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OLD TOWN ZONING ISSUES UPDATE

Lewisville City Council Retreat, February 14-16, 2019

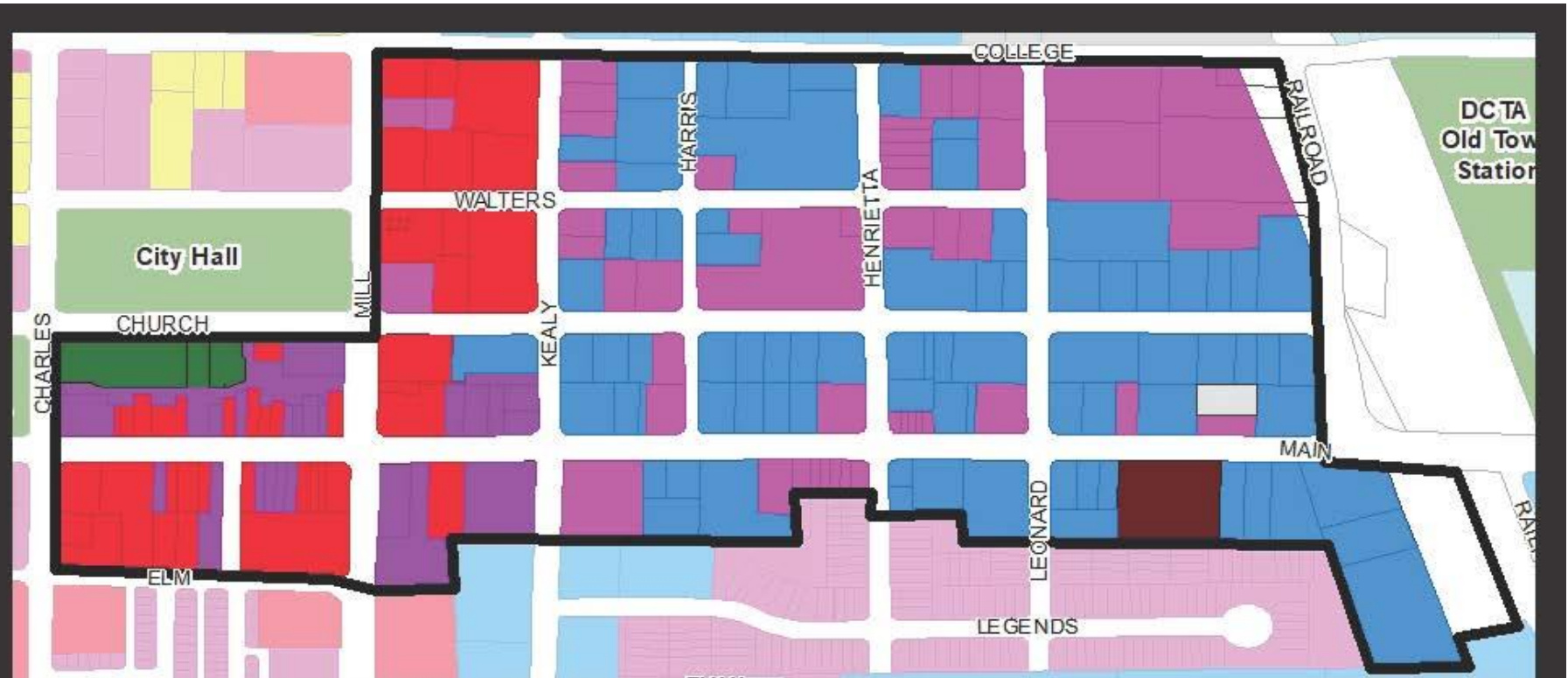
PRESENTATION OUTLINE:

- A. Old Town East Rezone Effort Update and Direction
- B. Old Town Center District Amendments Update and Direction



OLD TOWN EAST REZONE EFFORT

Map of Proposed
Zone Change
Area to OTMU2
and OTC



PROPOSED OLD TOWN LEWISVILLE REZONING OPEN HOUSE

Wednesday, Nov. 14, 5:30-7:30 p.m.

