

LEWISVILLE CITY COUNCIL

REGULAR SESSION

March 4, 2024

6:15 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Patrick Kelly, Deputy Mayor Pro Tem - absent
Bob Troyer
Ronni Cade
Brandon Jones – arrived at 6:16 p.m.
Kristin Green

City Staff:

Claire Powell, City Manager
Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Jim Proce, Assistant City Manager
Lizbeth Plaster, City Attorney - absent
Lauren Crawford, Deputy City Attorney
Thomas Harris III, City Secretary
Jennifer Malone, Assistant City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:15 p.m. on Monday, March 4, 2024, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

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**Food Insecurity Funding and Proposed
Grant to Boys & Girls Club of Greater
Tarrant County**

(Agenda Item B)

At the request of Mayor Gilmore, Neighborhood Services Manager Ashleigh Feryan presented information regarding Food Insecurity Funding and Proposed Grant to Boys & Girls Club of Greater Tarrant County, answered questions, and comments from the City Council. The City Manager received questions, comments, and direction from the Mayor and City Council.

Backyard Cottages Analysis

(Agenda Item C)

At the request of Mayor Gilmore, Planning Manager Michele Berry and Neighborhood Services Manager Ashleigh Feryan, presented information regarding the Backyard Cottages Analysis, answered questions, and comments from the City Council. The City Manager received questions, comments, and direction from the Mayor and City Council.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, March 4, 2024.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Cade gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

Mayor Gilmore gave the pledge to the United States and Texas flags.

**Proclamation Declaring the Month of March
2024 as “Theatre In Our Schools Month.”**

(Agenda Item C-1)

Mayor Gilmore presented the proclamation declaring the month of March 2024 as “Theatre In Our Schools Month” to Lewisville High School Theatre students. Zeph Kenna, Lewisville High School, spoke regarding the proclamation.

**Recognition of Rayden Badchkam for
Achievement of Eagle Scout Rank**

(Agenda Item D-1)

Mayor Gilmore presented the recognition to Rayden Badchkam for Achievement of Eagle Scout Rank.

**Presentation of the Achievement of
Excellence in Libraries Award.**

(Agenda Item D-2)

Mayor Gilmore presented the Achievement of Excellence in Libraries Award to Director of Library Services Carolyn Booker and staff. Ms. Booker spoke regarding the award.

PUBLIC HEARING

Continued Public Hearing: Consideration of Ordinance No. 0644-24-ORD, an Ordinance Granting a Zone Change Request From Warehouse (WH) District to Light Industrial (LI) District, on 1.029 Acres, Being a Portion of Riverview Industrial Park, Block A, Lot 11R1; Located on the South Side of Stonewall Drive, Approximately 200 Feet West of Huffines Boulevard; as Requested by Paul Bartel, Halff Associates Inc., on Behalf of Prologis Exchange TX 2004 LLC, the Property Owner (23-12-18-Z).

(Agenda Item E-1)

In 2011, the property was rezoned from Light Industrial (LI) District to Warehouse (WH) District for a proposed storage facility, which was never built. The applicant is requesting a zone change from Warehouse (WH) District back to Light Industrial (LI) District to facilitate the development of a business park. The Planning and Zoning Commission recommended unanimous approval (5 0) of the zone change request on February 6, 2024. On February 20, 2024, the Planning and Zoning Commission held a public hearing to remove a deed restriction limiting the use of the property and recommended unanimous approval (6-0). On February 19, 2024, the City Council continued the public hearing for the zone change to the March 4, 2024, City Council meeting to consider both requests at the same meeting.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Director of Planning, Richard Luedke was available for questions posed by the City Council.

Paul D. Bartel, Halff Associates Inc., was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:12 p.m.

MOTION: Upon a motion made by Councilmember Troyer and seconded by Mayor Pro Tem Meridith, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:13 p.m.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.029-Acres of Land, Legally Described as a Portion of Lot 11R1 and Block A, Riverview Industrial Park; Located South of Stonewall Drive, Approximately 166 Feet West of Huffines Boulevard; From Warehouse (WH) District Zoning to Light Industrial (LI) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted five (5) “ayes” and no (0) “nays” to approve **Ordinance No. 0644-24-ZON** as set forth in the caption. The motion carried.

