



Lewisville 2025
"Creating a vision for a bright future."

LEWISVILLE
2025
VISION
Adopted on July 14, 2014



Lewisville North End Area Plan
Open House

August 17, 2017

LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



>Welcome!

LEWISVILLE
New Ideas. Bold Moves. Right Future.

**STRATEGIC
COMMUNITY
SOLUTIONS**
City Center Planning

Kimley»Horn

Objectives for Tonight

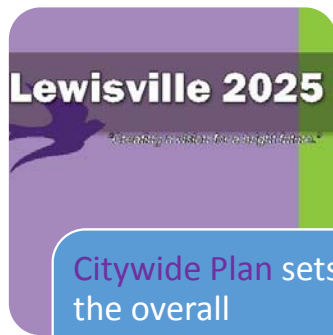
- Consider the name 'North End' for this area
- Gain insights from you about the characteristics of the area today
- Learn about issues that need more research or investigation
- Understand your perspectives on the challenges and opportunities facing the area
- Imagine a best possible future for this part of Lewisville



Why Create Area Plans?



Role of Area Plans



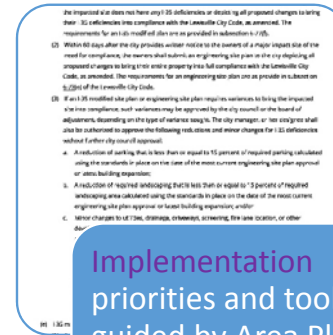
Citywide Plan sets the overall direction

- Vision
- Guiding Principles
- Development Pattern
- Action Steps



Area Plan applies direction to specific areas

- Area Vision or Identity
- Policy Direction
- Design
- Capital Projects
- Action Priorities



Implementation priorities and tools guided by Area Plan

- Public Investment
- Private Investment
- Design
- Community Engagement



Why Area Plans?

- Establish a vision or goal for a particular part of Lewisville, and a coordinated approach to achieve it that is supported by area stakeholders
- Focus in more detail than possible during a citywide planning process
- Address areas with unique challenges and opportunities
- Create or enhance a distinctive identity
- Get stakeholders involved and engaged
- Serve as the basis for city programs, incentives, regulations, special districts that are important here but not needed citywide

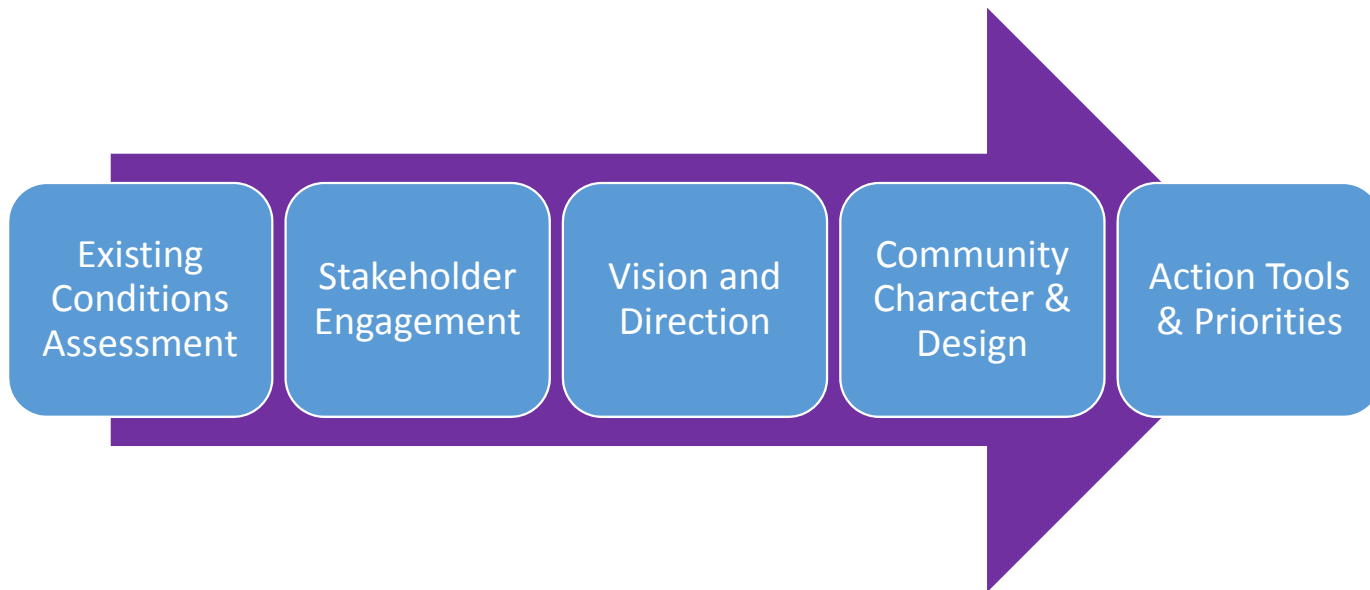


The Area Plan Project

- Create an **Area Plan** (including Community Character Manual) for two areas
 - Vision and Guiding Principles
 - Development Pattern
 - Community Character Manual
 - Action Steps
- Develop **Partners** that will help the City and share in implementation
- Design a **template** for creating other Area Plans
- Gain **lessons and insights** that will shape the overall Development Code Update



Process for 'Pilot' Area Plans



Best Practices for Comprehensive Plans

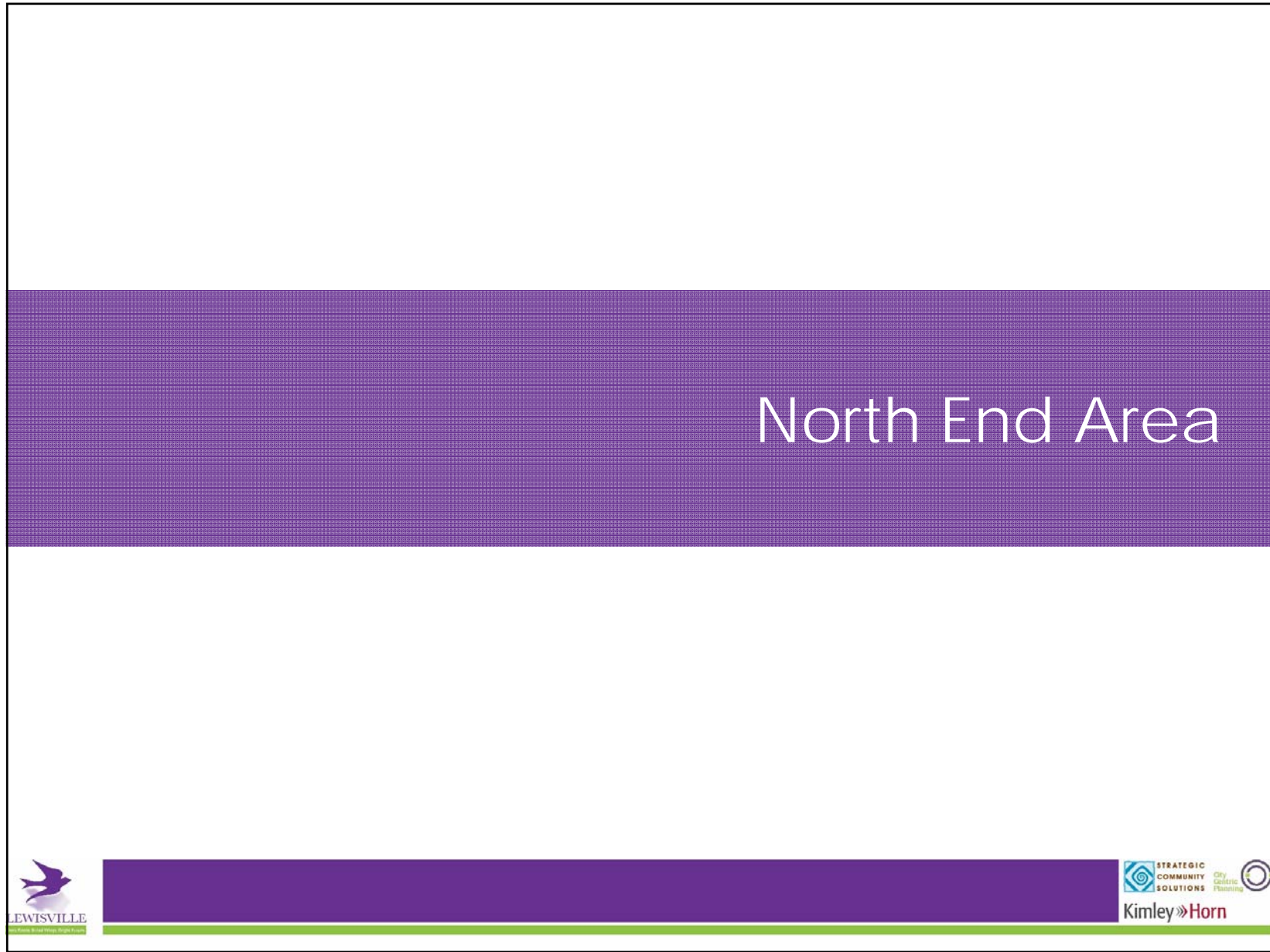
Principle	Process
1. Livable Built Environment	7. Authentic Participation
2. Harmony with Nature	8. Accountable Implementation
3. Resilient Economy	Attribute
4. Interwoven Equity	9. Consistent Content
5. Healthy Community	10. Coordinated Characteristics
6. Responsible Regionalism	



Action Steps may include:

- Branding and identity
 - Gateways & signage
 - Amenities
 - Marketing
 - Development regulation changes
 - Rezoning, zoning overlays, form-based codes
 - Design guidelines or requirements
 - Financial incentives
 - For development/redevelopment
 - For business attraction & support
 - For clean-up, repair
 - Parks, trails, recreation, open space
 - Infrastructure investments
 - Water, sewer & stormwater
 - Streets, streetscape, parking
 - Code compliance
 - Community capacity-building
 - New area support groups
 - Leadership training
 - Events and programming
 - Catalyst project identification
- Funding for action steps may require changes/increases to future City budgets.





