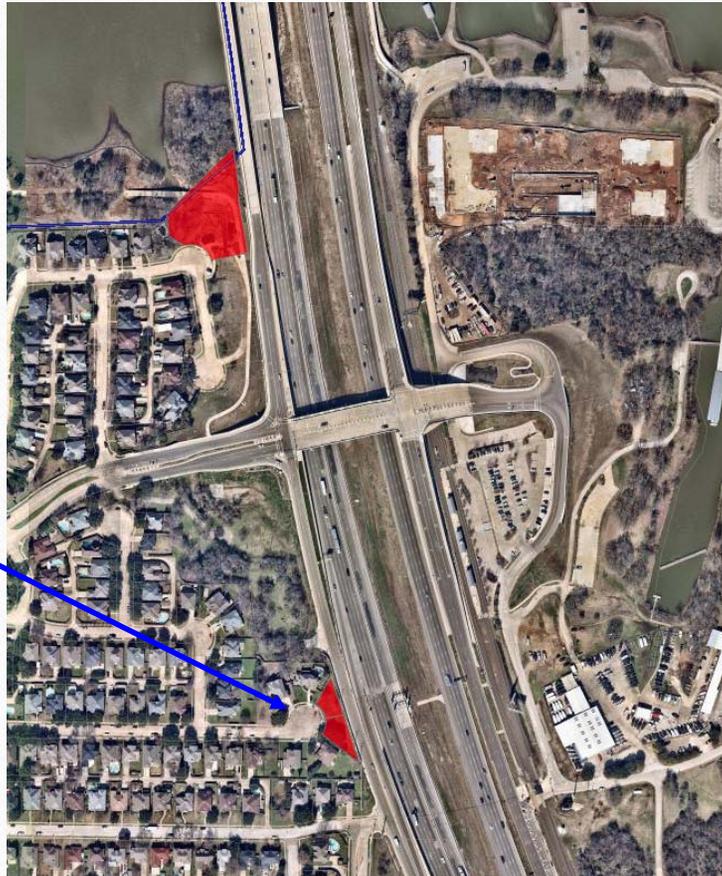
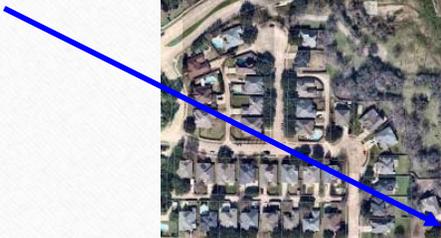
TXDOT Parcel #	Business	Address	Street	R-Number	65R	66R	67R	68R	69	70R	71R	72R	73R	74R	75R	76R	77R	78R	79R	80	81	82	83R	84R	85R	86R	87R	88R	89	90	91	92	94	96R		
42R	Residential	Westside	976 Lakeland Dr	R91305	Residential	1014 Lake Shore Dr	R90974																													
43R	Residential		972 Lakeland Dr	R15680	Residential	1013 Lake Shore Dr	R91401																													
44R	Residential		968 Lakeland Dr	R91301	Residential	897 Harbor	R91385																													
48R	Residential		960 Lakeland Dr	R91295	Residential	891 Harbor	R91380																													
49R	Residential		956 Lakeland Dr	R92441	Residential	885 Harbor	R91375																													
50R	Residential		952 Lakeland Dr	R16574	Residential	879 Harbor	R91372																													
51R	Residential		948 Lakeland Dr	R92440	Residential	873 Harbor	R91369																													
52R	Residential		944 Lakeland Dr	R91170	City of Lewisville (Formerly Residential R91362)	867 Harbor	R91365																													
53R	City of Lewisville (Formerly Residential R91174)		940 Lakeland Dr	R496967	Residential	861 Harbor	R499884																													
54R	Residential		936 Lakeland Dr	R91173	City of Lewisville (Formerly Residential R91174)	855 Harbor	R91358																													
55R	Residential		932 Lakeland Dr	R91172	Residential	849 Harbor	R496026																													
56R	Residential		928 Lakeland Dr	R91171	Residential	843 Harbor	R91350																													
57R	Residential		301 N Shore Pl	R91343	Residential	837 Harbor	R91345																													
59	Lewisville Volkswagen Car Dealership		893 S Stemmons FWY	R207109	Dr. Office	825 Harbor	R91335																													
60	Cracker Barrel Restaurant		889 S Stemmons FWY	R174227	81 Braums Ice Cream and Dairy Store	800 S Stemmons FWY	R19801																													
46	Ateca Meat Market, Pollo Regg'io	Eastside	229 Huffines Plaza	R152097	82 Shell Gas Station	812 S Stemmons FWY	R224130																													
64	Street Dreams		946 S Stemmons FWY	R19738	94 Sunshine RV/Title Loans	802 S Stemmons FWY	R19796																													
						96R City of Lewisville (Formerly Residential R5031)	R18064																													

Pinehurst Drive



Pinehurst Drive

Two tracts total
approximately \$1,148
(market value per DCAD)

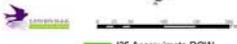




Pinehurst Drive

IH-35E ROW Acquisition Map

Page 15 of 16



- I35 Approximate ROW
- Acquired by TXDOT
- Phase 1 Full Impact
- Phase 1 Partial Impact
- Phase 2 Full Impact
- Phase 2 Partial Impact

Disclaimer: These maps are illustrative in nature and do not necessarily reflect ultimate conditions.