Public Hearing: Consideration of the Removal of Deed Restrictions Contained Within Document Number 2012-3565, on 1.029 Acres, Being a Portion of Riverview Industrial Park, Block A, Lot 11R1; Located on the South Side of Stonewall Drive, Approximately 200 Feet West of Huffines Boulevard; as Requested by Paul Bartel, Halff Associates Inc., on Behalf of Prologis Exchange TX 2004 LLC, the Property Owner.

(Agenda Item E-2)

During the review of the zone change request for the subject property, deed restrictions on the use of the property were discovered that need to be removed to facilitate the development of a proposed business park on the site. These restrictions were put in place shortly after rezoning the subject property from Light Industrial (LI) District zoning to Warehouse (WH) District zoning in 2011 and were specific to the development proposed at the time. The deed restrictions state that City Council action through the public hearing process is required to amend or remove the deed

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restrictions. The Planning and Zoning Commission recommended unanimous approval (6-0) on February 20, 2024.

The City staff's recommendation was that the City Council approve the removal of the deed restrictions as set forth in the caption above.

Director of Planning, Richard Luedke was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:14 p.m.

MOTION: Upon a motion made by Councilmember Cade and seconded by Mayor Pro Tem Meridith, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:15 p.m.

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Green, the Council voted five (5) "ayes" and no (0) "nays" to approve the removal of the deed restrictions as set forth in the caption. The motion carried.

**Public Hearing: Consideration of Ordinance
No. 0645-24-ZON, an Ordinance Granting a
Zone Change From Public Use (PU) District
Zoning to Planned Development Estate
Townhouse Residential (PD-ETH) District on
47.641 Acres of Land out of the R. F. Hardin
Survey, Abstract Number 613, the D. Cook
Survey, Abstract Number 234, the T. A. West
Survey, Abstract Number 1345, and the B.
Schoonover Survey, Abstract Number 1209;
Located on the East Side of Josey Lane
Approximately 3,000 feet South of
Windhaven Parkway; as Requested by
Patricia Fant, McAdams, on Behalf of
Lewisville Independent School District, the
Property Owner. (23-10-8-PZ)**

(Agenda Item E-3)

The subject site lies east of Josey Lane, across from Memorial Elementary School and the Lakewood Hills development. The property is currently owned by the Lewisville Independent School District, who intends to sell the southern portion for a residential subdivision and retain the northern portion for a future middle school. The applicant is proposing a rezoning to Planned Development Estate Townhouse Residential to build a new single-family detached neighborhood. The Planning and Zoning Commission recommended unanimous approval (5-0) on February 6, 2024.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Director of Planning, Richard Luedke was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:16 p.m.

Director of Planning, Richard Luedke provided history on the property and an overview of the requested zone change.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:20 p.m.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

"An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 47.641 Acres of Land out of the R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Located on the East Side of Josey Lane Approximately 3,000 Feet South of Windhaven Parkway; From Public Use (PU) District Zoning to Planned Development Estate Townhouse Residential (PD-ETH) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of The City; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency."

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Councilmember Cade, the Council voted five (5) "ayes" and no (0) "nays" to approve **Ordinance No. 0645-24-ZON**, as set forth in the caption. The motion carried.

Visitors/Citizens Forum

(Agenda Item F)

Nancy Sansom, 415 S. Garden Ridge Blvd, Lewisville, TX was called to speak and spoke before the City Council regarding the Lewisville Senior Living Challenges.