North End Area

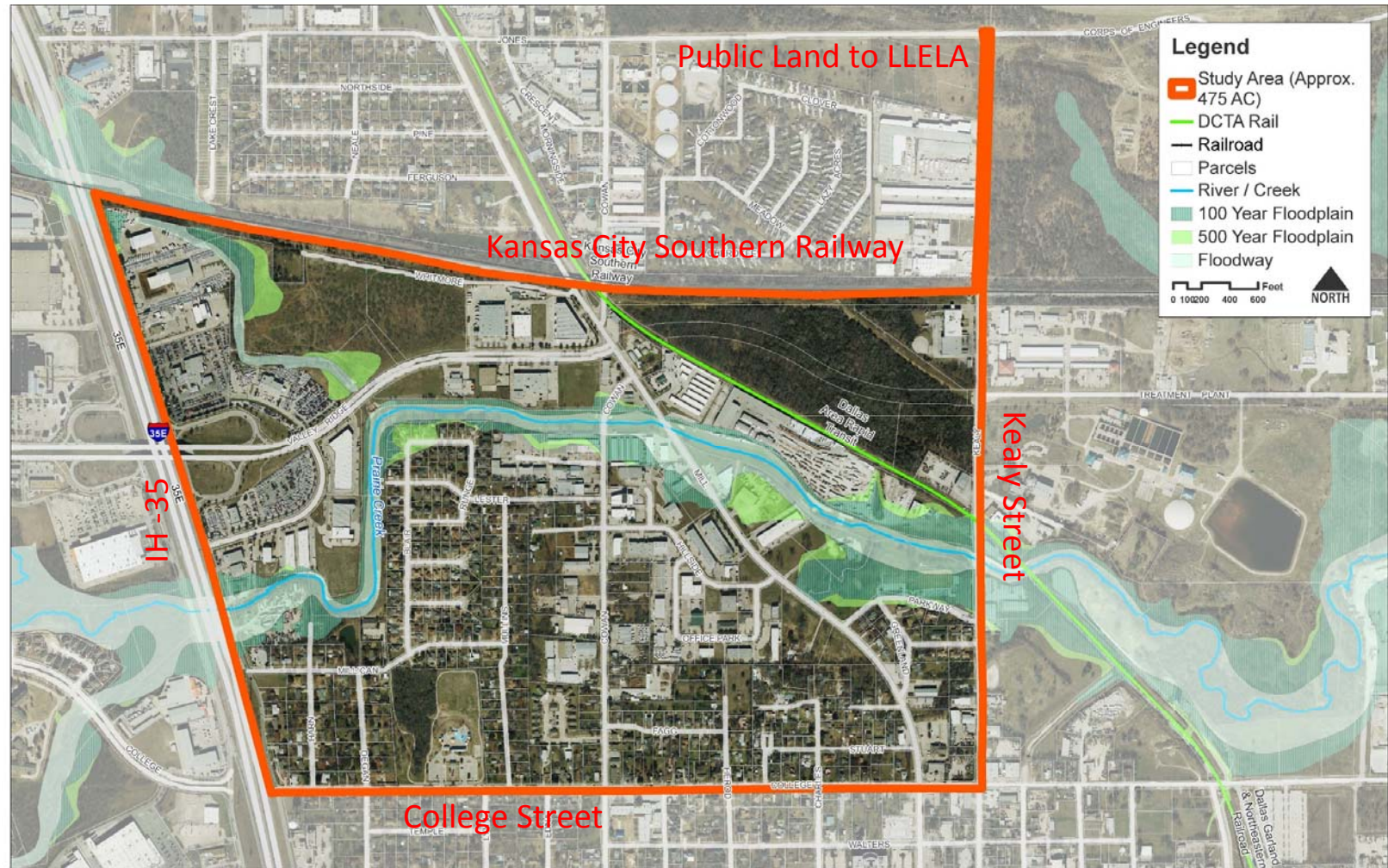
LEWISVILLE
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Planning

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The slide features a large purple horizontal band with a fine grid pattern. The text "North End Area" is centered in white. At the bottom, there is a solid purple bar with a thin green line underneath. Logos for Lewisville, Strategic Community Solutions, and Kimley»Horn are positioned along the bottom edge.

Study Area - *DRAFT*



LEWISVILLE NORTH END

STRATEGIC COMMUNITY SOLUTIONS City Center Planning

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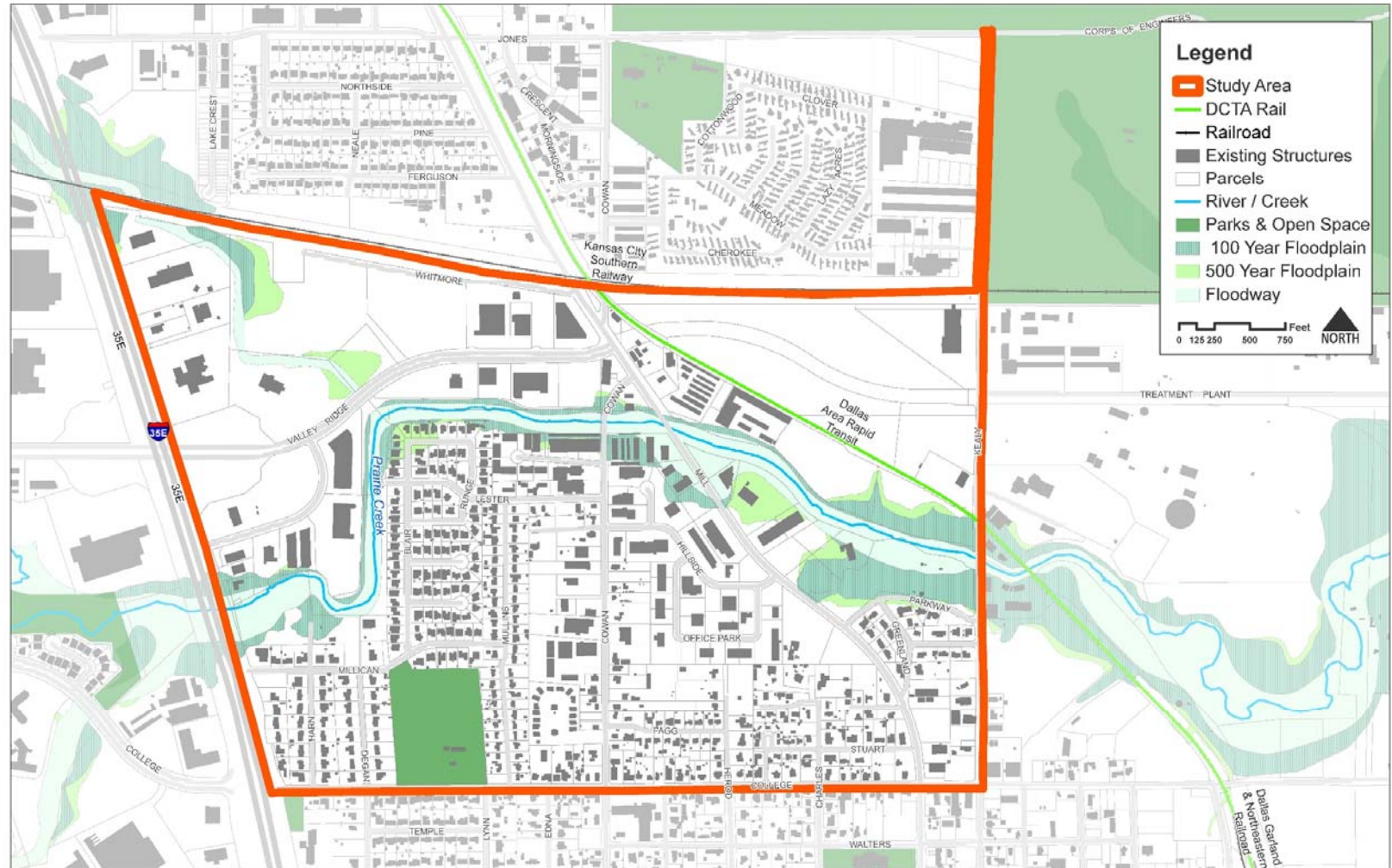
Natural Features

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Natural Systems - *DRAFT*



Legend

- Study Area
- DCTA Rail
- Railroad
- Existing Structures
- Parcels
- River / Creek
- Parks & Open Space
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