TXDOT Parcel #	Business	Westside	Address	Street	R-Number
22	Vacant Land				R18504
24R	Residential		1302 Pinehursts Dr		R181873
25R	City of Lewisville (Formerly Residential R181872)		1300 Pinehursts Dr		R496994
26R	City of Lewisville (Formerly Residential R181871)		1301 Pinehursts Dr		R495764
27R	Residential		1303 Pinehursts Dr		R181870
182	TXDOT				R18530
1	Vacant Land				R469060
2	TXDOT				R197896
3R	Residential		2300 Spenrock Ct		R197896
4	Sunny's Food Mart Gas/American Watercraft/Farmers MKT		2997 N Stemmons FWY		R17909
5	TXDOT				
6	City of Lewisville				
7R	Residential		2301 Spenrock Ct		R197866
8R	Residential		2303 Spenrock Ct		R197865
9R	Residential		2305 Spenrock Ct		R197864
10R	Residential		2307 Spenrock Ct		R197863
11R	Residential		2309 Spenrock Ct		R197862
12R	Residential		2311 Spenrock Ct		R197861

1301 Pinehurst Dr
Lewisville, Texas
Google
Street View - Oct 2018

Pinehurst - Two Tracts

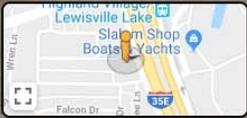


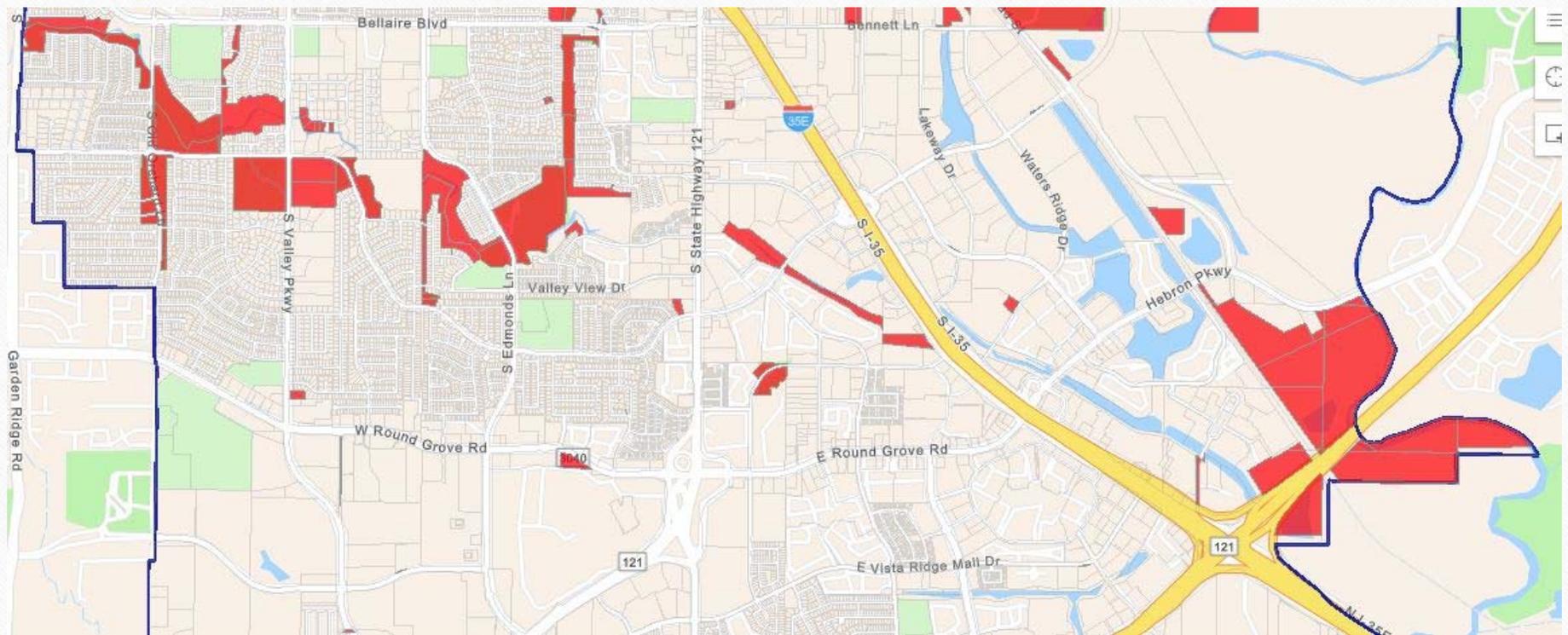
Image capture: Oct 2018 © 2019 Google United States Terms Report a pro

