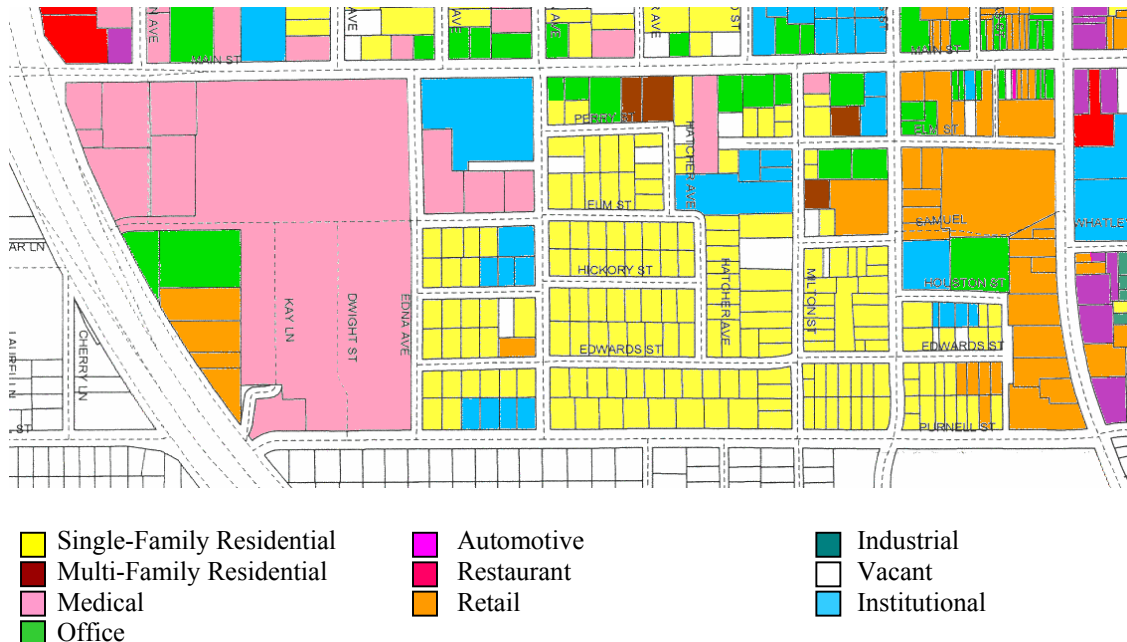


### Sub-Area 3.

The land uses in this sub-area have been influenced by the Medical Center of Lewisville on the western portion and by the commercial development along Main Street and Mill Streets in the eastern portion. The center area contains stable residential neighborhoods that consist of smaller, well-maintained houses.



**Figure 12. Existing Land Use Map.**

The eastern portion of this sub-area contains a portion of the original commercial core area as well as older commercial developments that occurred prior to the exodus of businesses during the 1970's and 1980's. The land uses in this eastern area are a mixture of office, retail and service related uses. Parking is limited in this area and should be given future consideration. The architecture of the commercial buildings along Main Street is much the way it was in the early 1900's. The removal of false fronts and the restoration of the original facades will add considerably to the aesthetics of this area.

The Medical Center has and will continue to influence the residential and non-residential development in the western portion of this sub-area. The current expansion project is adding beds and additional services that will improve their service to the community. This expansion required the purchase and removal of approximately 50 houses located south of the main structure. The additional land area was needed for parking and drainage structures. Expansion of hospital facilities will also result in the need for additional office space for private medical related facilities such as offices and clinics. It is anticipated that this will result in additional rezoning of residential land for these uses.

#### Housing.

The single-family housing in this sub-area is a mixture of some of the oldest neighborhoods that grew up around the downtown area as well as subdivisions that

developed in the 1960's and 1970's. The following two figures provide information on owner occupied residences and rental properties as well as housing condition. Housing condition was determined by the consulting firm of J-Quad & Associates as part of study conducted by the City of Lewisville in 2000.



**Figure 13. Owner Occupied Residential.**



**Figure 14. Housing Condition.**

The two figures indicate that the vast majority of housing in this sub-area is owner occupied and in good condition particularly in the western portion of the sub-area. Neighborhoods in the eastern portion have higher levels of renter occupied housing with more indications of minor repairs being needed. The land use map, Figure 12, shows that these neighborhoods have non-residential use mixed in among residences as well as being adjacent to existing commercial areas. The presence of non-residential uses and the

proximity to commercial areas creates conditions that are more conducive to housing being utilized for rental purposes.

#### Sub-Area Demographics.

The 2000 Census provides the following information about this sub-area and Lewisville in general. The Lewisville information is provided for comparison purposes with the sub-area. 2002 updates are also provided in the form of actual counts and also as estimates based upon historical data for this sub-area.