0 125 250 500 750 Feet NORTH



NORTH END

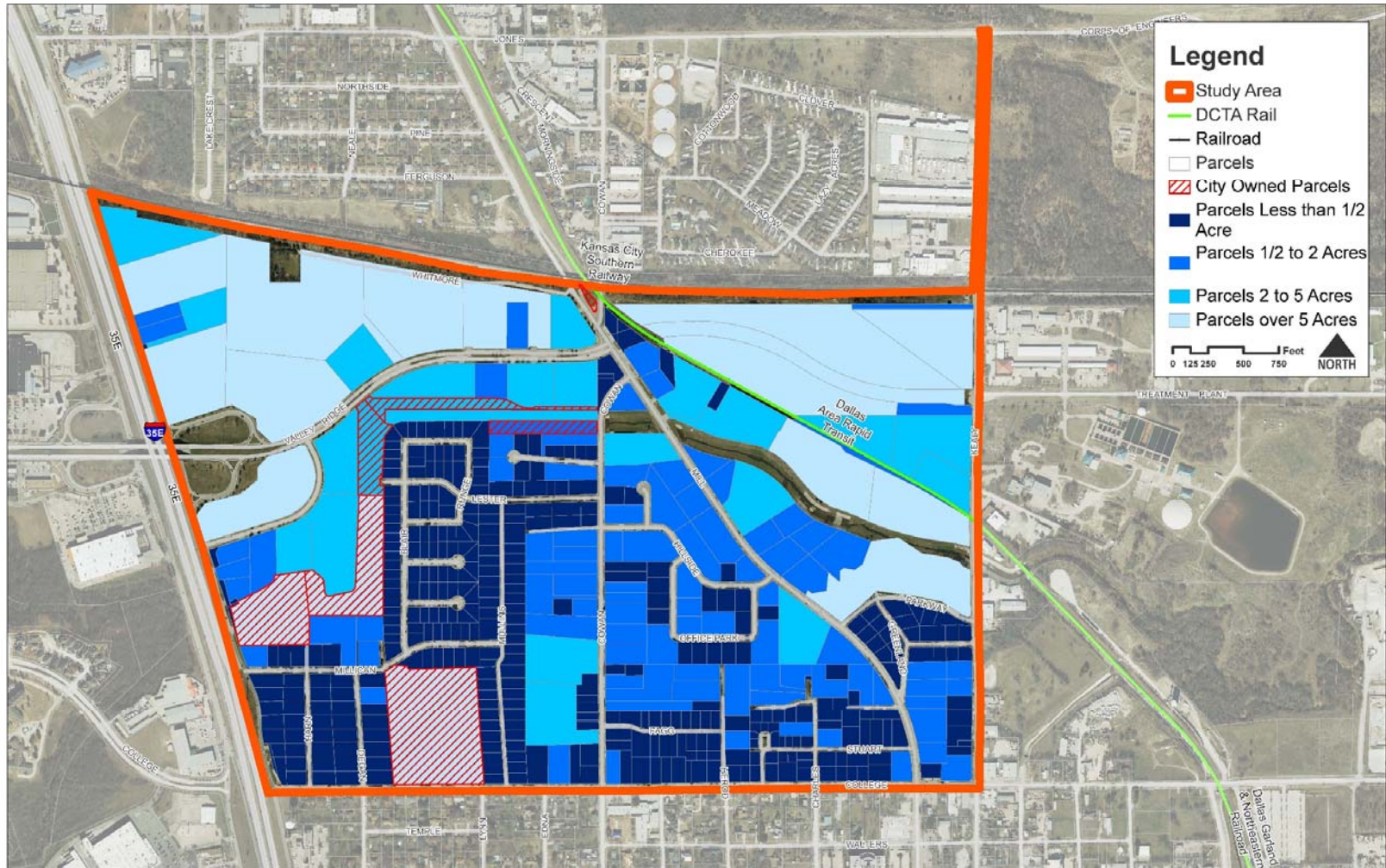
STRATEGIC COMMUNITY SOLUTIONS City of Lewisville Planning