Medical City Lewisville Grand Theater Recital Hall

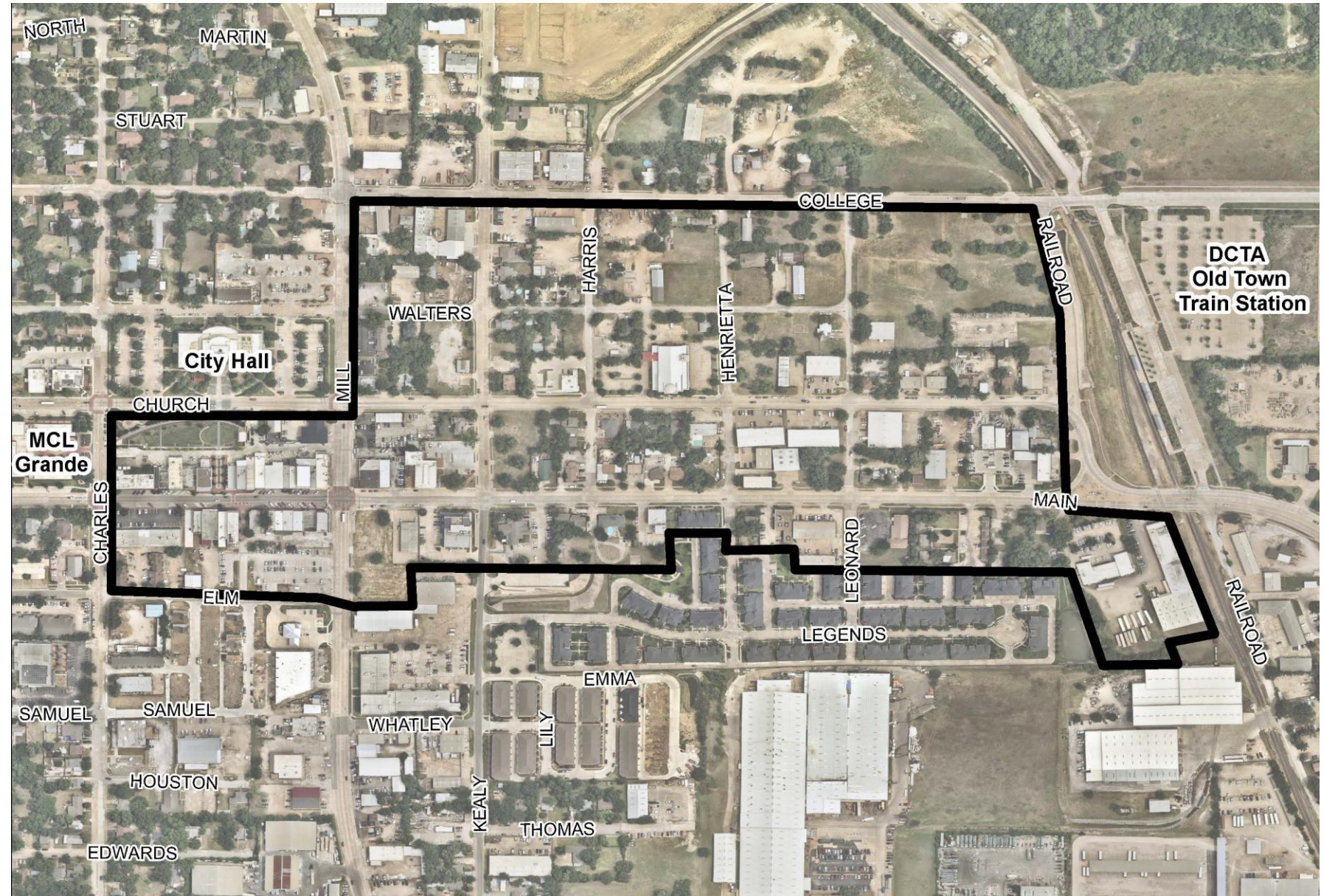
100 N. Charles Street



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

OLD TOWN EAST REZONE EFFORT

Aerial map of
Proposed Zone
Change Area to
OTMU2 and OTC



OLD TOWN EAST REZONE EFFORT

- Old Town Rezone Open House held Wednesday, November 14, 2018
 - 239 postcard invitations sent to stakeholders (property owners and tenants)
 - 19 individuals in attendance
 - Residential owners in support of rezone, which will bring residential properties into zoning compliance
 - Legal non-conforming business owner covering 2.75 acres in support of rezone, which will enhance ability to market property for redevelopment