	<b>2000 Census</b>	<b>2002</b>	<b>Lewisville</b>
<b>Population</b>	132	149(est.)	77,737
<b>Households (HH)</b>	60	69 (est.)	30,043
<b>Ave. HH Size</b>		2.15 (est.)	2.58
<b>Ave. HH Income</b>		\$56,918 (est.)	
<b>Median HH Income</b>		\$47,639 (est.)	\$54,771
<b>Per Capita Income</b>		\$26,427 (est.)	\$24,703
<b>Hispanic Pop.</b>	18.0%	19.1%	17.8%
<b>Non-Hispanic Pop.</b>	82.0%	80.9%	82.2%
<b>Median Age</b>		27.4	29.8
<b>Total Housing Units</b>		72	31,764
<b>Housing Units Owner Occupied</b>		58 (84.5%)	16,184 (53.9%)
<b>Housing Units Renter Occupied</b>		11 (15.5%)	13,859 (46.1%)
<b>Ave. Vehicles/HH</b>		1.5	
<b>Walk/Bicycle to Work (1990)</b>		8.8%	

The average household size for this sub-area is the lowest of the study area and is significantly lower than that for the community. Per capita income is higher than that for the city and is the highest in the study area. The percentage of people with a Hispanic background is similar to that of the community. The percentage of owner occupied housing is the highest of the study area and is significantly higher than the city as a whole.

#### Property Ratios.

By utilizing Denton County Appraisal District information it is possible to evaluate the ratios of land values to total appraised value. What this provides is additional insight into the condition of residential housing as well as any possible economic conditions that may be impacting upon appraised values. The following figure provides the ratio of land value to total value for residential properties in the sub-area on a block-by-block basis.

- Over time extend the proposed streetscape improvements along Main Street eastward from the Central Core. Also consider improvements of this type along Church Street.

### **Sub-Area 3.**

The Medical Center of Lewisville will continue to serve as the cornerstone for this sub-area. Other important assets of this sub-area are the Central Core blocks in the northeast corner and the solid residential neighborhoods along Elm, Hickory, Edwards and Purnell Streets. These assets should be protected and enhanced as possible.

This sub-area has tremendous potential as a mixed-use area combining medical, residential and commercial land uses. Those blocks between Edna and Cowan Streets should be considered for office and higher density housing uses. Their location directly adjacent to the hospital campus makes them ideal for these uses. The property between S. Charles and S. Mill Streets should be redeveloped for larger commercial developments, as should the property fronting along W. Main Street.

- Existing single-family neighborhoods between S. Cowan and Milton Streets and south of Elm Street should be protected from expanding commercial development along Main Street. This can be accomplished by:
  - Encourage single-family infill housing on existing vacant lots.
  - Limit commercial expansion to west of Cowan and east of Charles Street.
  - Require additional landscaping and screening between the commercial and the residential properties including when the two areas are separated by public rights-of-way.
- Encourage redevelopment of existing residential housing east of Milton Street as higher density housing in the form of townhouses and well-planned apartment complexes.
- Adopt specific design standards to encourage older style architecture for single-family residences as well as commercial buildings.
- Modify existing development requirements to allow the use of traditional building materials for single-family residences such as wood siding.
- Continue the development of a sidewalk system to improve pedestrian access within neighborhoods as well as access to commercial areas along Main Street and the Central Core area. Obtain rights-of-way and construction funds where redevelopment occurs.
- Support expansion of the Medical Center of Lewisville and additional private offices and clinics by allowing office development and well as higher density residential development to the east and north of the hospital.
- Encourage the redevelopment of existing commercial and residential development along the south side of Main Street for mixed-use developments that utilize commercial, office and higher density residential land uses. This includes developments that offer first floor retail and upper floor offices and apartments. This same type of development should be encouraged along Mill Street south of the Central Core area.

- Over time extend the proposed streetscape improvements along Main Street westward from the central commercial core. These improvements will improve the general appearance of this traffic corridor as well as improve pedestrian movement.

#### **Sub-Area 4.**

Industrial and commercial uses are the predominate land uses in this sub-area. With one exception the existing industries have been in their respective locations for a number of years. One industry has additional undeveloped land that would allow for company expansion. The property between S. Kealy and S. Mill Street consists of a number of small businesses on small parcels of land. This area has good potential for commercial redevelopment, as does the property along the south side of E. Main Street. Housing in this area consists of older, smaller residences equally divided between rental property and owner occupied homes.

Sub-Area 4 has two potential directions for overall redevelopment. The first direction is to redevelop the area along S. Mill, S. Kealy and E. Main Streets for commercial and office development. Commercial redevelopment should include some type of housing element such as loft or second floor apartments to support the ground floor commercial development and also the Central Core area. In addition, a large tract of land with frontage along E. Main Street has good potential for higher density housing due to its close proximity to the Central Core area as well as the Medical Center and potential mass transit on the existing rail line to the east. Single-family detached housing on typical subdivision lots should not be encouraged in this sub-area.