Lewisville, Texas **Kimley»Horn**

Physical Development Pattern

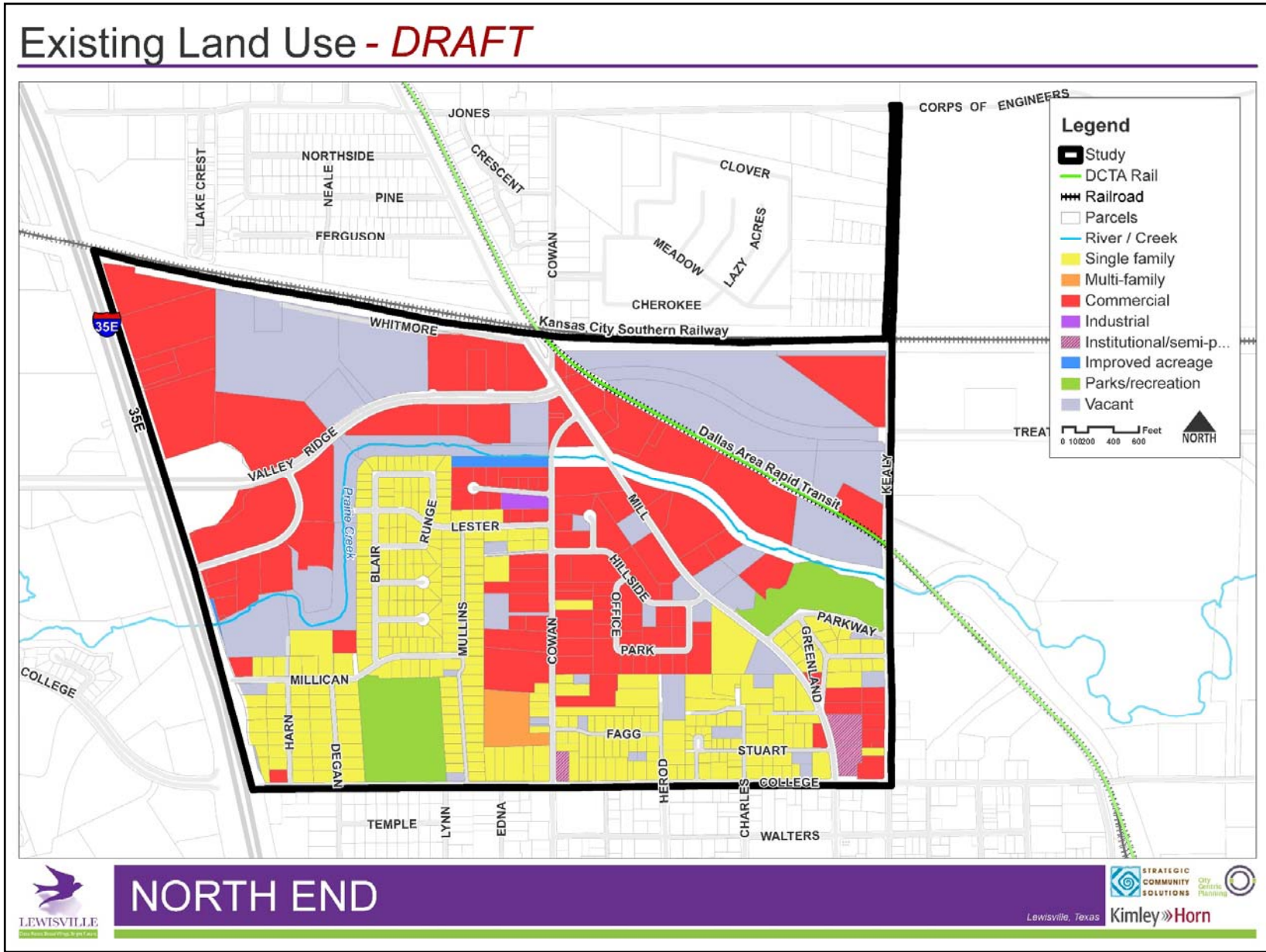


Existing Parcel Size - *DRAFT*

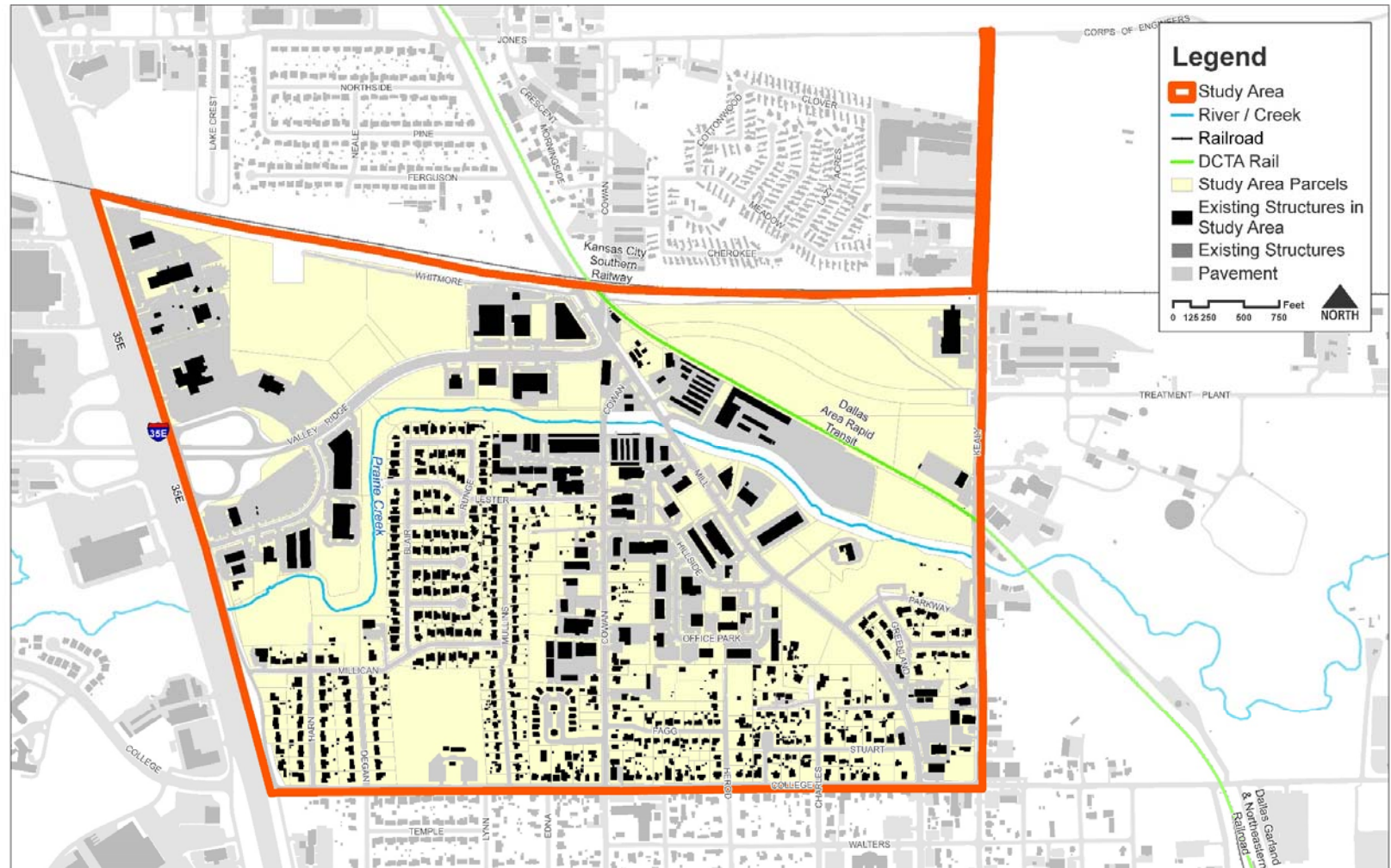


NORTH END





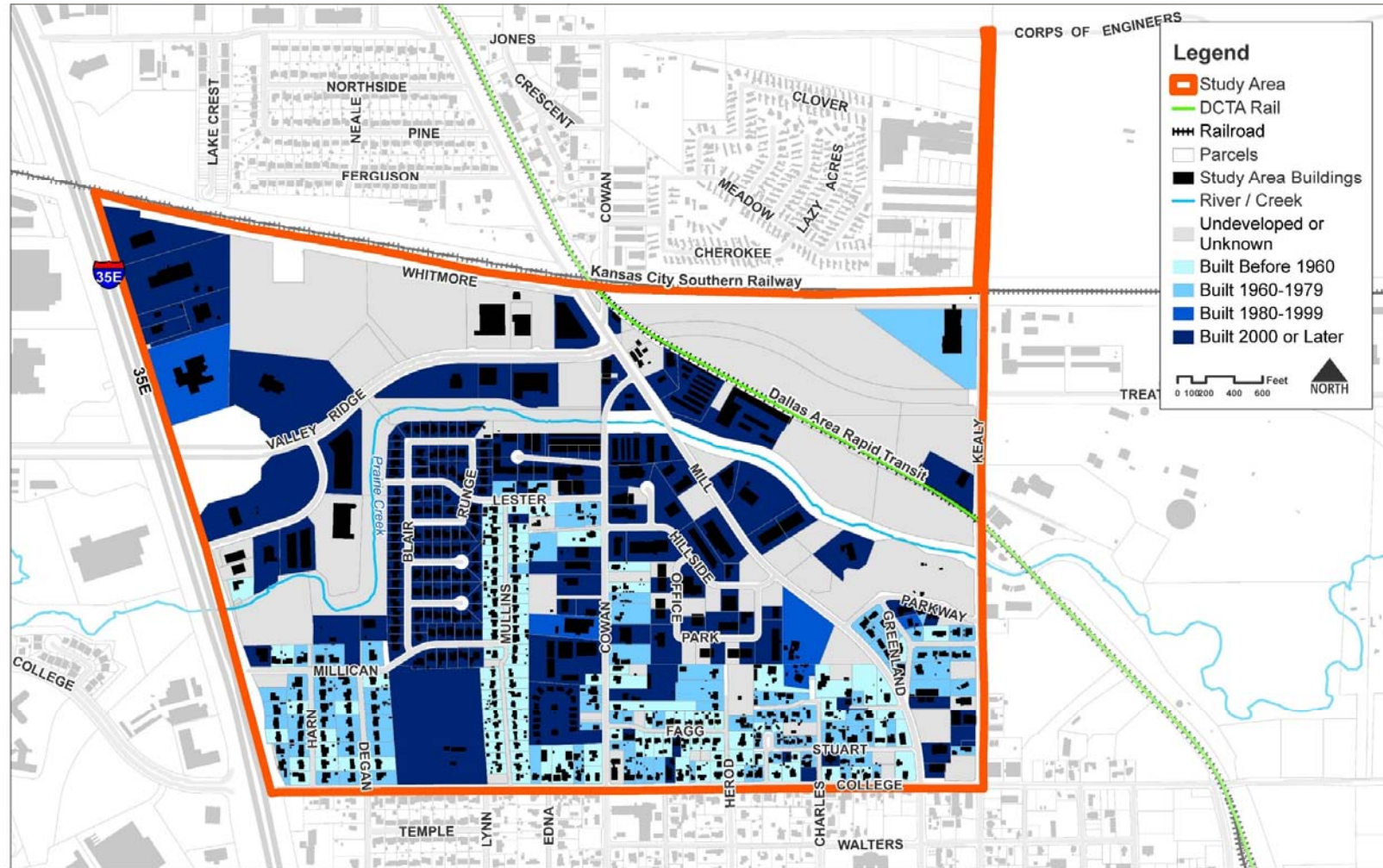
Parcel Lot Coverage & Existing Structures - *DRAFT*