I-35 Public Property Plan

- In proposed base budget, existing fund balance would be used to hire consultant to develop a plan for city-owned property along the I-35 corridor.
- Consultant will study existing city and TxDOT plans as they relate to parcels currently owned by City along I-35 (i.e. I-35 Plan, TxDOT construction/design plans, ULI Triangle Study, 10 minute walk to park maps, Water and Wastewater Plans, Northern Gateway and Southern Gateway plan, Parks Master Plan, and Thoroughfare plans).
- Consultant will propose best uses for properties (development, acquisition, and opportunities).
- This will provide the city with a unified strategy for public property along the corridor. It can also help the city better position itself with TxDOT and property owners being affected by the next phases of I-35 expansion.

Category #4 – Dedicated Drainage/Utility
R.O.W. Trail – Park

Timber Creek / Southern Gateway



Timber Creek / Southern Gateway



Lewisville, Texas

Google

Street View - Oct 2018

Existing Trail Along Timber Creek



Prairie Creek



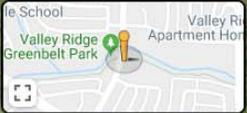
Prairie Creek



Existing Trail Along Prairie Creek



Lewisville, Texas
Google
Street View - Oct 2018

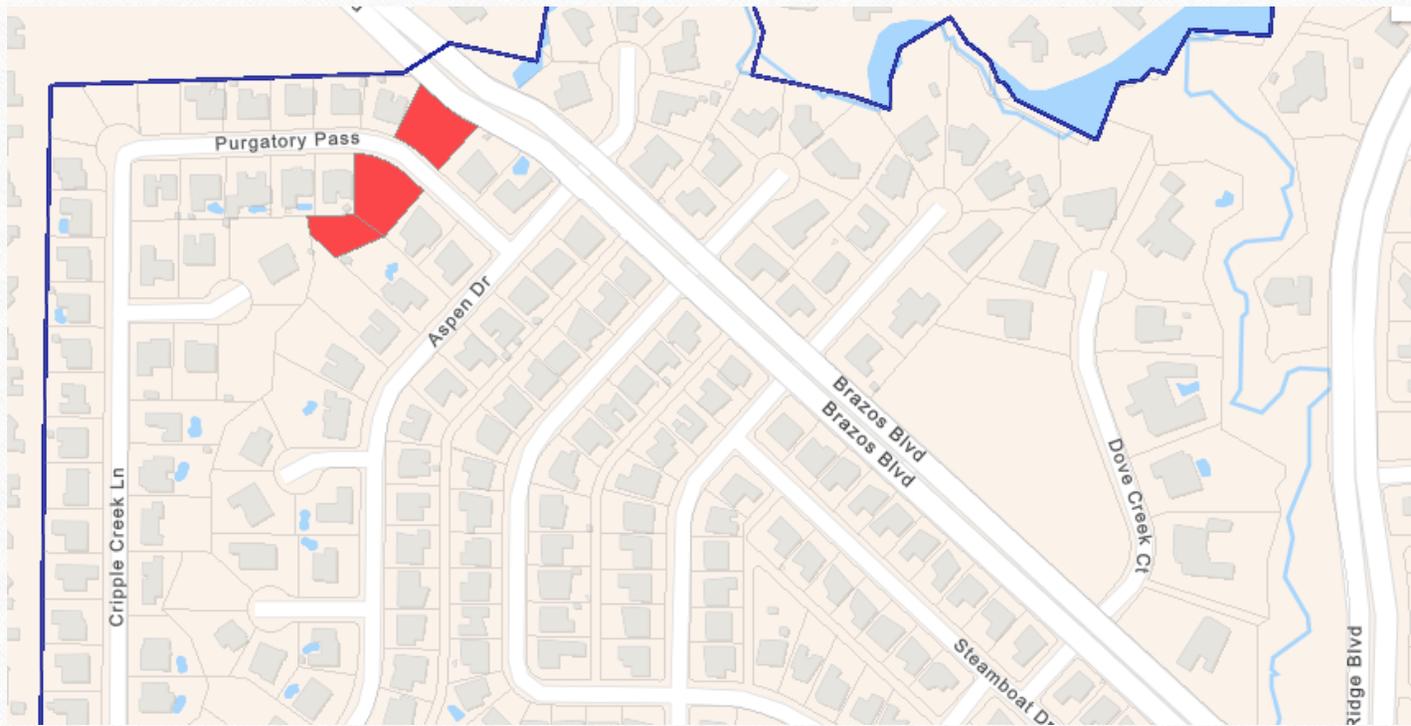


Google

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Category #5 – Lots Purchased for Drainage