CONSENT AGENDA

(Agenda Item G)

MOTION: Upon a motion made by Councilmember Troyer and seconded by Councilmember Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

4. APPROVAL OF MINUTES: City Council Minutes of the February 19, 2024, Workshop Session, and Regular Session.
5. Approval of an Economic Development Agreement Between the City of Lewisville and WesternTechSystems, Inc., and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
6. Approval of an Agreement with Occupational Health Centers of the Southwest, PA for Occupational Health Services; and Authorization for the City Manager, or Her Designee, To Execute all Necessary Documents.
7. Approval of Resolution No. 0646-24-RES, a Resolution Authorizing Contracts for Joint Election Services with Denton and Dallas Counties; and Authorizing the Mayor, City Manager, or Her Designee, to Execute Said Contracts
8. Approval of Resolution No. 0647-24-RES, a Resolution Authorizing a Multiple Use Agreement Between the City of Lewisville, and the Texas Department of Transportation (TxDOT) Authorizing Flock Safety to Install Automated License Plate Readers Along TxDOT Rights of Way on the Highway Right of Way of FM 407 Roadway.

The motion carried.

REGULAR HEARING

Consideration of Four Alternative Standards Related to Building Setbacks, Parking Layout, Driveway Location, and Streetscape for a Proposed Commercial Building on a 3.29 Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located at the on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH 35E; Zoned Light Industrial (LI) District, as Requested by Larry Cates on Behalf of Lewisville 407 & 35 Partnership, the

**Property Owner (Case No. 24-02-2
AltStd).**

(Agenda Item H-9)

Spec's Family Partners, Ltd. (Spec's Wines, Spirits & Finer Food's a.k.a. Spec's) is proposing a new retail building on the north side of Justin Road (FM 407). The following four Alternative standards are requested to accommodate various easements on the property: a) to allow a 98 foot setback from the primary pedestrian street in lieu of the maximum 10 feet allowed and a 95 foot setback from Justin Road (FM 407) in lieu of the maximum 80 feet allowed; b) to allow parking between the building and street; c) to allow driveways onto the primary pedestrian street; and d) to omit the streetscaping and sidewalk along the primary pedestrian street and place the required benches and bike racks along the 8 foot sidewalk along the building. The Planning and Zoning Commission recommend unanimous approval (6-0) on February 20, 2024.

The City staff's recommendation was that City Council approve the alternative standards as set forth in the caption above.

Director of Planning, Richard Luedke was available for questions posed by the City Council and provided an overview of the Planning and Zoning Commission's approval of the alternative standards.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted five (5) "ayes" and no (0) "nays" to approve the alternative standards as set forth in the caption. The motion carried.

Consideration of Ordinance No. 0648-24-ORD, an Ordinance Amending the Fee Schedule of the City of Lewisville by Amending Fees Related to Solid Waste and Recycling Services in the Properties That Were Annexed Into the City on November 15, 2021.

(Agenda Item H-10)

The City Council approved an exclusive franchise agreement for solid waste and recycling collection and disposal with Republic Services for Legacy Lewisville that became effective January 1, 2021. Following the annexation of the Castle Hills area, the city assumed an exclusive franchise agreement for residential solid waste and recycling collection and disposal with Community Waste Disposal (CWD). During the September 18, 2023 City Council Work Session, staff presented options for solid waste and recycling collection for the Castle Hills area. Subsequently, staff was directed to transition solid waste and recycling collection for the Castle Hills area to the Republic Services exclusive franchise agreement making the service consistent throughout Lewisville. Staff has negotiated a transition plan with CWD and Republic that considers challenges for both customers and providers in the Castle Hills area. CWD has informed staff that extending their service to January 31, 2025, will cause them to incur additional

costs for trucks. To offset this additional cost, rates will be increased by 10.3 percent effective April 3, 2024, as part of the proposed amendment impacting all residential rates for the Castle Hills area. The average home, having one trash cart and one recycle cart, will see a monthly increase of \$2.62 on their utility bill. Per the proposed amendment, this is the final rate adjustment for the CWD agreement. On February 1, 2025, the franchise will transfer to Republic Services and the fees for the Castle Hills area will likely reduce at that time.

The City staff's recommendation was that City Council approve the ordinance as set forth in the caption above.

Daniel Law, 313 Winehart Street, Lewisville, TX, was called to speak and spoke before the City Council in support of the ordinance.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending the Fee Schedule of the City of Lewisville by Amending the Residential Trash and Recycling Collection Rates That Apply Only to Properties Annexed Into the City on November 15, 2021; Providing a Repealer, Severability, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Councilmember Green, the Council voted five (5) “ayes” and no (0) “nays” to approve **Ordinance No. 0648-24-ORD**, as set forth in the caption. The motion carried.

**Second Reading: Consideration of
Ordinance No. 0634-24-ORD, an Ordinance
Setting Forth the Second Amendment to the
Solid Waste Collection and Disposal and
Recyclable Material Collection and
Processing Agreement and the First
Amendment to the Solid Waste Collection
and Disposal and Recyclable Material
Collection and Processing Agreement.**

(Agenda Item H-11)

The City Council approved an exclusive franchise agreement for solid waste and recycling collection and disposal with Republic Services for Legacy Lewisville that became effective January 1, 2021. Following the annexation of the Castle Hills area, the city assumed an exclusive franchise agreement for residential solid waste and recycling collection and disposal with Community Waste Disposal (CWD). During the September 18, 2023, City Council Work Session, staff presented options for solid waste and recycling collection for the Castle Hills area. Subsequently, staff was directed to transition solid waste and recycling collection for the Castle Hills area to the Republic Services exclusive franchise agreement making the service consistent throughout Lewisville. Staff has negotiated a transition plan with CWD and Republic that

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considers challenges for both customers and providers in the Castle Hills area. The City Charter requires that amendments to a franchise ordinance be read twice, 30 days apart, and go into effect no earlier than 30 days after the final reading. The first reading was approved on January 22, 2024. If approved on the second reading, the amendment will be effective on April 3, 2024.

The City staff's recommendation was that City Council approve the ordinance as set forth in the caption above.

Deputy City Attorney Lauren Crawford read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas Setting Forth the Second Amendment to Solid Waste Collection and Disposal and Recyclable Material Collection and Processing Agreement and the First Amendment to Solid Waste Collection and Disposal and Recyclable Material Collection and Processing Agreement; Providing for Severability; an Effective Date; and Acceptance by Community Waste Disposal, L.P.”

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Cade, the Council voted five (5) “ayes” and no (0) “nays” to approve **Ordinance No. 0634-24-ORD**, as set forth in the caption. The motion carried.

Reports

(Agenda Item I)

City Council Reports

(Agenda Item I-1)

- Quarterly Investment Report from October 1, 2023 to December 31, 2023.

City Council Reports

(Agenda Item I-2)

- Mayor Pro Tem Meridith complimented staff on the Tri Cities Summit and reported on upcoming Lewisville Library activities.
- Councilmember Troyer complimented staff on the Tri Cities Summit and reported on upcoming Lewisville Grand events.
- Councilmember Green reported on the Hedrick House Open House scheduled for Thursday, March 7, and reminded everyone that the animal shelter is full and encouraged everyone to adopt a pet.
- Councilmember Jones complimented staff on the Roots for Wings Program and complimented the Public Services staff for their work on the sidewalk concern that was reported.
- Councilmember Cade gave thanks to the Police Department and Fire Department for their work over the past weekend.

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- Mayor Gilmore reported on the upcoming Hedrick House Open House, and the events that he attended on Saturday, including Spring Symposium, Lewisville Education Foundation, and the Police banquet.

Staff Reports

(Agenda Item I-3)

- Director Parks and Recreation Stacie Anaya reported that Parks and Recreation staff attended the Texas Recreation and Parks Society Annual Institute, where they received the following awards: the Maintenance Achievement Award, an Outstanding Educator of the Year Award, a Planning Excellence Award, the Texas Gold Medal for Management of a Park System, and reported on the second installment of the Roots for Wings Program.
- Director of Public Services Aaron Russell reported on the lake level.
- City Manager Powell thanked first responders for their work over the weekend and highlighted some of the awards that the City departments have received.

Return to Workshop Session if Necessary

(Agenda Item J)

Closed Session

(Agenda Item K)

There was no closed session.

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item L)

Adjournment

(Agenda Item M)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:52 p.m. on Monday, March 4, 2024.

These minutes approved by the Lewisville City Council on the 18th day of March, 2024.



**Thomas Harris III,
CITY SECRETARY**

APPROVED

**TJ Gilmore
MAYOR**



Lewisville City Council Meeting

March 4, 2024

Food Insecurity Funding and Proposed Grant to Boys &
Girls Club of Greater Tarrant County

DISCUSSION OF POTENTIAL RECIPIENT OF FOOD INSECURITY FUNDING

March 4, 2024

HISTORY

- Staff presented to Council January 25, 2021
 - Funding available during COVID response
 - Gaps in funding
 - Mortgage Assistance
 - Mental Health Services
 - Food Insecurity
- Staff presented to Council February 7, 2022
 - COVID Gap Funding - \$250,000
 - Mortgage Assistance for residents between 80%-100% AMI
 - United Way - \$145,000
 - Mental Health Services
 - Denton County MHMR - \$105,000
- Staff looking for ways to utilize food insecurity funds at Serve Lewisville
- Study done by SMU in February 2023
 - County-wide meal gap each year up to 22.5 million pounds of food

Food Pantries

2 views
Last edit was 3 hours ago

Add layer Share Preview

☒ **Untitled layer**

- Individual styles
- Heart of the City
- CCA
- The Salvation Army
- Serve Lewisville
- Little Free Pantry - Central P...
- Free Little Pantry - Wayne Fr...
- Little Free Pantry - Sam Pack...
- Westside Baptist
- New Beginnings Church
- The Shepherd's House Church

☐ Base map

SERVE LEWISVILLE



- Five Priorities
 - Rent/Utilities
 - Mental Health
 - Childcare
 - Healthcare
 - Food
- Opened doors July 2023
- Food pantry with food provided by Tarrant Area Food Bank
- Serve Denton provided refrigeration
- Food pantry was originally thought to be managed by volunteers from a local church
- Concerns about volunteer management capacity of a food pantry

BOYS & GIRLS CLUB OF GREATER TARRANT COUNTY

- Submitted proposal to operate the pantry
- Blue Door Market
- Utilize current staff that work at Serve Lewisville
- Evening hours
- Funding Request
 - One Year Lease - \$18,180
 - Food - \$56,820
- Food will be purchased from retail grocery stores, farmers markets, and other food sources to supplement food received from Food Bank.



**BOYS & GIRLS CLUBS
OF GREATER TARRANT COUNTY**

STAFF RECOMMENDATION & DISCUSSION

Recommend using food insecurity gap funding to fund Boys & Girls Club of Greater Tarrant County to manage and operate the Blue Door Market at Serve Lewisville



Lewisville City Council Meeting

March 4, 2024

Backyard Cottages Analysis



Backyard Cottages Assessment

March 4, 2024

History

PRE-UDC – SUP
REQUIRED

DECEMBER 1, 2022 -
UDC AMENDMENT TO
ALLOW IN MOST ZONING
DISTRICTS WITH
SUPPLEMENTAL
STANDARDS

Supplemental Standard Refresher

Cannot be taller than the main dwelling.

May not be temporary structures.

Must be placed on a permanent foundation.

Minimum of **400 sq ft.** and a **maximum of 800 sq ft.** or 50% of the main dwelling, whichever is greater.

Cannot exceed the maximum lot coverage.

Must have its own **parking space** that **cannot be tandem.**

Parking **space** must be **contiguous to** the **main driveway.**

Compatible design with the main building.

Only **one** backyard cottage is allowed **per lot.**

The **owner must** permanently live on the **property.**

Cannot be **sold separately** from the main dwelling.

Located behind the main dwelling.

At least **ten feet** of **separation** from the main dwelling.

At least **five feet** from any lot line.