NORTH END



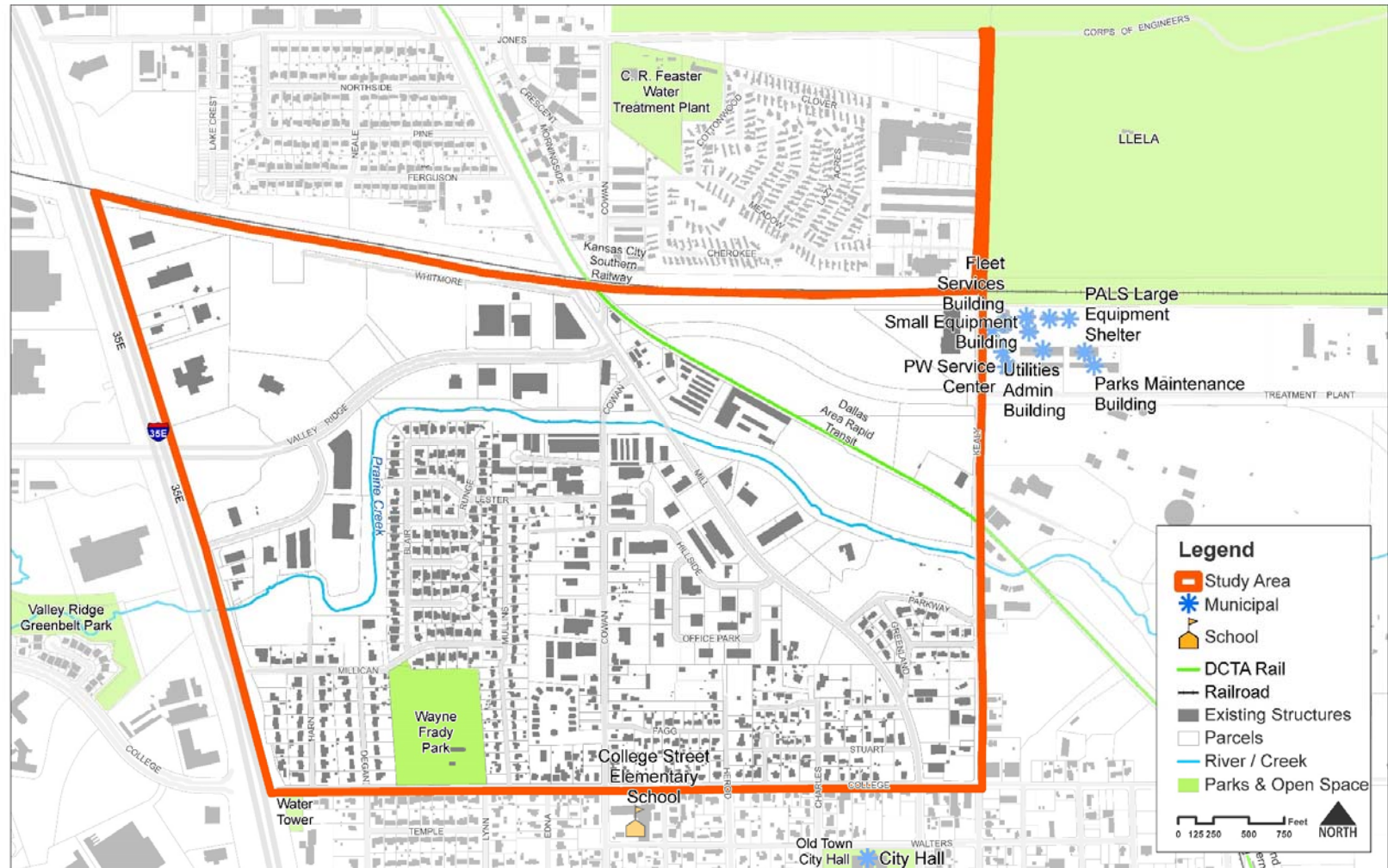
Building Age - *DRAFT*



NORTH END



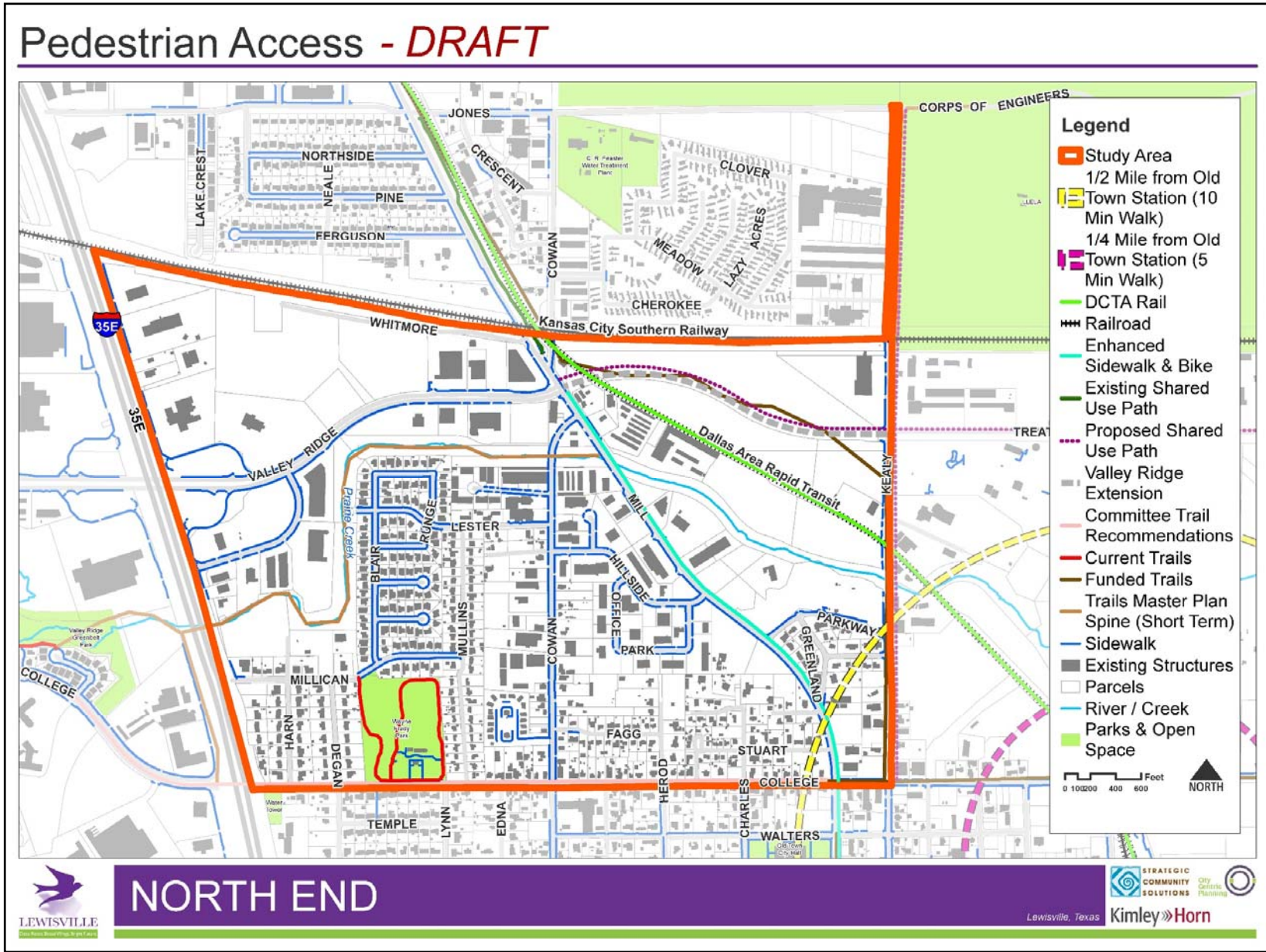
Existing Public Facilities - *DRAFT*



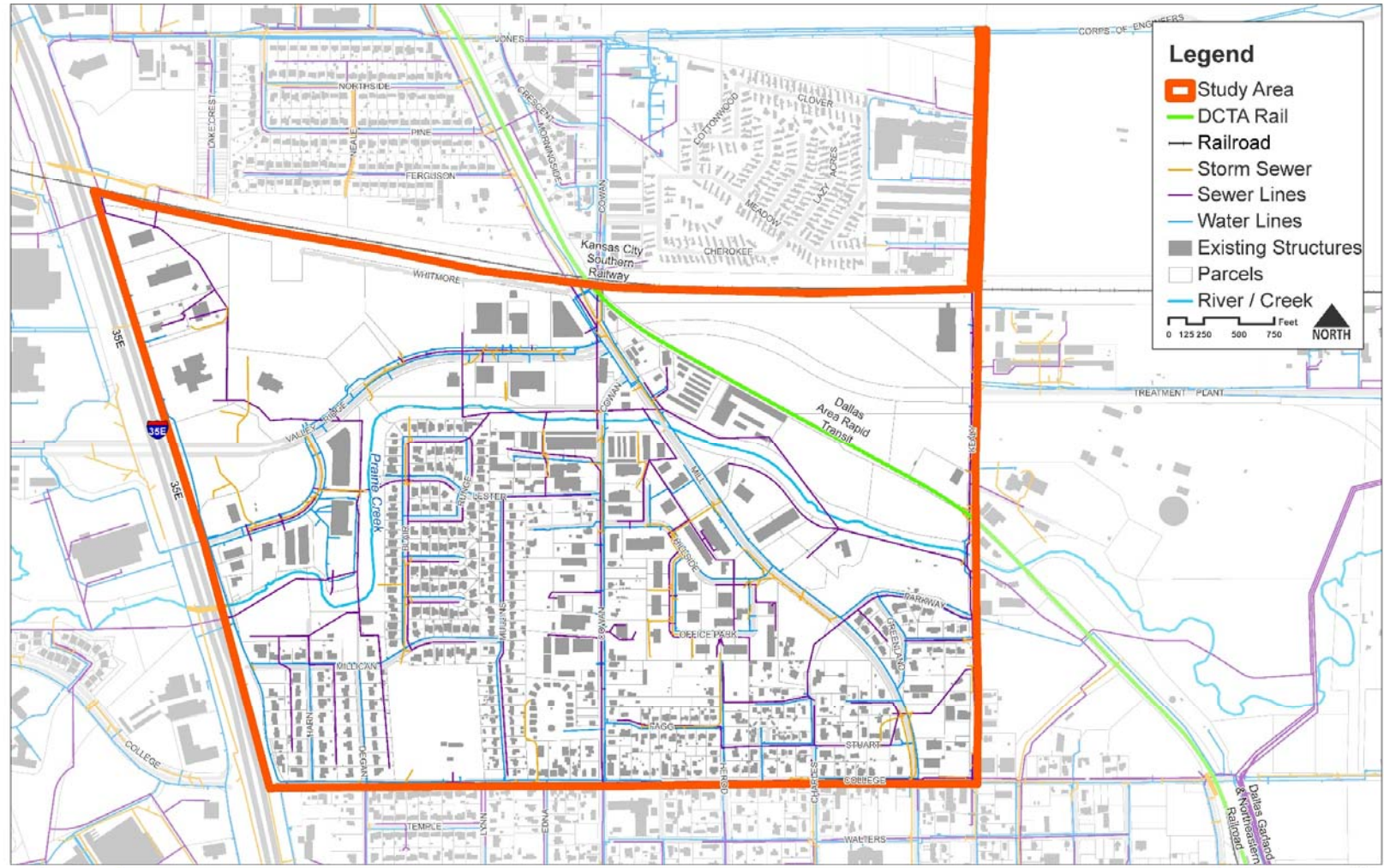

NORTH END




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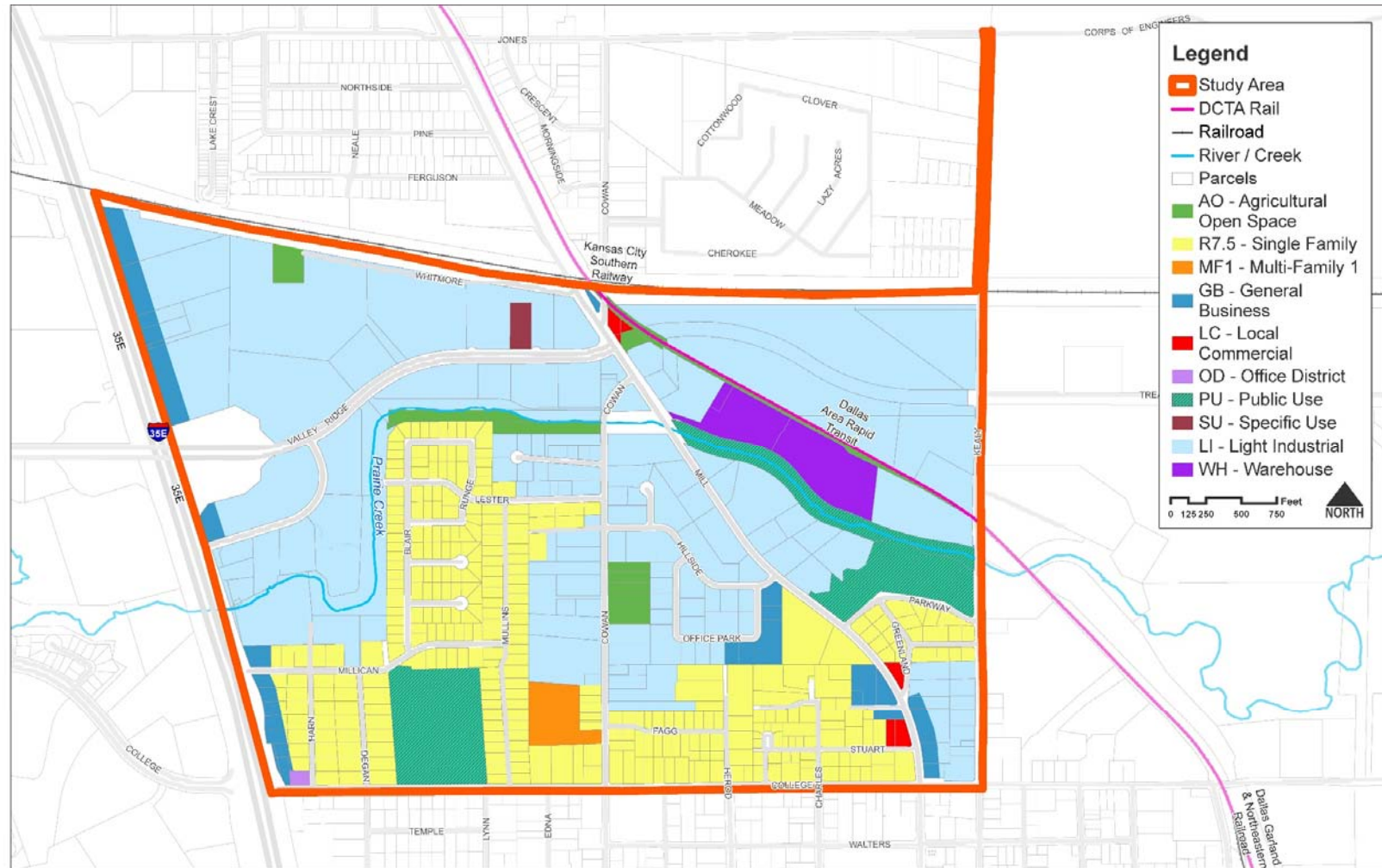


Existing Utility Infrastructure - *DRAFT*



 **NORTH END**  
Lewisville, Texas **Kimley»Horn**

Existing Zoning - *DRAFT*





LEWISVILLE