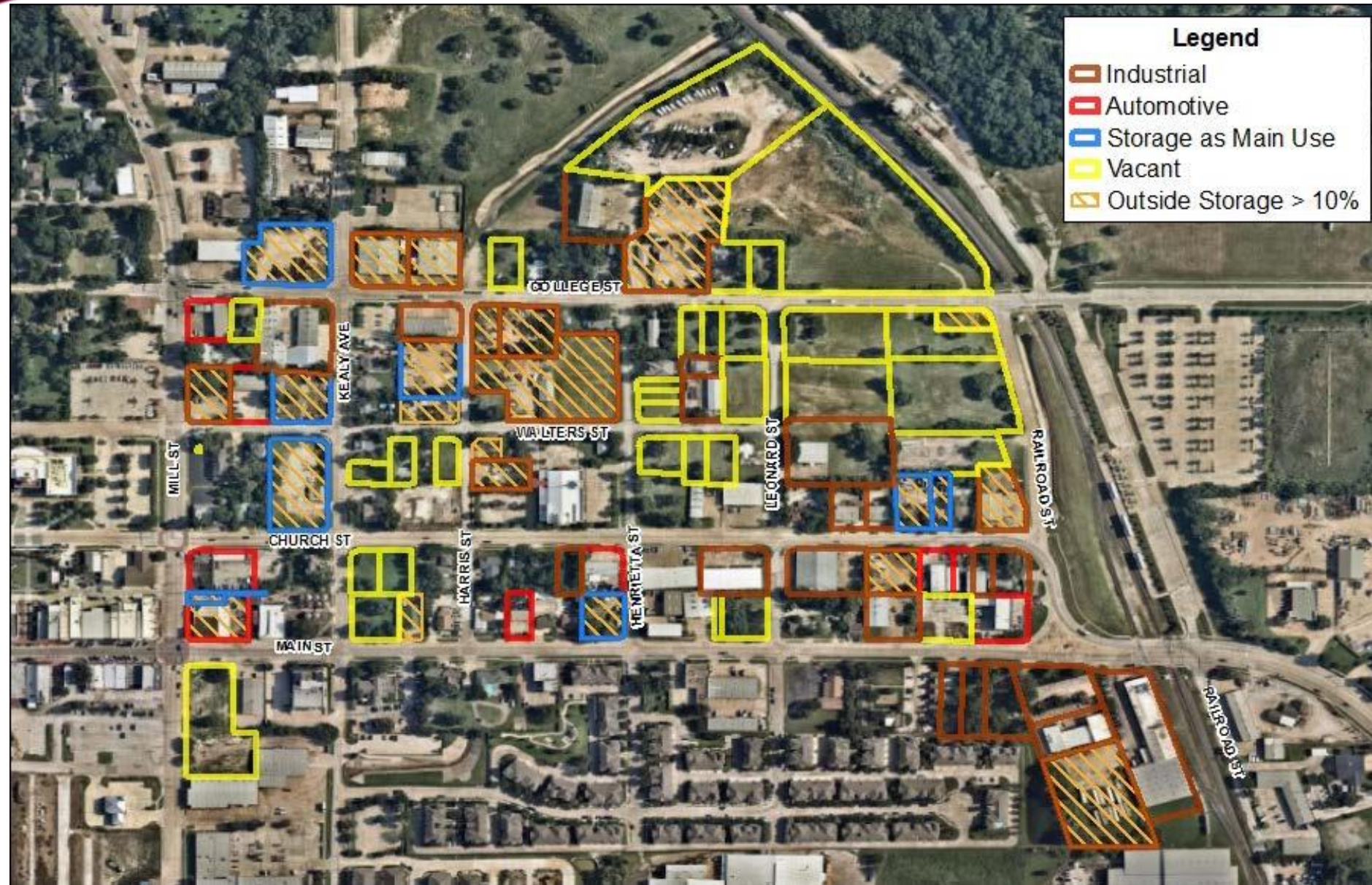
OLD TOWN EAST REZONE EFFORT

- Additional Open House Feedback:
 - 3 warehouse owners expressed concern with loss of legal non-conforming rights after 90 days
 - Warehouse owners with Light Industrial zoning must meet current development standards if building remains vacant for one year
 - Existing warehouses in target area have little or no outside storage and are some of the more aesthetically pleasing properties in the area
 - Warehouses in TOD areas are typically considered as “blank canvases” by developers for adaptive reuse for a variety of pedestrian-oriented uses (entertainment uses, office/co-working space, creative industries, retail mix, etc.)