The remaining area that fronts along E. Purnell and S. Railroad Streets would retain its industrial zoning classification and the existing industries would be permitted to expand and make other improvements as needed. If this direction is chosen the street infrastructure system will require extensive upgrading. Currently S. Kealy and S. Railroad Streets are asphalt surfaced with bar ditches serving as the drainage system. The asphalt street surface consists of two narrow lanes and the condition of the two streets is declining due to heavy vehicle traffic. Both streets should be upgraded to current city standards for two lane collector level streets. Additional consideration should be given to further upgrading Railroad Street due to heavy vehicle traffic and include wider driving lanes and larger turning radii at intersections. E. Purnell Street will also require reconstruction within a few years. While this street is constructed of concrete curb and gutter and driving surface, heavy vehicle traffic is shortening the life span of this street.

The second possible direction for this sub-area is to consider rezoning the entire sub-area for commercial and higher density housing land uses. This option would not change the proposed redevelopment of the commercial areas along S. Mill, S. Kealy and E. Main Streets. What this direction does is to eliminate the industrial zoning for the existing industries located along E. Purnell and Railroad Streets. These industrial land uses would become legal non-conforming use and would not be permitted to expand at this location.

## **Proposed Ordinance Amendments.**

In order to accomplish the proposed recommendations and to address the unique characteristics of Old Town there will need to be a number of modifications or amendments to existing city ordinances as well as the preparation of new architectural design standards to insure that the Old Town look and feel is continued.

The City's Zoning Ordinance, General Development Ordinance, and Sign Ordinance will each need to be modified to address Old Town's specific conditions and characteristics. The Old Town Center Enhancement Plan includes a number of these recommendations as well as others that should be considered. The Enhancement Plan addresses residential development in the form of conservation districts but does not address higher density development that is an important aspect of the revitalization of this area. The following are recommended modifications to be made to each specific ordinance.

### **Zoning Ordinance.**

The current zoning ordinance for the City of Lewisville is typical of most communities and is designed to address new development more so than redevelopment. The zoning district classifications found in Old Town are typical for commercial, office and medical development. The land uses found within these districts are a strong mix of uses and are heavily influenced by automobile related activities.

There has been much discussion across the country over the past number of years about traditional neighborhood development. The ideas and concepts behind this type of development is seen as a return to developing stronger neighborhoods by encouraging resident interaction as well as pedestrian activity. Under this approach, required building setbacks are reduced or eliminated, front porches become an important element to housing, sidewalks are seen as places for neighbors to interact as well as travel from one area to another thereby reducing automobile use.

The use of these concepts should be considered for inclusion in the standards for Old Town for both residential and commercial areas. This will require that three new districts be created to address the existing conditions of Old Town as well as the ideas and concepts of traditional neighborhood development. One district should be created to address the older central core area that surrounds the intersection of Mill and Main Streets. Here small buildings were constructed on small lots as was typical for downtowns of Lewisville's age. Current code requirements would prohibit similar new development without a number of significant variances. A new commercial downtown district could establish requirements that reflect the existing conditions and allow for their continued use. Infill development and new construction would be able to utilize these same requirements and add to the atmosphere of the Old Town core.

In a similar fashion a new mixed-use residential classification could build upon the concepts of traditional neighborhood development as well as the existing conditions of Old Town residential neighborhoods. When feasible, houses should be allowed closer to the street to allow interaction as well as providing a friendlier pedestrian environment.

To support redevelopment in the area additional area should be considered for higher density residential development such as townhouses and apartment buildings. These should also be allowed closer to front property lines to encourage interaction. Precautions should be taken to limit any potential impact upon adjacent single-family homes by the higher density uses.

The following are recommended for new Old Town Center zoning district.

- In the central core area require buildings to be located on the front setback line to align with adjacent buildings.
- Limit off-street parking to areas behind or to the side of buildings to maintain a pedestrian friendly atmosphere.
- Revising the list of allowed uses in the central core should be considered to encourage pedestrian type businesses and limit the impact of automobile related uses that occupy larger properties and have limited pedestrian activity.
- Encourage apartments as second floor activities. This will add to the evening atmosphere of the central core as well as provide customers for area businesses.