2017 Official Reincorporation by public vote

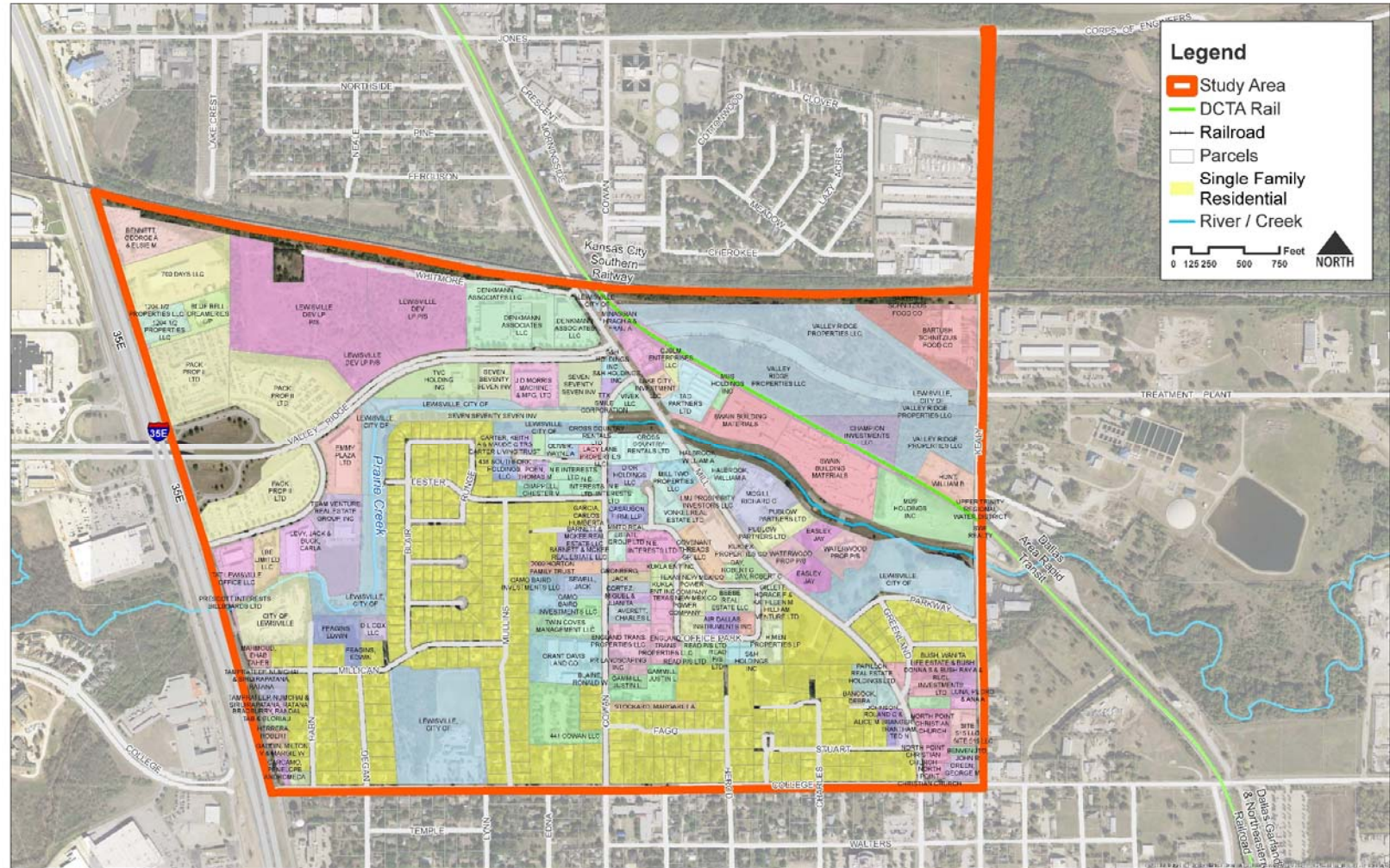
NORTH END

Lewisville, Texas



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Parcel Ownership - *DRAFT*



Legend

- Study Area
- DCTA Rail
- Railroad
- Parcels
- Single Family Residential
- River / Creek

0 125 250 500 750 Feet

NORTH



LEWISVILLE
Texas

NORTH END



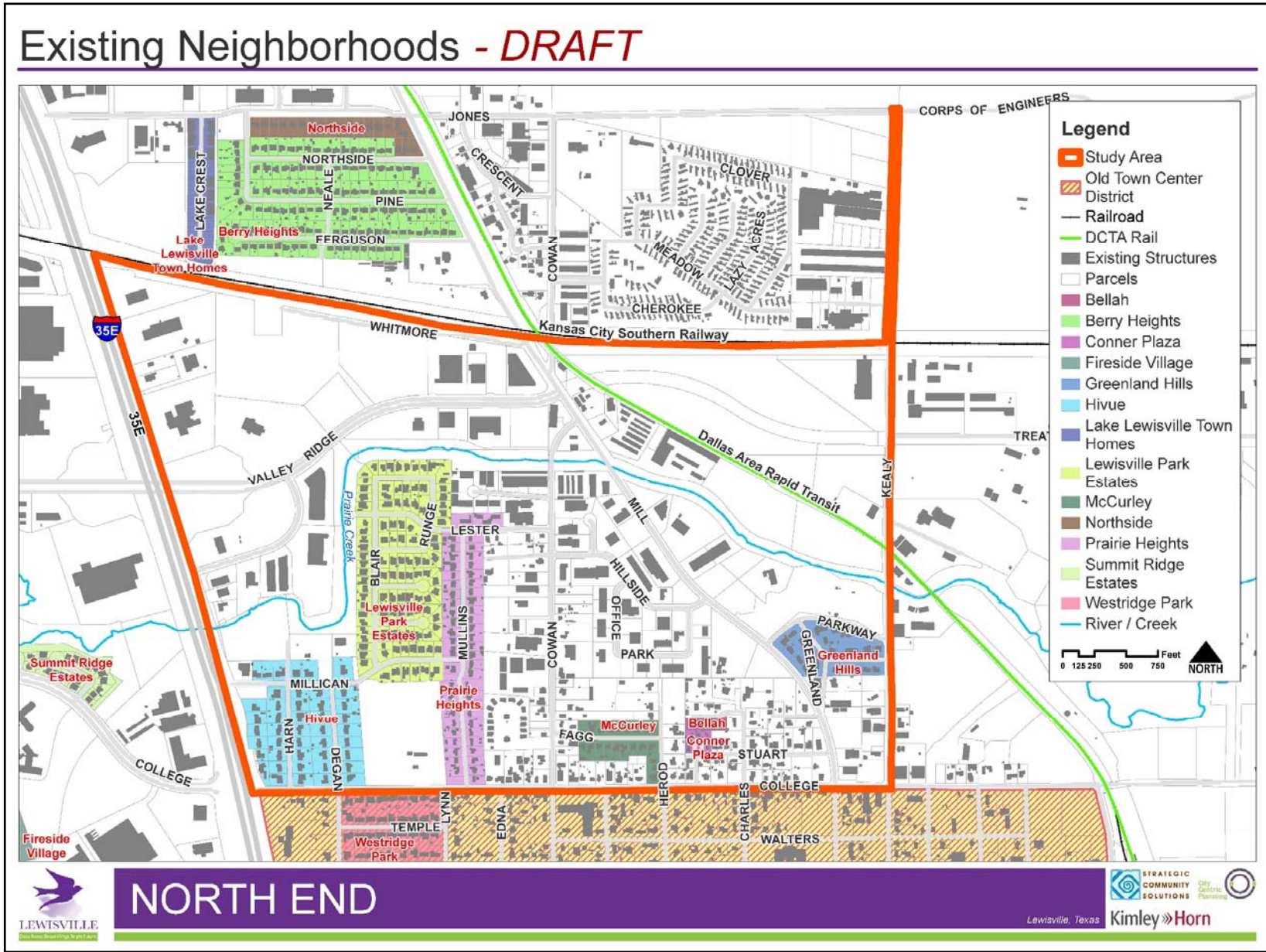
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City Center Planning