Purgatory Pass / Aspen



Purgatory Pass / Aspen

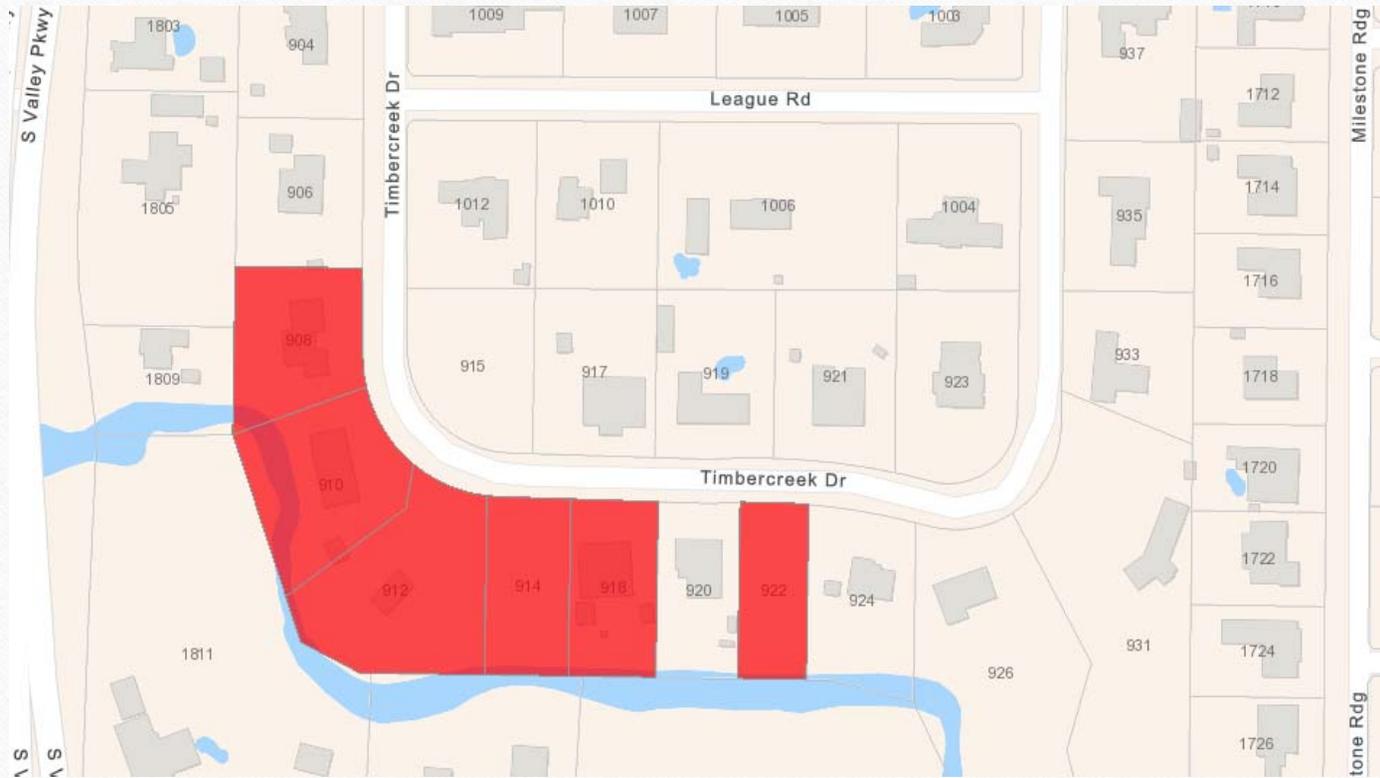




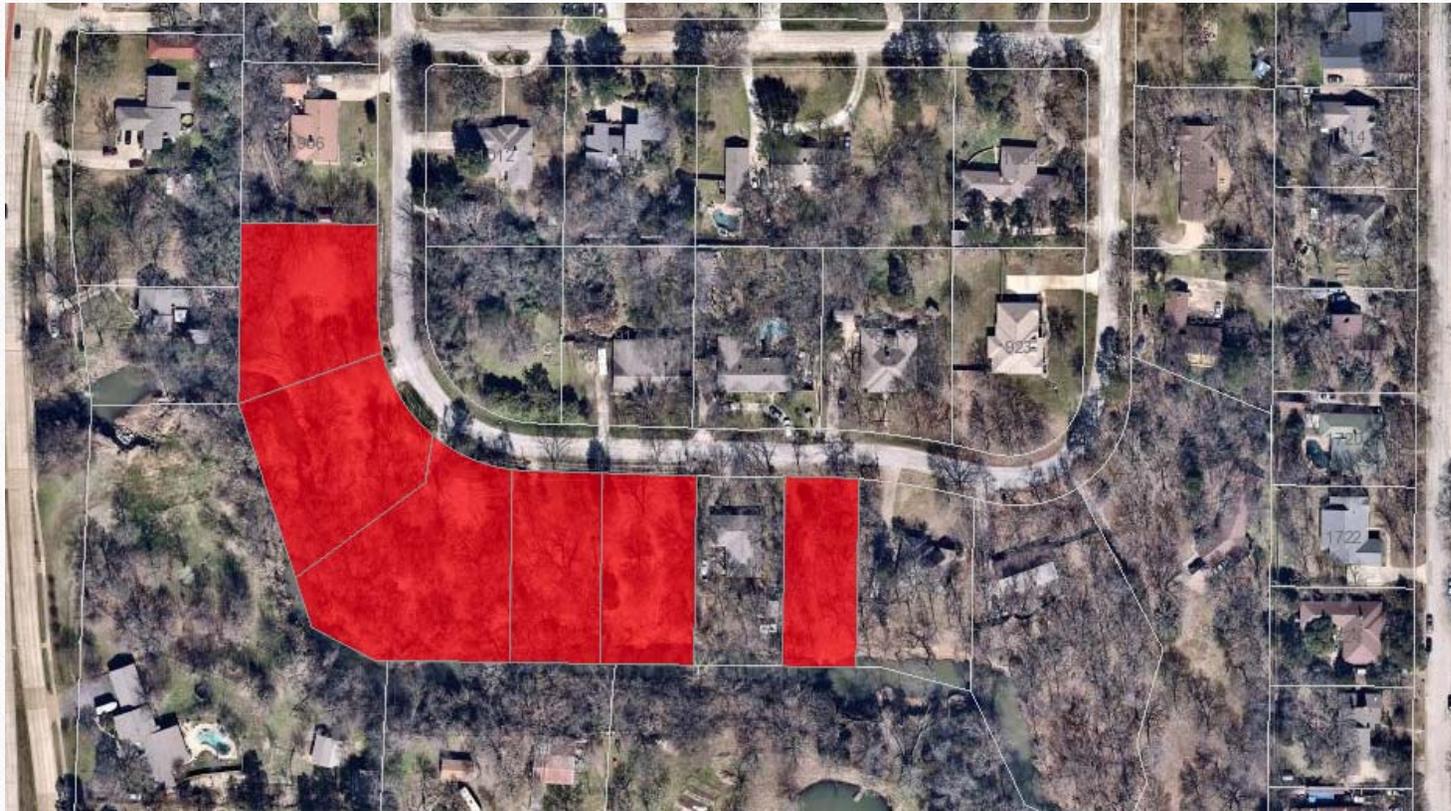
Google

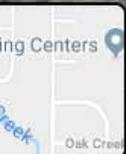


