



# Development Code Overhaul

## *Lewisville City Council Presentation*

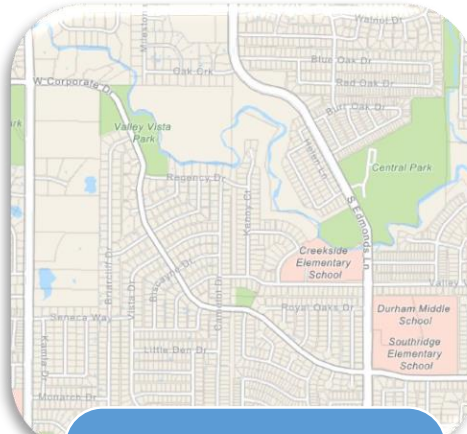
November 19, 2018

# Overview



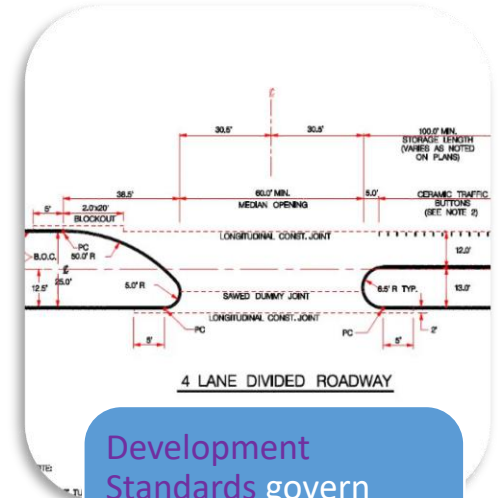
## Zoning Ordinance governs

- What can be developed on a property
- Development pattern
- Setbacks
- Heights
- Procedures
- Public notice requirements



## Land Development Code governs

- Subdivision of property
- Parking
- Landscaping



Development  
Standards govern

- Infrastructure design
- Street and driveway standards



# Lewisville's Unique Development Process

- In 1988, development standards were split from the Zoning Ordinance
- Variances
- Flexibility – other tools
- Engineering standards
- Inefficiencies – cumbersome timeframe

# Why Update our Ordinances?

- To facilitate the implementation of Lewisville 2025 and Small Area Plans
- To facilitate new forms of development
- To make redevelopment easier
- To make the ordinances more user friendly
- To create a more business friendly development process
- To eliminate existing conflicts between codes
- To incorporate best practices in development regulation

# Project Scope Outline

## Phase I – Project Initiation / Management

- Project Kickoff / Management
- Communications / Community Engagement

## Phase II – Assessment of Existing Ordinances

- Organizational Evaluation
- Research Relevant Ordinances from Other Communities
- Finalize Topics for Revision by Phase

# Project Scope Outline

## Phase III – Preparation of Updated Zoning Ordinance

- Zoning Ordinance Evaluation
- Preparation of Draft Zoning Ordinance
- Zoning Ordinance Adoption

## Phase IV - Preparation of Updated Land Development Code

- Land Development Code Evaluation
- Preparation of Land Development Code Update
- Preparation of Development Standards
- Updated Land Development Code and Development Standards Adoption

# Community Engagement

## Overall Approach

- **Transparent** – make information and project status available to interested persons throughout the process
- **Appropriate** – engage people when they will have an interest and/or insight to share
- **Flexible** – provide options on how and when people are involved
- **Valuable** – get input that makes the new ordinances better

## Involvement Techniques

- Online, social media & e-newsletter
- Community Open Houses
- Focus Groups (initial)
- Stakeholder Groups (at key points)

Engagement & Direction Throughout from City Council and P&Z  
Final Action by P&Z and City Council

# Stakeholders Groups

## Code Review Committee (CRC)

- Key Lewisville City Staff who regularly work with ordinances
- Will provide technical review / input and knowledge of current processes