Lewisville, Texas **Kimley»Horn**

Community Character





Housing and Population

Indicator	Citywide	North End
2017 Housing Units	44,643	392
2017 Households	41,883	382
2017 Total Resident Population	106,741	1,063
2017 Average Household Size	2.54	2.78
2017 Total Daytime Population	101,241	2,391
Resident:Daytime Population Ratio	1.05	0.44

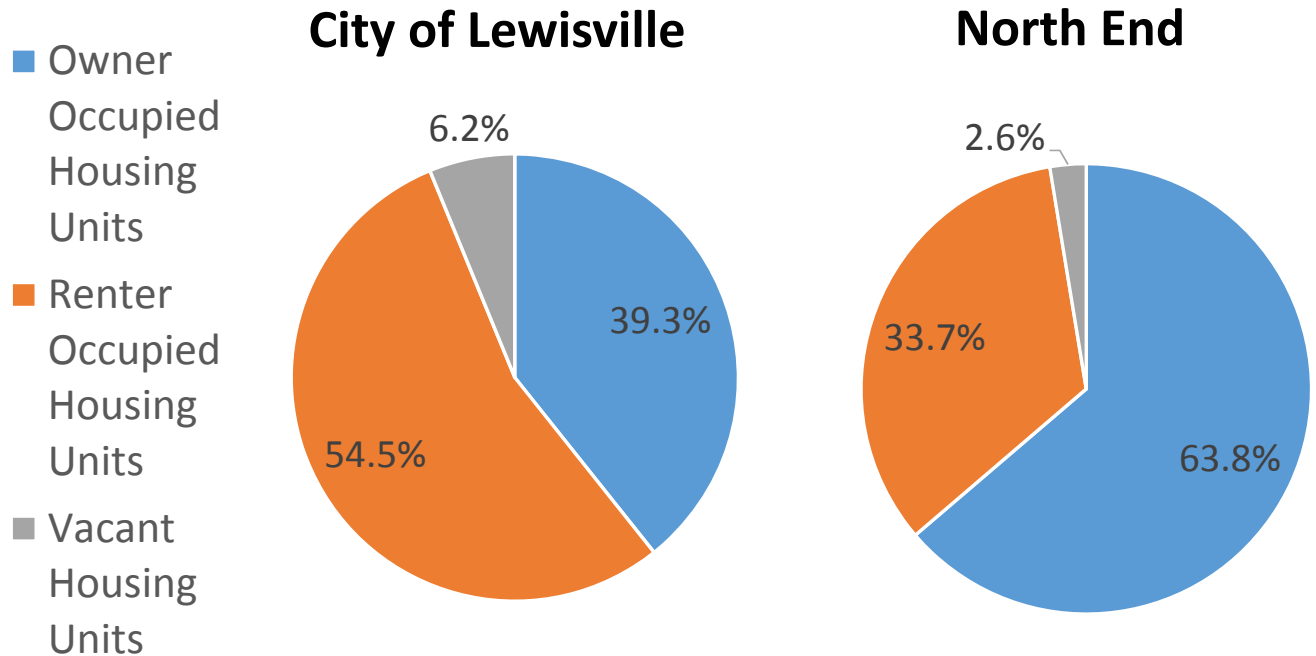


Resident Characteristics

Indicator	Citywide	North End
2017 Median Household Income	\$57,956	\$45,136
2017 Median Age	32.2	37.5
Population 65 and older	4.6%	7.2%
All Households w/ Children	35.5%	36.0%
Single-Person Households	30.1%	24.1%
Hispanic Origin	32.2%	35.8%
Unemployment Rate	4.0%	2.2%



Housing Characteristics



Indicator	Citywide	North End
2017 Median Home Value	\$173,806	\$120,495
Median Year Structure Built	1992	1967

