

ORDINANCE NO. _____

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING ORDINANCE NUMBER 0428-22-ZON, KNOWN AS THE CASTLE HILLS PLANNED DEVELOPMENT, BY AMENDING SECTION V, THE REALM SUBDISTRICT, TO INCLUDE ADDITIONAL STANDARDS FOR MULTI-FAMILY DEVELOPMENT IN THE GENERAL BUSINESS TWO (GB2) ZONING DISTRICT AND SECTION VII, DEFINITIONS, TO ADD A DEFINITION FOR A LIVE/WORK UNIT; CORRECTING THE LIST OF EXISTING PLANNED DEVELOPMENTS FOUND IN EXHIBIT VI.7.1-1 OF VOLUME II OF THE LEWISVILLE CITY CODE, KNOWN AS THE UNIFIED DEVELOPMENT CODE; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, on January 3, 2022, the City Council of the City of Lewisville, Texas, approved Ordinance Number 0428-22-ZON, known as the Castle Hills Planned Development (“Castle Hills PD”); and

WHEREAS, section II, Administration, of the Castle Hills PD states that “Text amendments to the Castle Hills PD shall be processed as a text amendment in accordance with the Zoning regulations set forth in the City of Lewisville Zoning Ordinance, as amended, concerning text amendment procedures.”; and

WHEREAS, volume II of the Lewisville City Code, known as the Unified Development Code (“UDC”), provides the zoning regulations for text amendments; and

WHEREAS, in accordance with the UDC and state law, City staff has initiated text amendments to the Castle Hills PD to clarify and add flexibility to multi-family development in the General Business Two Base Zoning District within the Realm Subdistrict and to add a definition; and

WHEREAS, the City Council has determined that for the health, welfare and safety of its citizens certain amendments to Ordinance 0428-22-ZON (the Castle Hills PD) and to Exhibit VI.7.1-1 of the UDC are necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. Section V, the Realm Subdistrict, of Ordinance 0428-22-ZON is hereby amended by deleting the current language in its entirety and in its place inserting new language as provided in **Exhibit 1**, attached hereto and incorporated as if fully set forth herein.

SECTION 2. Section VII, Definitions, subsection B, General Definitions, of Ordinance 0428-22-ZON is hereby amended by adding the following definition for a “live/work unit”:

Live/work unit shall mean a single MF unit (e.g., studio, loft, or apartment) consisting of both a commercial/office and residential component that is occupied by the same tenant. The live/work unit shall be the primary dwelling unit of the occupant.

SECTION 3. The Planning Director or designee is hereby directed to correct the list of existing planned developments found in Exhibit VI.7.1-1 of the UDC.

SECTION 4. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 5. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 6. PENALTY. Any person, firm or corporation who violates any provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the municipal court, shall be subject to a fine of not more than \$2,000.00 for each offense, and every day such offense is continued shall constitute a separate offense.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION 8. EMERGENCY. It being for the public welfare that this ordinance be passed creates an emergency and public necessity and the rule requiring this ordinance be read on three separate occasions be, and the same is hereby, waived and this ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 15TH DAY OF MAY, 2023.

APPROVED:

TJ Gilmore, MAYOR

ATTEST:

Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY