



## Legislation Details (With Text)

**File #:** 18-0738 **Version:** 1 **Name:**  
**Type:** Ordinance **Status:** Public Hearing  
**File created:** 7/31/2019 **In control:** City Council  
**On agenda:** 8/19/2019 **Final action:**  
**Title:** Public Hearing: Consideration of an Ordinance Amending Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-3, Definitions and Additional Use Regulations, to add a Definition for Professional Offices; Section 17-22.6, Old Town Center Business District Regulations, to Create a Subdistrict Within the District with Additional Restrictions on Height and a Subarea Within the Subdistrict with Additional Restrictions on Uses; and Section 17-29.5, "SUP" Special Use Permit, to Clarify the Transferability of an SUP.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Memo, 2. Ground Floor Use Analysis, 3. Map of Proposed Subdistricts, 4. Summary Handout from Open House, 5. PZ Minutes, 6. Ordinance

Date	Ver.	Action By	Action	Result
8/19/2019	1	City Council		
8/19/2019	1	City Council		

**Public Hearing: Consideration of an Ordinance Amending Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-3, Definitions and Additional Use Regulations, to add a Definition for Professional Offices; Section 17-22.6, Old Town Center Business District Regulations, to Create a Subdistrict Within the District with Additional Restrictions on Height and a Subarea Within the Subdistrict with Additional Restrictions on Uses; and Section 17-29.5, "SUP" Special Use Permit, to Clarify the Transferability of an SUP.**

### ADMINISTRATIVE COMMENTS:

Two issues which might impede the achievement of the goals for Old Town as set forth in the Old Town Master Plan and Big Move Number 3: Old Town, of the Lewisville 2025 Plan have recently attracted attention: 1) the extent of existing office uses on the ground floor in the core area and 2) the relatively low maximum building heights set in the core area. Staff is proposing amendments to the zoning ordinance to require special use permits (SUP) for ground floor office and similar uses in portions of the Old Town Center Business District (OTC), a definition for professional office, increased height limitations in portions of the OTC District, and clarifying that SUPs are transferable unless stated otherwise in the adopting ordinance. The Planning and Zoning Commission recommended unanimous approval (7-0) on August 6, 2019.

### RECOMMENDATION:

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

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, Planning Director