

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, Planning Director

DATE: August 5, 2019

SUBJECT: **Consideration of an Ordinance Amending Chapter 6, Land Development Regulations, of the Lewisville City Code, by Amending Section 6-123, Multi-Family and Non-Residential Landscaping Requirements, to Increase the Required Landscape Strip and Allow for Reductions of the Strip in Certain Circumstances; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.**

BACKGROUND

These amendments are proposed to increase the landscaping requirements, furthering Big Move Number 2: Extending the Green, Big Move 4: Thriving Neighborhoods, and Big Move Number 9: Sustainability of the Lewisville 2025 Plan.

ANALYSIS

Landscape Code Changes:

Section 6-123 Multi-family and Non-Residential Landscaping Requirements is being amended to further Big Move Number 2: Extending the Green of the Lewisville 2025 Plan. In addition to connecting to the Green Centerpiece through a trail system, the City wishes to ensure its Green Identity is recognizable throughout town. One way to do this is through increased landscape buffers along rights-of-way with additional plantings. Increased landscaping furthers Big Move Number 4: Thriving Neighborhoods and Big Move Number 9: Sustainability, as this landscaped area will help with air quality, public health, stormwater capture, stormwater runoff and quality, water quality, erosion control, aesthetics, property values, placemaking, reducing the urban heat island effect, environmental quality, migratory birds and other wildlife, traffic calming, and pedestrian safety and comfort.

The landscape buffer is being increased from ten feet to thirty feet. This is comparable to surrounding communities include Carrollton (15' plus 50% of front yard), Coppell (15'), Highland Village (20'), and Flower Mound (15', 25', 50') Frisco (25'-30'), Plano (10'-30'), The Colony (20'), Grapevine (15' plus 50% of require landscape area in the front yard), who have landscape buffers ranging from 15 to 50 feet. For those with a minimum of 15 feet of buffer, this is augmented by other requirements such as that 50 percent of the required landscape area for the overall site be located in the front yard, which will increase the buffer for some sites.

With the increase in the buffer size we are also allowing a provision that the buffer be reduced back to ten or fifteen feet if certain enhanced building materials are used. These enhanced standards match our current code requirements for masonry and brick veneers. This will prevent

recent developments from becoming legal non-conforming due to this code change and allow them to re-develop over time more easily while maintaining the desired community character and aesthetic. These materials also meet the stated goals of Big Move Number 4: Thriving Neighborhoods and Big Move Number 9: Sustainability, as they are durable and long lasting, can be locally sourced, are good insulators, have reduced maintenance needs, promote community character and encourage reinvestment in structures over time.

RECOMMENDATION

That the City Council approve the ordinance as set forth in the caption above.