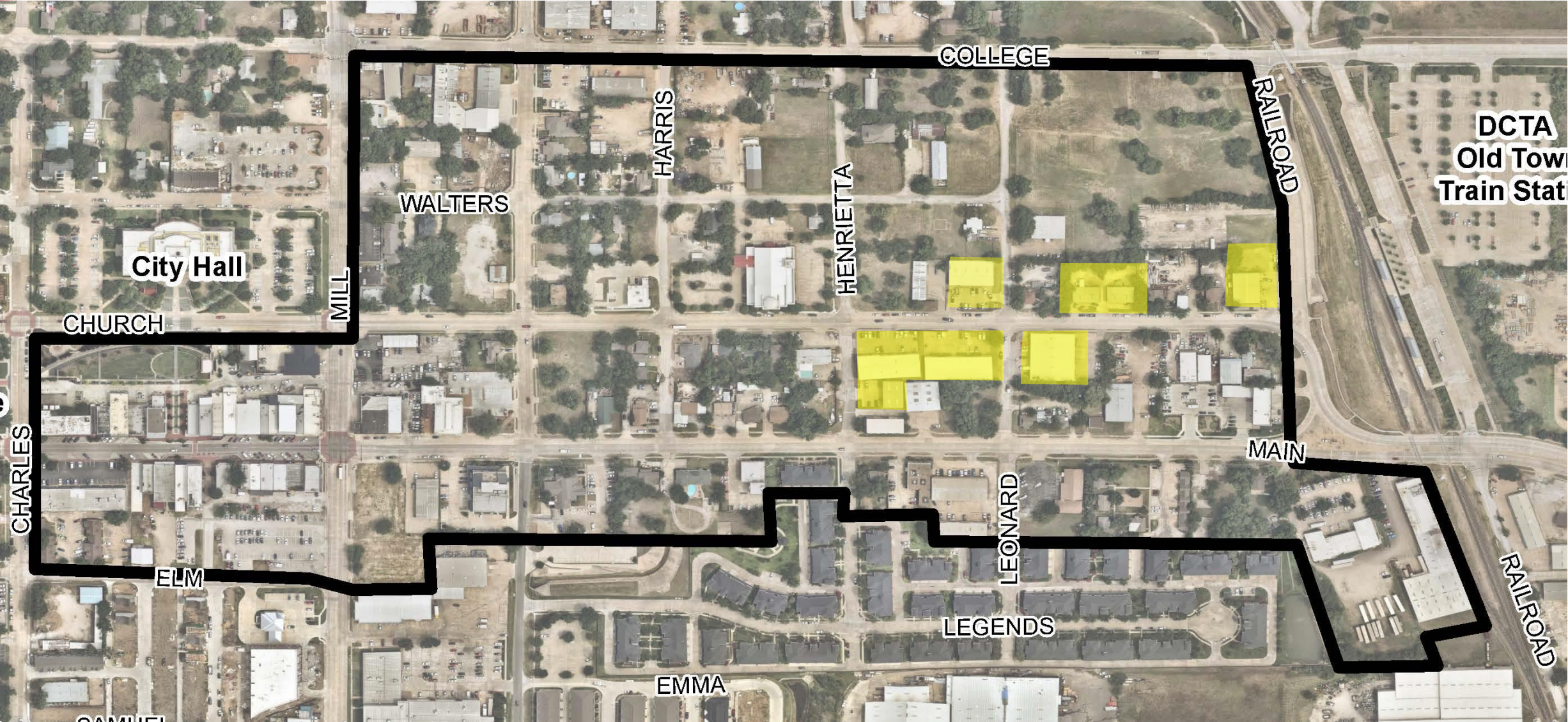
OLD TOWN EAST REZONE EFFORT

Map showing non-conforming uses



OLD TOWN EAST REZONE EFFORT

Map showing existing warehouse locations



OLD TOWN EAST REZONE EFFORT

- Decision Points:
 1. Rezone entire area as originally proposed
 2. Rezone entire area except for properties with warehouse uses
 3. Rezone only properties with owner support
- Timeline:
 - Today: Council direction on preferred option for rezoning
 - Follow up with property owners who previously expressed concerns
 - P&Z Public Hearing: May 2019
 - City Council Public Hearing: June 2019
 - Begin Old Town CO initiative