Timber Creek Drive



Timber Creek Drive

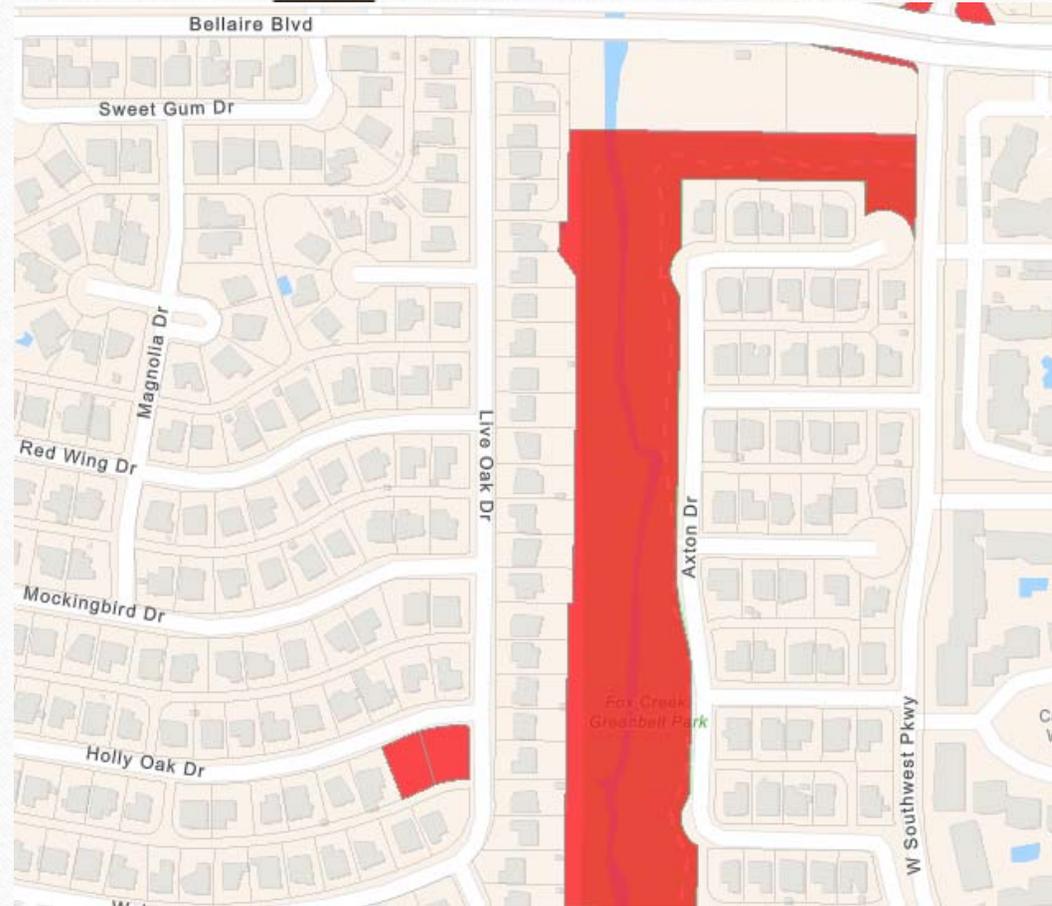




Google

Timbercrest

Holly Oak Drive

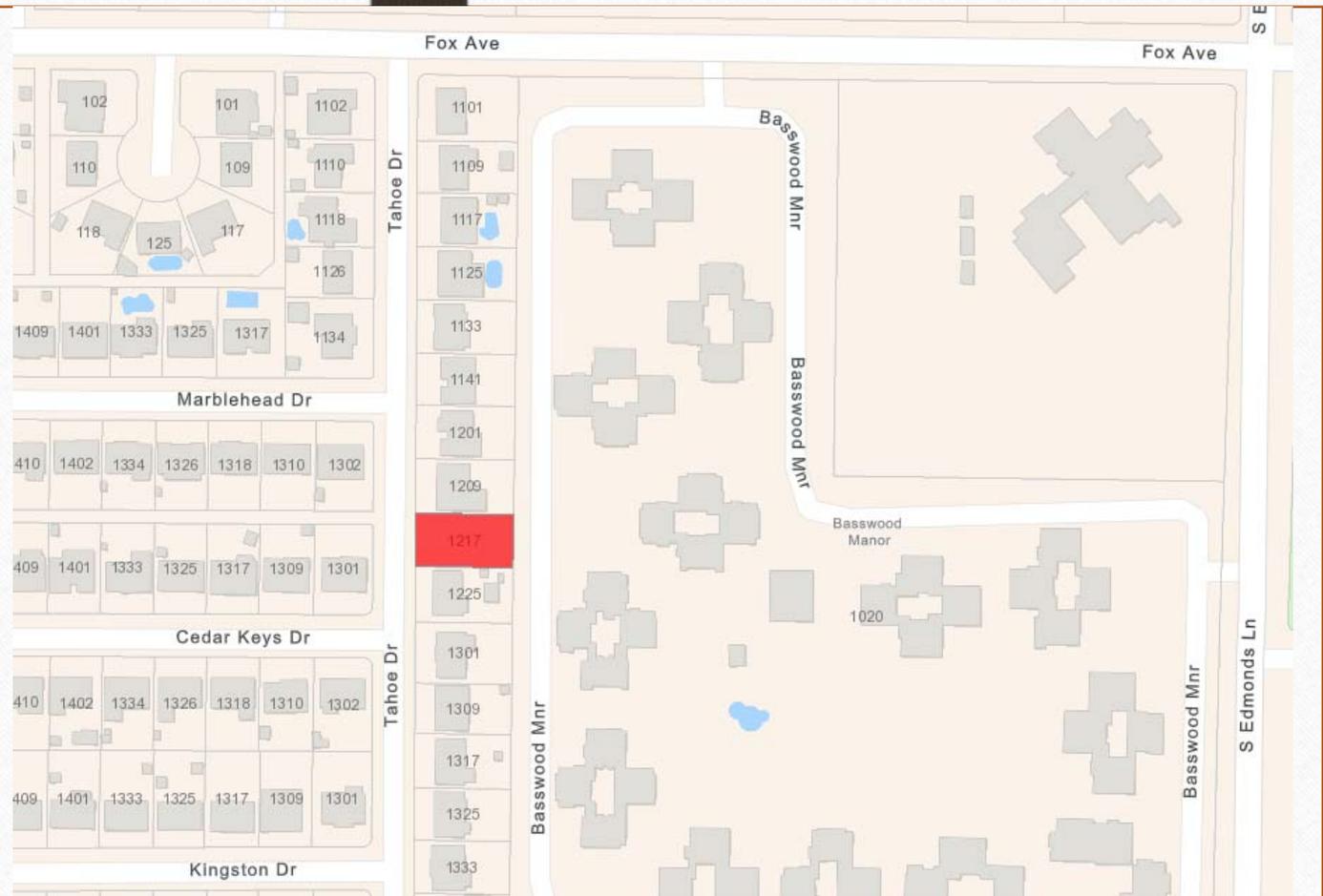


Holly Oak Drive