Must **meet** the **required side yard** if located on a **corner lot.**

...but no backyard cottages have been built

Outline of Presentation



Pattern Book by UTA



Housing Toolkit

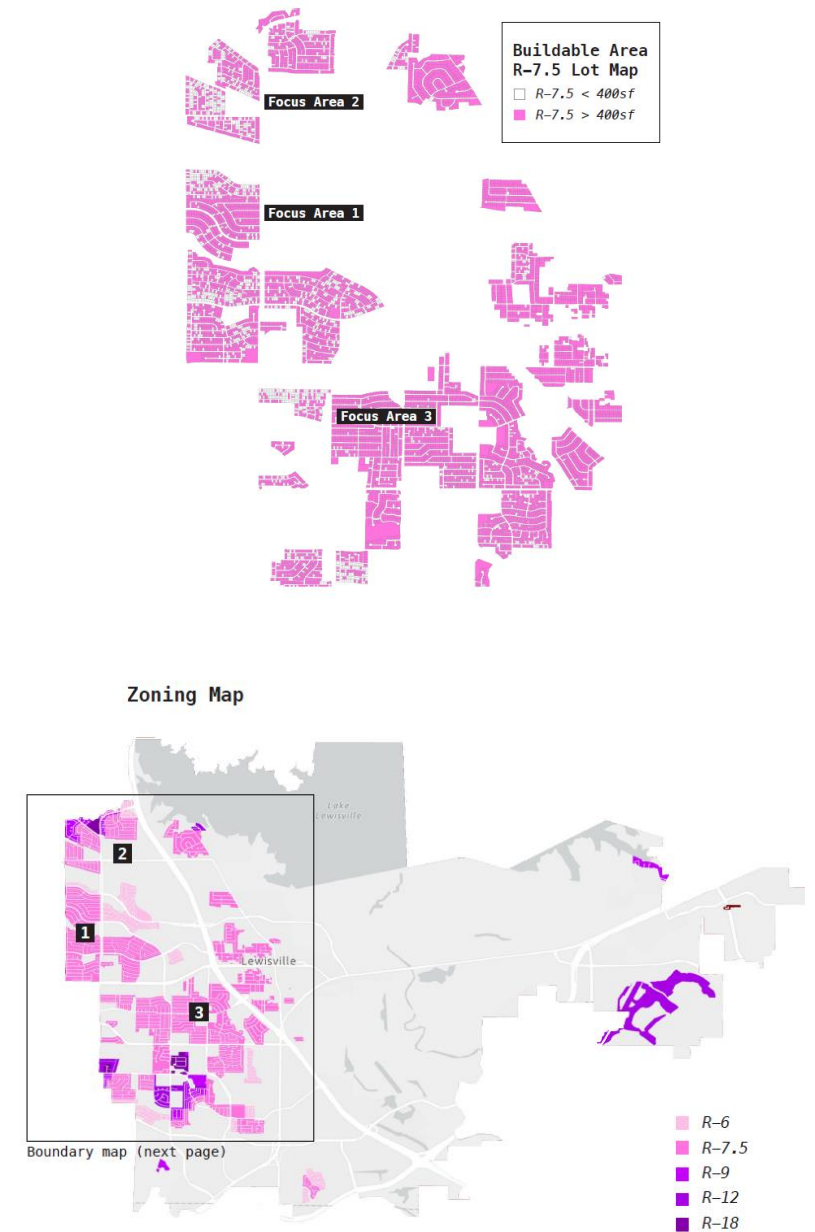


Website to inform
interest homeowners

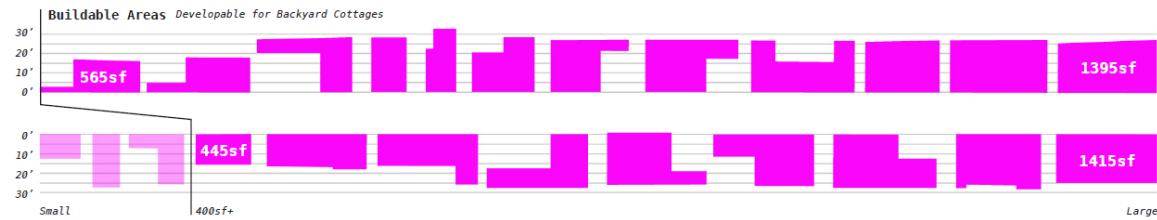


Pre-Approved Design
Program Launched
(anticipating
submissions)