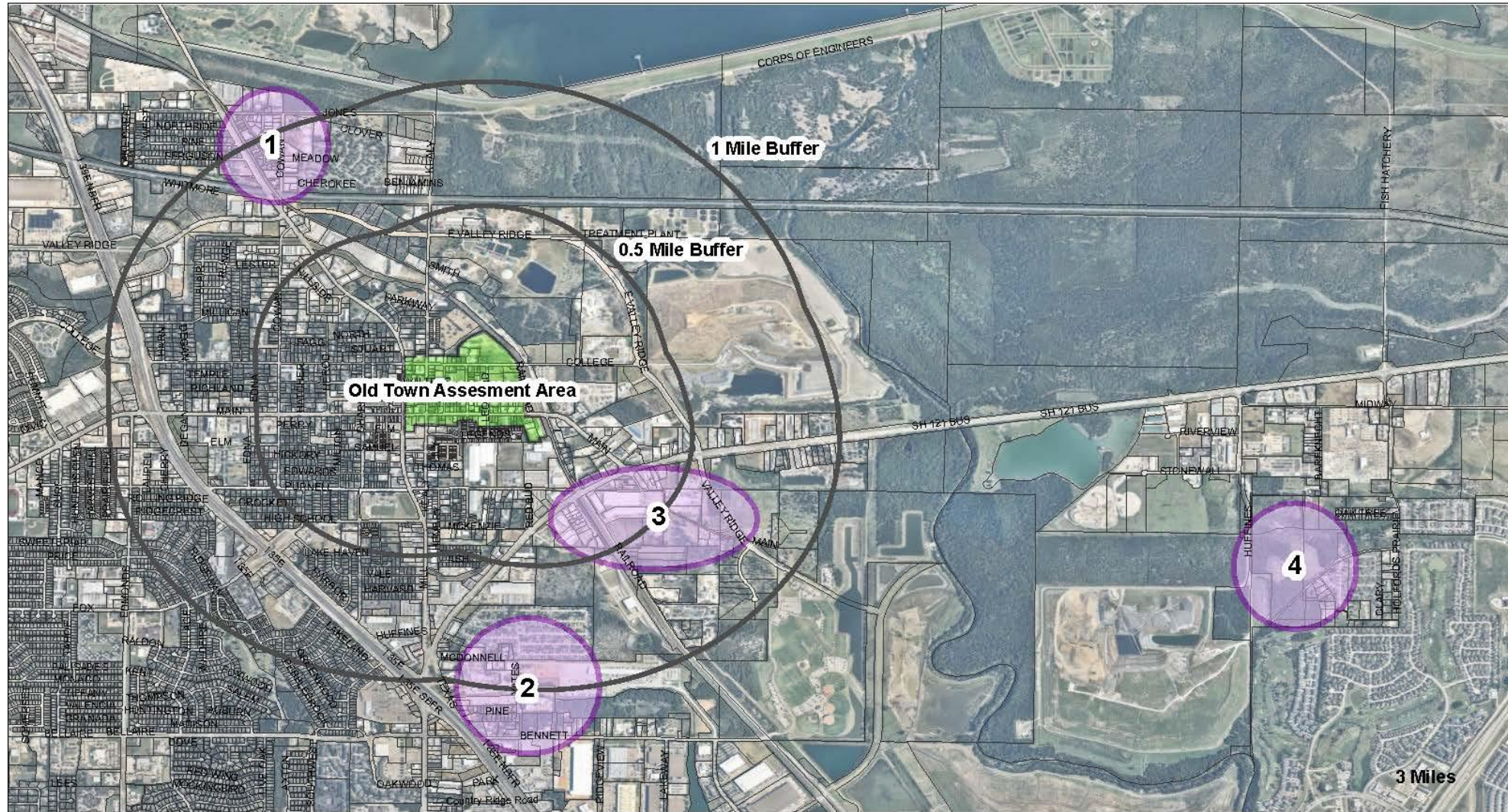


OLD TOWN EAST REZONE EFFORT

- In concert with the Old Town East rezone effort, staff has drafted the Light Industrial 2 District, which would be an option for existing automotive uses currently located in targeted redevelopment areas (Old Town, I-35E Corridor, Hwy. 121 Business Corridor) to relocate in focused areas by right and without SUP process
- Key components of LI-2 District:
 - Increased landscaping
 - Upgraded street-facing façade
 - Limited to monuments signs only on site
- An Automotive Relocation Plan was also drafted to provide guidance for LI-2 District regulations and to identify suitable relocation areas



OLD TOWN EAST REZONE EFFORT



Potential Automotive Relocation Areas

- 1 Off North Cowan Street, possibly with or without frontage on East Jones Street
- 2 Southeast quadrant of IH-35E and SH 121 Business, no frontage on either highway.
- 3 East Main Street and Purnell, no frontage on SH121 Business or East Valley Ridge Blvd.
- 4 Bunker Hill Area, no frontage on Corporate Drive Extension



OLD TOWN EAST REZONE EFFORT

Decision Point:

1. Move forward with creation of Light Industrial 2 District

OLD TOWN CENTER DISTRICT AMENDMENTS UPDATE

- Status: Old Town Center District (OTC) amendments draft completed by staff and initial legal review complete. Currently working with Legal staff on minor revisions. Amendments to Old Town Master Plan completed by staff and under legal review.
- OTC amendments key components:
 - Create Main Street Corridor Subdistrict consisting of all properties fronting West Main Street between Mill Street and Charles Street
 - Set building height limit at 45 feet for Main Street Subdistrict and 75 feet for rest of district
 - Requires SUP for ground floor professional and medical offices in subdistrict
- Staff presented proposed amendments to Main and Mill Association on February 12, 2019



Map of OTC District showing subdistrict boundary

- OTC Boundary
- Subdistrict Boundary



OLD TOWN CENTER DISTRICT AMENDMENTS UPDATE

- Decision Points:
 - Set building height limit at 45 feet for Main Street Subdistrict and 75 feet for rest of district
 - Require SUP for ground floor professional and medical offices in subdistrict
- Next Steps:
 - Schedule open house with stakeholders in late March/early April 2019
 - Once Legal staff approves final revisions to OTC District amendments and Old Town Master Plan amendments, public hearings before P&Z and City Council will be scheduled (anticipated in May-June 2019)