Tahoe



Tahoe





Category #3 – Dedicated Drainage/Utility R.O.W

R495334 Kings
Grant
Drainage
Between Two
Houses
(Yacht Club
Drive)



R495334
Kings Grant
Drainage
Between Two
Houses
(Yacht Club
Drive)



Yacht Club Dr
Lewisville, Texas

Google

Street View - Oct 2018



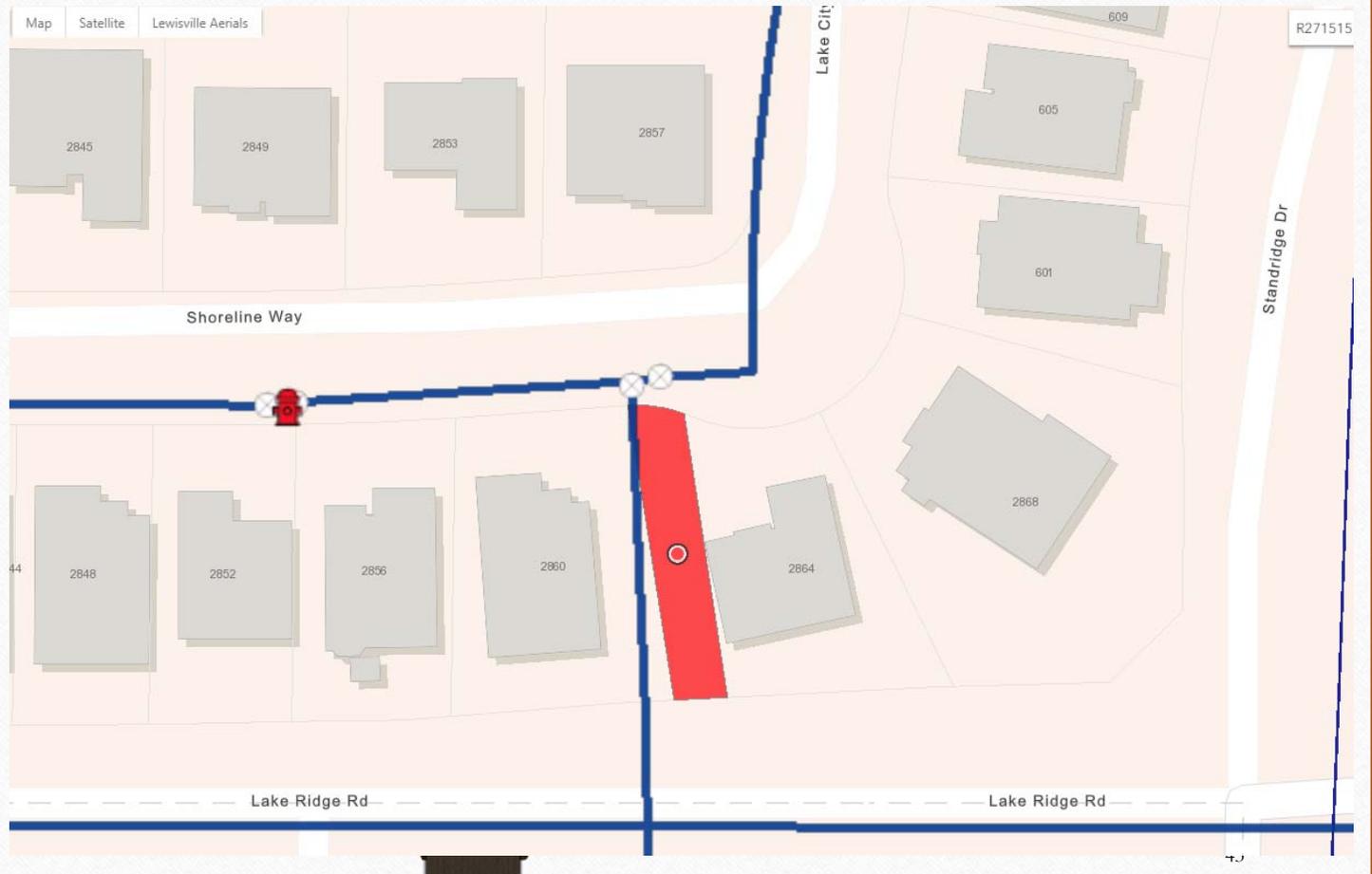
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Google