Pattern Book Analysis

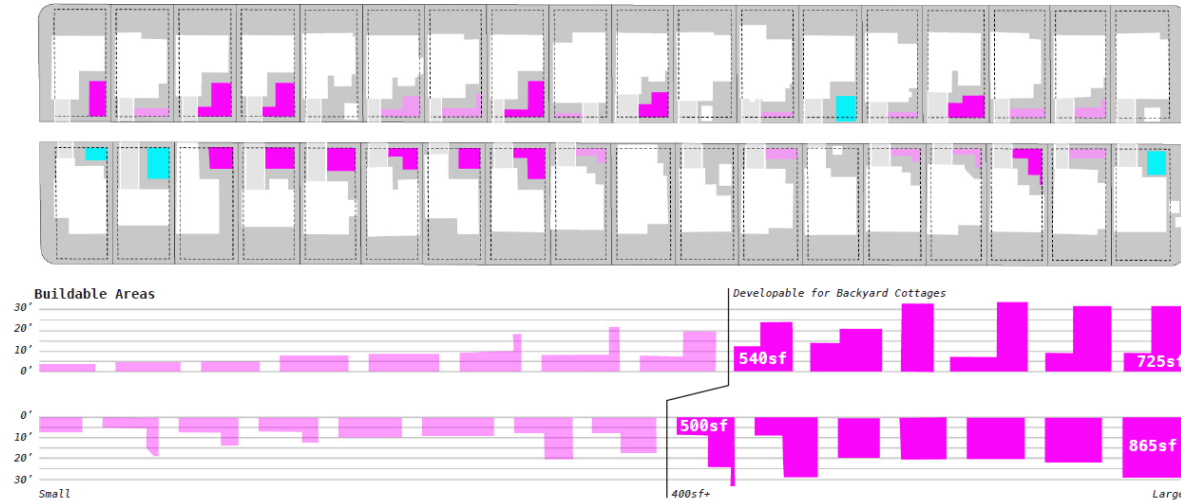


Type #1 has ample buildable lots due to street accessed drives
("buildable" = minimum 10' in one dimension + 400sf)