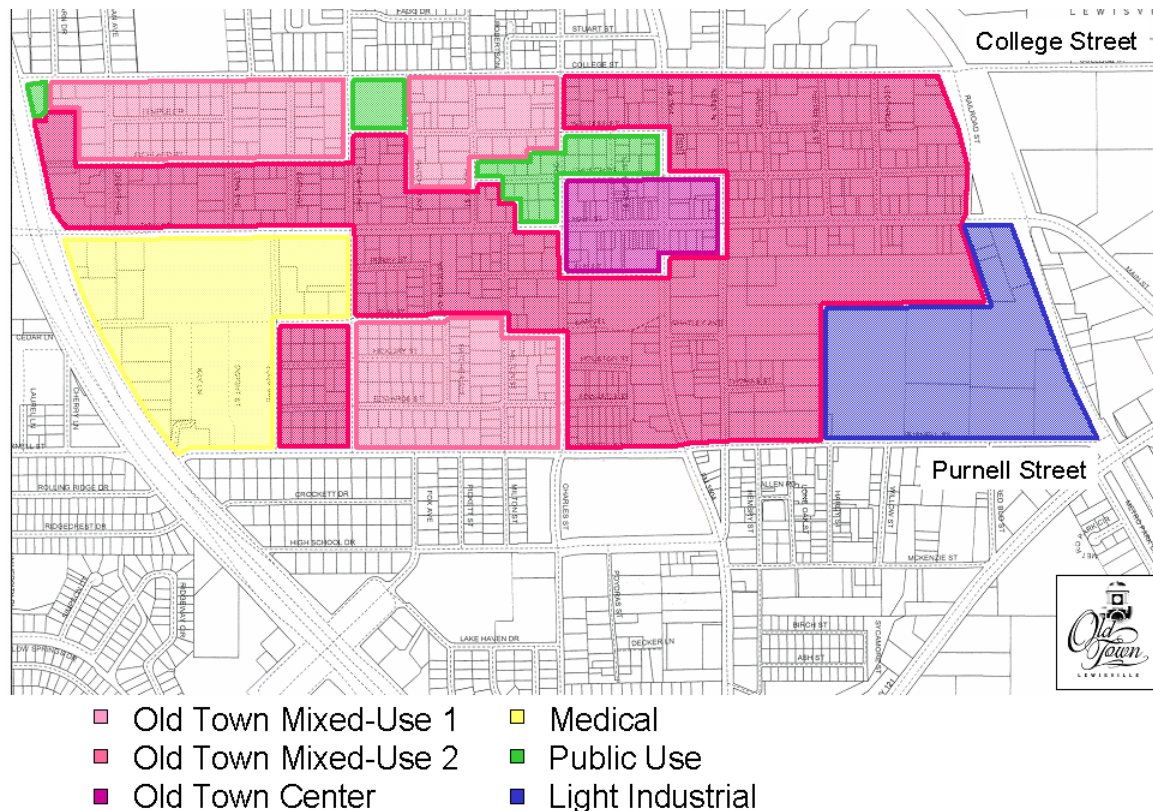
Outside the Old Town Center District:

- Look at creating an Old Town residential district that allows a mix of residential uses including single-family houses, townhouses, duplexes, and apartments. This district can be used to protect viable existing neighborhoods from commercial encroachment while allowing new residential development. The higher density housing will also provide needed customers for area businesses. Standards should be established to limit apartment development to reduce or limit any potential adverse impact upon surrounding properties. Precautions should also be taken to limit the scattering of apartments throughout the area by creating minimum project sizes.
- A second mixed use zoning district should be created to allow a mix of residential, office and retail uses. This district should be used for the largest remaining portion of the Old Town target area. The mixed use concept will allow significant flexibility in attracting new investment.
- Setback requirements should be flexible due to lots that were originally platted for single family use and not commercial use.
- Outdoor storage should be very limited or eliminated.

Consideration should also be given to commercial uses allowed in the second mixed use zoning classification. This corridor would serve as a transition zone from the heavier commercial areas outside of Old Town to the older downtown. The following should be considered for this district.

- Front setback requirements should be reduced or eliminated to allow buildings closer to the sidewalks. This will assist in creating a more pedestrian friendly environment.
- Limit off-street parking to areas behind or to the side of buildings where feasible to maintain a pedestrian friendly atmosphere, perhaps prohibiting parking within the first 15 feet.

- Revising the list of allowed uses in the corridor should be considered to encourage pedestrian type businesses and limit the impact of automobile related uses that occupy larger properties and have limited pedestrian activity.
- Encourage apartments as second floor activities. This will add to the evening atmosphere of the central core as well as provide customers for area businesses.
- The appearance of the corridors leading into the Central Core should be protected with any exterior storage to be required behind buildings or eliminated in these commercial areas.



## Proposed Zoning Districts

“A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries”

**Figure 23. Proposed Zoning Districts**

### General Development Ordinance.

The General Development Ordinance, or GDO, contains the requirements for site development and the application of these requirements will significantly impact revitalization efforts. These requirements and standards were developed to apply modern design standards to new development. Their impact upon redevelopment can be quite restrictive in nature and require additional resources to obtain any necessary variances. Each section of the GDO should be carefully reviewed for its impact upon Old Town and thought given as to appropriate modifications.