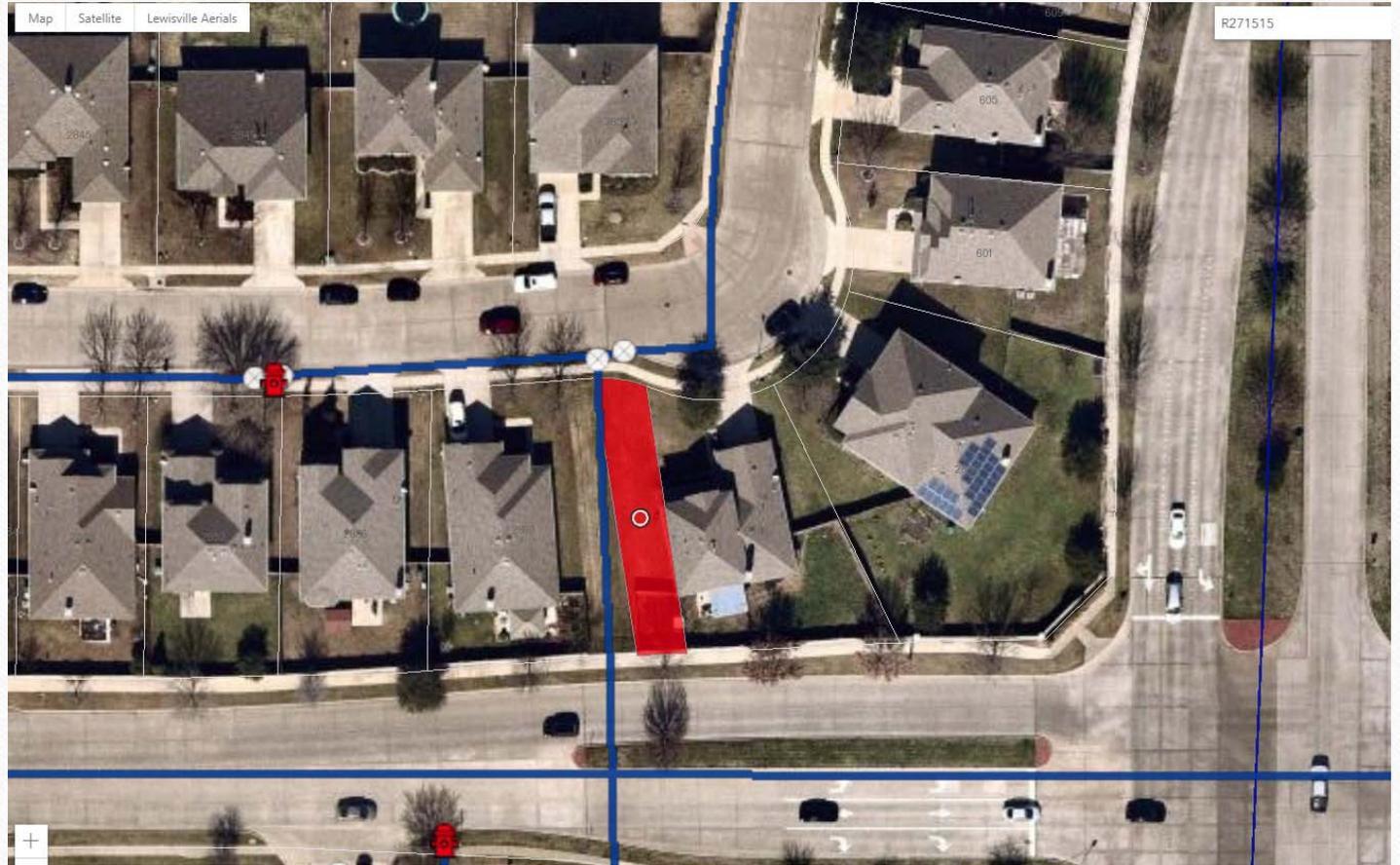
Progressive Insurance
Twin Point Dr
Yacht Club Dr
Departments
Seconds & Surplus Building Materials

Shoreline Way

(Waterline
Between Two
Houses)



Shoreline Way
(Waterline
Between Two
Houses)





Moving Forward

- Continue to expand the database
- Utilize in future planning of I35, building/facility expansions, trails/parks/greenspace, economic development opportunities, and infrastructure management/development