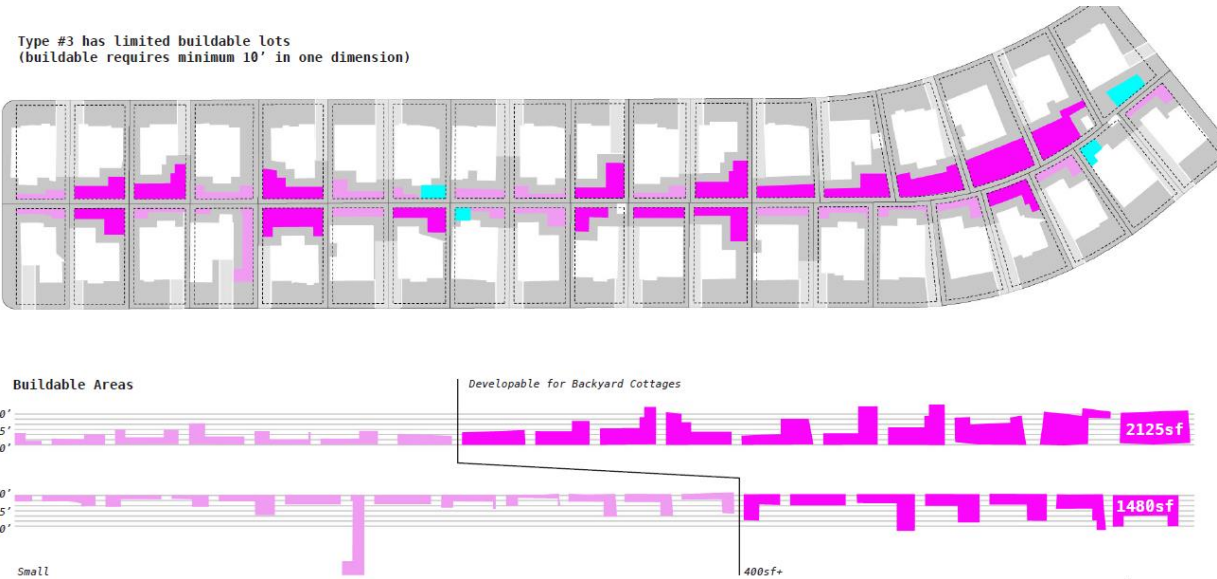


Pattern Book Analysis

Type #2 has limited buildable lots
("buildable" = minimum 10' in one dimension + 400sf)



Pattern Book Analysis



Pattern Book Analysis

Pattern Book Key Findings



Of R-7.5 parcels, 7,858 have enough land to accommodate a backyard cottage but may not have the dimensions to accommodate a backyard cottage.



81% of single-family homes are owner occupied.



To be affordable to average homeowners the construction cost should be kept to \$150 per square foot.

Pattern Book Recommendations

ALLOW BACKYARD
COTTAGES TO BE
GARAGE CONVERSIONS
AND/OR ATTACHED
UNITS BY RIGHT.

REDUCE MINIMUM
GARDEN COTTAGE
SQUARE FOOTAGES.

REDUCE OR ELIMINATE
REQUIRED REAR YARD
SETBACKS ALONG
ALLEYWAYS FOR
BACKYARD COTTAGES.

ELIMINATE OFF-STREET
PARKING REQUIREMENTS
IN TRANSIT CONNECTED
AREAS.

ALLOW FOR OFF-STREET
PARALLEL PARKING IN
ALLEYWAYS FOR
BACKYARD COTTAGES

PERMIT LONG-TERM
BACKYARD COTTAGE
RENTALS ON
PROPERTIES THAT ARE
NOT OWNER OCCUPIED.

WAIVE PERMITTING FEES
AND EXPEDITE PERMIT
APPLICATIONS FOR
BACKYARD COTTAGES.

Housing Toolkit



Issue

Homeowners/Investors are not building Accessory Dwelling Units (Backyard Cottages)

Potential Solutions

Use insights from the UTA pattern book analysis to foster development and homeowner handbooks.

Revisit homeowner-occupancy requirements

Backyard Cottage Webpage



Sign In



Backyard Cottages For Beginners

Backyard Cottages

Everything homeowners need to know about building an accessory dwelling unit in Lewisville, Texas.

Pre-Approved Design Program



Materials Established



Architects Contacts

Two expressed Interest and we hope to have submittal soon



**Pulling pre-approved designs public
ally available from other
municipalities**



Cover Sheet

576SF ACCESSORY DWELLING UNIT

Sheet Number

CS

By using these standard plans, the user agrees to release the City of Eugene from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

Next Steps

Design Competition

Partnership with UTA?

Amend Regulations



Backyard Cottage Design Competition

to increase
awareness and
support in the
community

AARP grant
application for
funding

PRO Housing

Pathways to Removing Obstacles (PRO) to
Housing

HUD funding

\$3 million to create Backyard Cottages

Pilot program to fund construction of Backyard
Cottages

Prioritize seniors to live in Backyard Cottage

Waiting to hear on award

Partner with UTA architecture

| Goal | Timeframe | Needs |
|------------------------|--|---|
| Pilot backyard cottage | Design in the Fall Semester, Permit over winter break and Construct in spring/summer | A participating property owner Potentially funding |

Discussion

Size

- Reduce minimum size to 200SF or 300SF

Configuration

- Allow them to be attached or potentially in converted garages.

Setbacks

- Remove or reduce setback from alley

Parking

- Allow parallel parking along alley

Fees

- Waive permitting fees