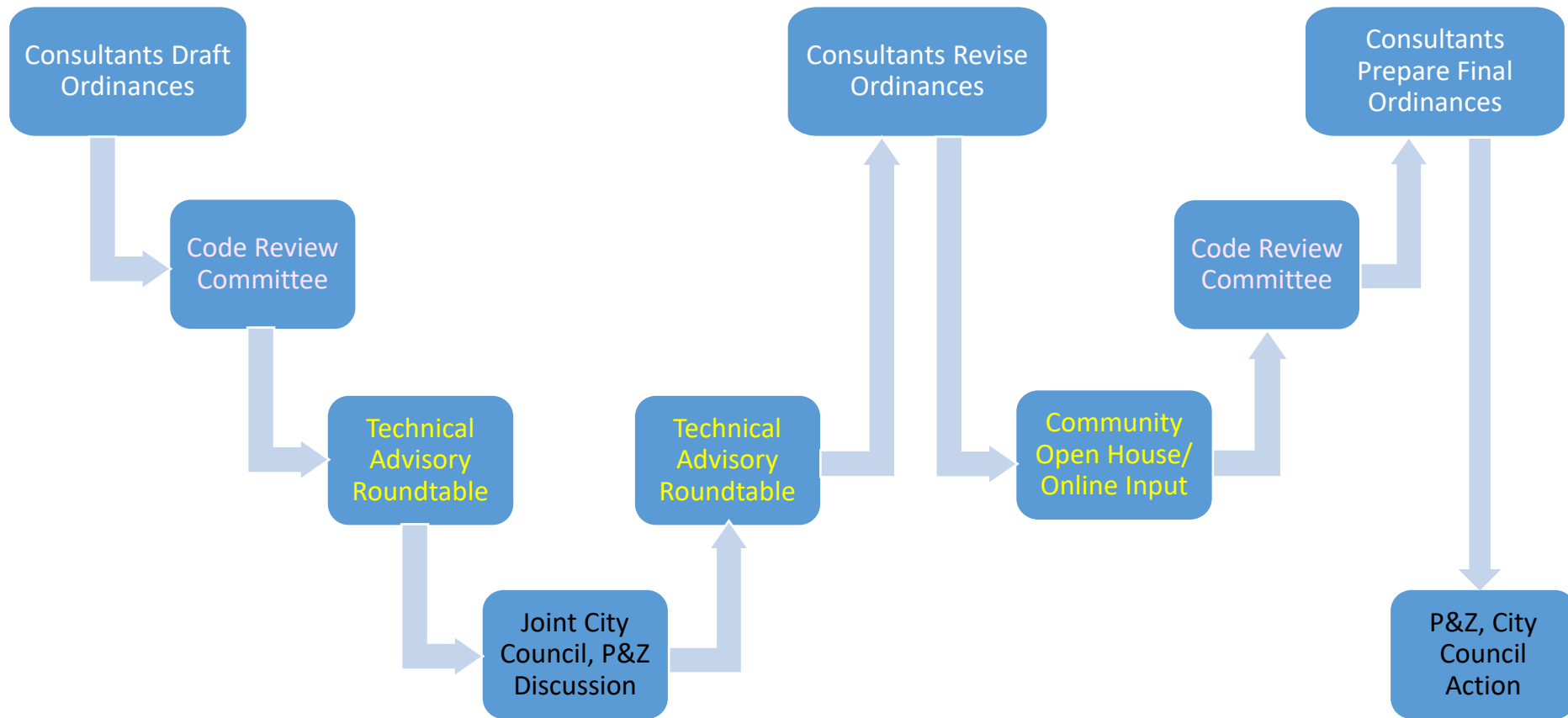
## Technical Advisory Roundtable (TAR)

- Development professionals (developers, engineers, architects, attorneys)
- Will provide insights and advice from development industry perspective



# Ordinance Feedback Process

We would follow this process twice – first for the zoning ordinance and second for the land development code & development standards.



# Schedule

- December 2018
  - Project Kickoff
  - Communications / Community Engagement Plan
- January – February 2019
  - Assessment of Existing Ordinances
- March 2019
  - Joint City Council / P&Z Work Session #1
- April – July 2019
  - Preparation of Draft Zoning Ordinance
- August 2019
  - Joint City Council / P&Z Work Session #2

# Schedule

- September 2019
  - Community Open House #1
  - Online Community Input – Draft Zoning Ordinance
- October – November 2019
  - Preparation of Revised Zoning Ordinance
- November 2019 – January 2020
  - Zoning Ordinance Adoption
  - Land Development Code Evaluation
- February – April 2020
  - Preparation of Draft Land Development Code
  - Preparation of Draft Development Standards

# Schedule

- May 2020
  - Joint City Council / P&Z Work Session #3
- June 2020
  - Community Open House #2
  - Online Community Input – Draft Land Development Code / Development Standards
- June - July 2020
  - Preparation of Revised Land Development Code / Development Standards
- August 2020 – September 2020
  - Land Development Code / Development Standards Adoption

# Discussion

