

ORDINANCE NO. _____

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING CHAPTER 17, ZONING, SECTION 17-3, DEFINITIONS AND ADDITIONAL USE REGULATIONS, SECTION 17-22.8.1, MIXED-USE–SHOPPING CENTER (MU-SC) DISTRICT REGULATIONS, SECTION 17-22.8.2, MIXED-USE (MU) DISTRICT REGULATIONS, AND SECTION 17-22.8.3, MIXED-USE NINETY (MU-90) DISTRICT REGULATIONS, BY REPEALING AND REPLACING THEM IN THEIR ENTIRETY; ALTERING DEFINITIONS; ADDING AND DELETING USES AND RELATED REGULATIONS WITHIN THE VARIOUS MIXED USE DISTRICTS; AND AMENDING THE CONCEPT PLAN ADOPTION AND AMENDMENT PROCESS WITHIN THE VARIOUS MIXED USE DISTRICTS; PROVIDING FOR A REPEALER, SEVERABILITY, AND A PENALTY; PROVIDING AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Lewisville has determined that for the health, welfare and safety of its citizens certain amendments to the Lewisville City Code of Ordinances, Chapter 17, Zoning, Section 17-3, Definitions and additional use regulations, Section 17-22.8.1, Mixed-Use–Shopping Center regulations, Section 17-22.8.2, Mixed Use District regulations, and Section 17-22.8.3, Mixed-Use Ninety District regulations, are necessary;

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

SECTION 1. Chapter 17, Section 17-3 is hereby repealed in its entirety and in its place the attached new Section 17-3 is inserted as illustrated in Exhibit “A”.

SECTION 2. Chapter 17, Section 17-22.8.1 is hereby repealed in its entirety and in its place the attached new Section 17-22.8.1 is inserted as illustrated in Exhibit “B”.

SECTION 3. Chapter 17, Section 17-22.8.2 is hereby repealed in its entirety and in its place the attached new Section 17-22.8.2 is inserted as illustrated in Exhibit “C”.

SECTION 4. Chapter 17, Section 17-22.8.3 is hereby repealed in its entirety and in its place the attached new Section 17-22.8.3 is inserted as illustrated in Exhibit “D”.

SECTION 5. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION 6. 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 7. 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 each and every day such offense is continued shall constitute a new and separate offense.

SECTION 8. EFFECTIVE DATE. This ordinance shall become effective immediately upon its passage and publication as required by law.

SECTION 9. 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.

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**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 10th DAY OF
SEPTEMBER, 2018.**

APPROVED:

Rudy Durham, MAYOR

ATTEST:

Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY

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EXHIBIT A

New Section 17-3 (Definitions and additional use regulations)

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EXHIBIT B

New Section 17-22.8.1 (Mixed-Use-Shopping Center District regulations)

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EXHIBIT C
New Section 17-22.8.2 (Mixed-Use District regulations)

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EXHIBIT D

New Section 17-22.8.3 (Mixed-Use Ninety District regulations)