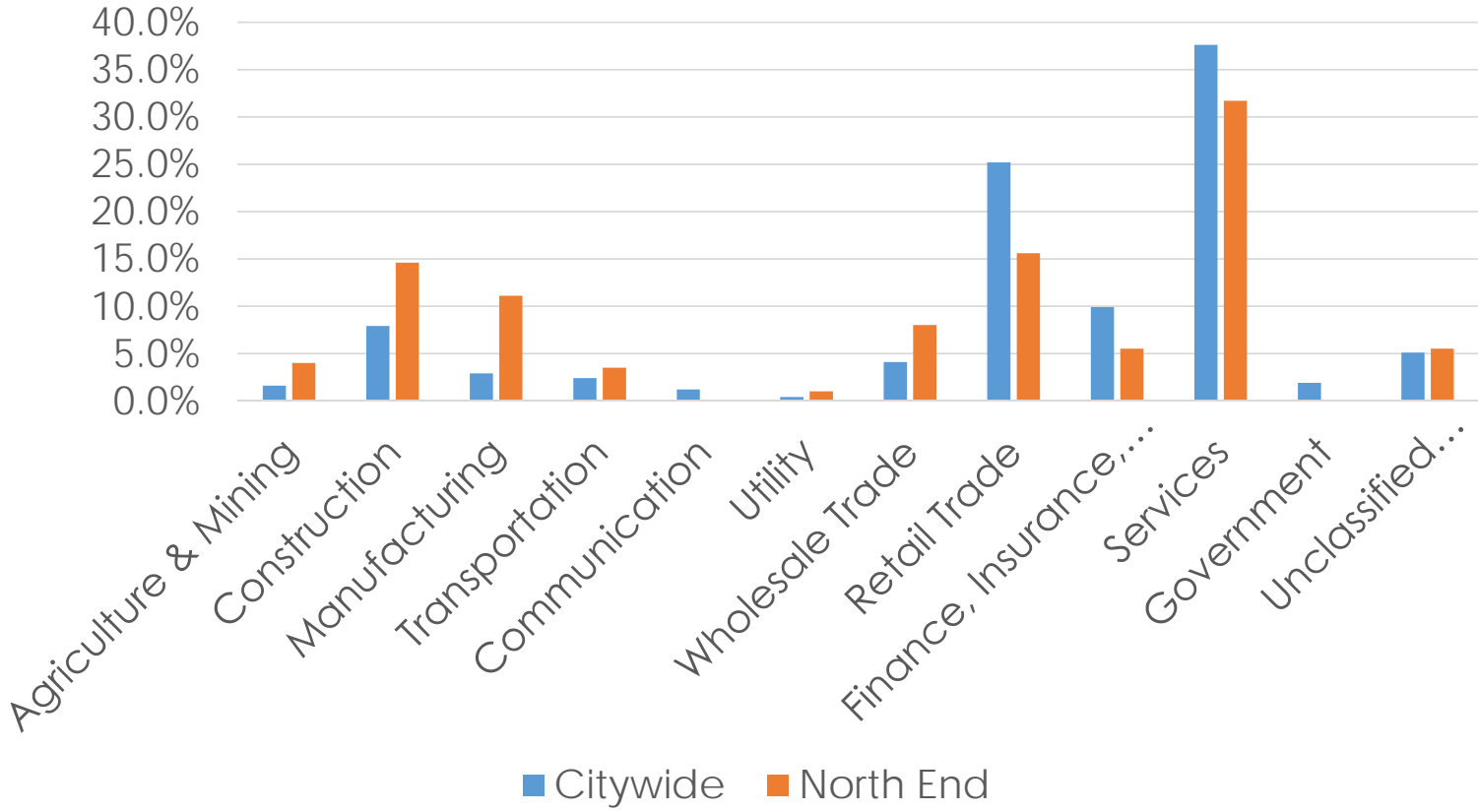


Business Characteristics

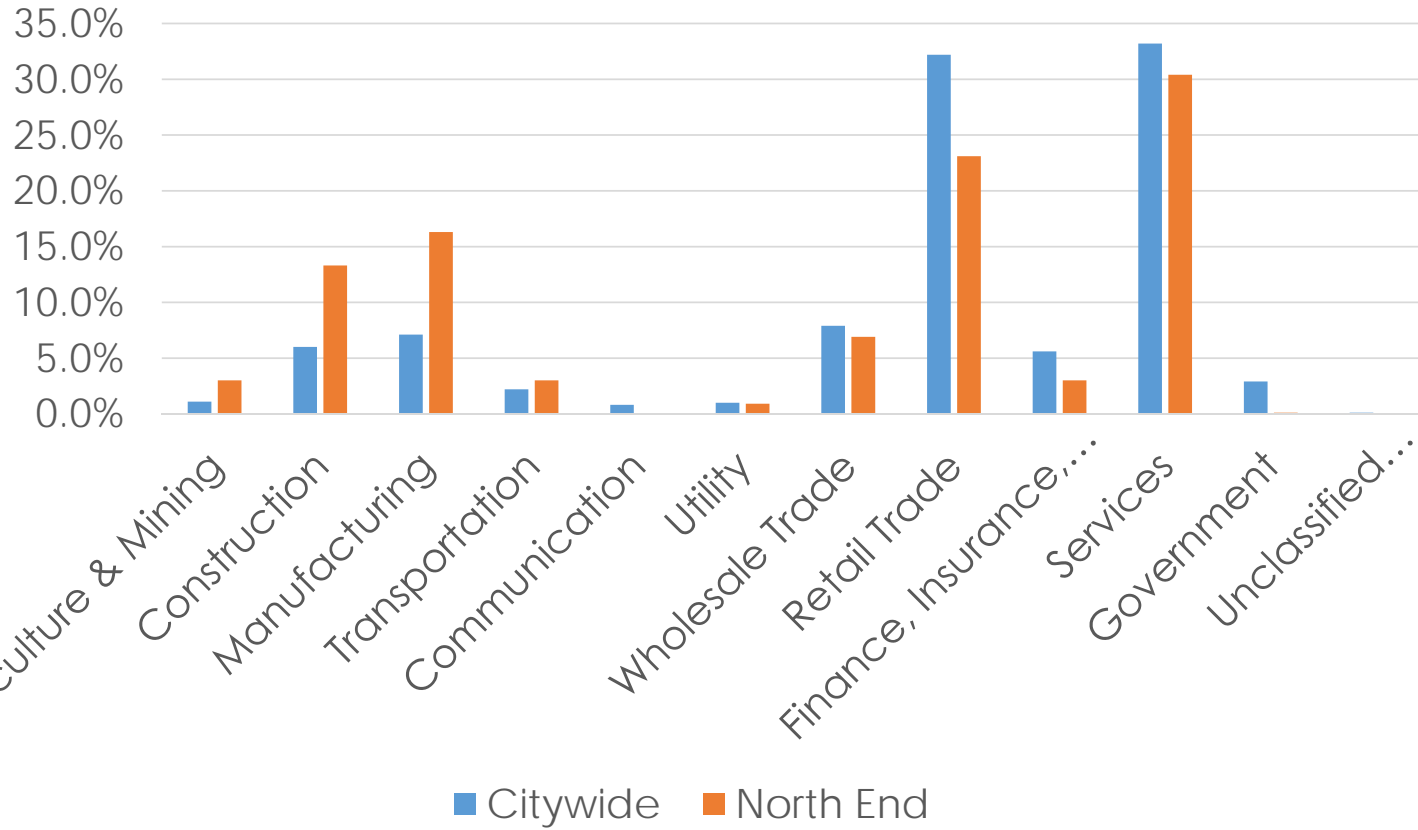
Indicator	Citywide	North End
Total Businesses	3,663	199
Total Employees	46,921	1,686
Total Residential Population	106,741	1,063
Employee/Residential Population Ratio (per 100 Residents)	44	159
Retail Trade Leakage/Surplus	-27.4	-83.7
Food & Drink Leakage/Surplus	-12.6	49.7



Businesses By Type



Employees By Type



Planning Principles for the North End

Principle	Questions for the North End
1. Livable Built Environment	How can we benefit from the Valley Ridge extension and the North End's remaining vacant land?
2. Harmony with Nature	What role should the creeks and the open space connection leading to LLELA and Lewisville Lake play in this area?
3. Resilient Economy	What jobs & businesses can succeed here over the long term?
4. Interwoven Equity	Do people in all neighborhoods and at all income levels have access to housing, jobs and services?
5. Healthy Community	Is this an area that supports healthy lifestyles for its residents?
6. Responsible Regionalism	Can this area provide housing and jobs to meet the needs of future regional growth?
7. Authentic Participation	Do all stakeholders have opportunities to be involved?
8. Accountable Implementation	Will the plan have clear and practical action steps so it can be carried out and its vision achieved?



Informational Questions?



What Do You Think?



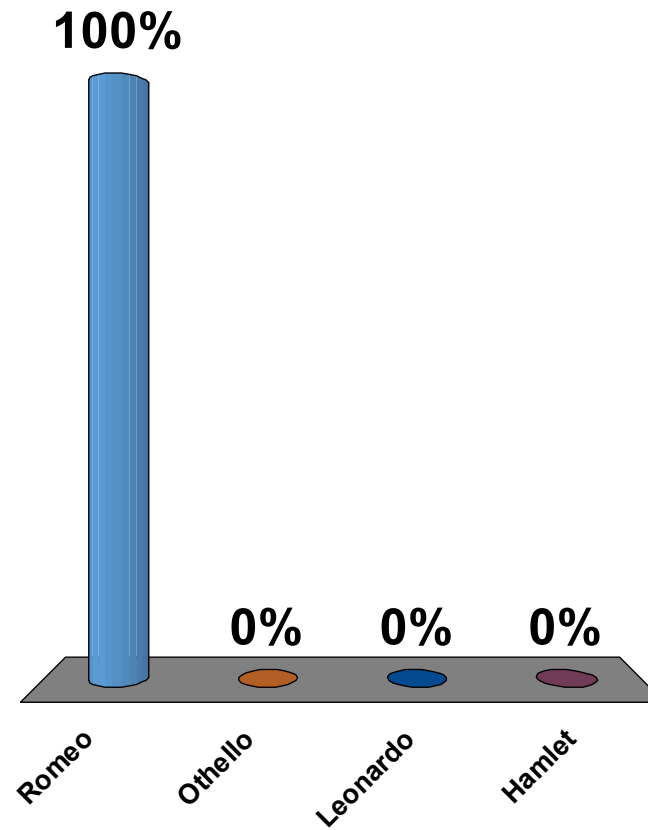
Why Keypad Polling?

- Provides feedback from all individuals participating in the session
- Everyone responds to the same set of questions
- It's anonymous
- Shows results immediately
- Allows more detailed analysis after the session



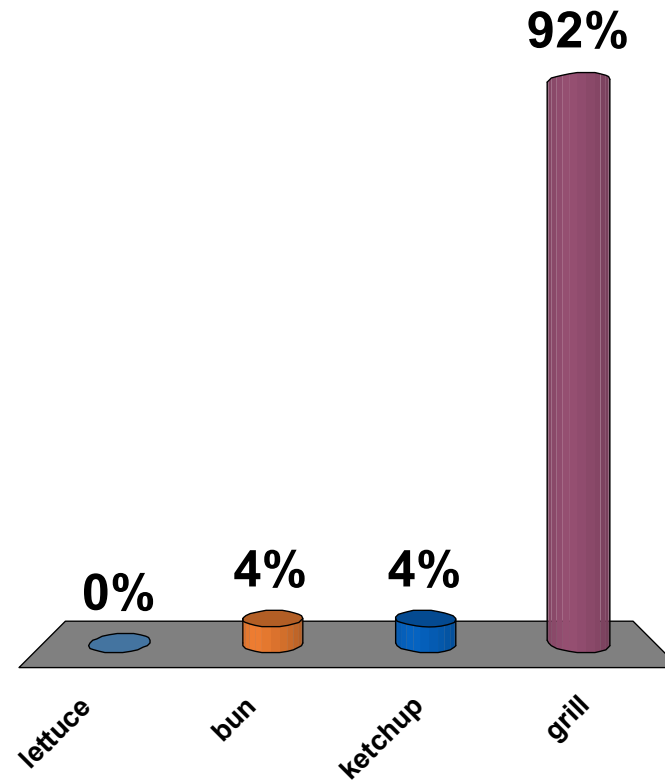
Which Shakespearean character was the famous lover of Juliet?

- 1. Romeo
- 2. Othello
- 3. Leonardo
- 4. Hamlet



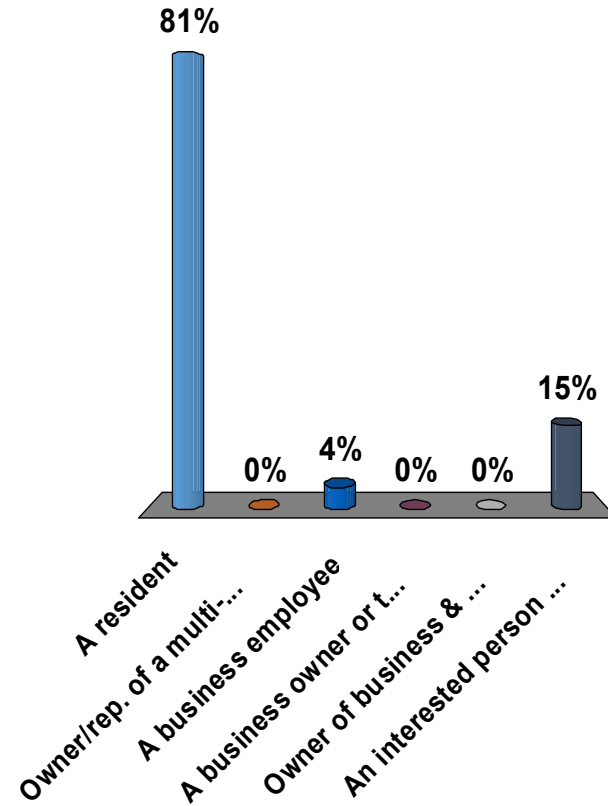
pancake : griddle :: hamburger :

1. lettuce
2. bun
3. ketchup
4. grill



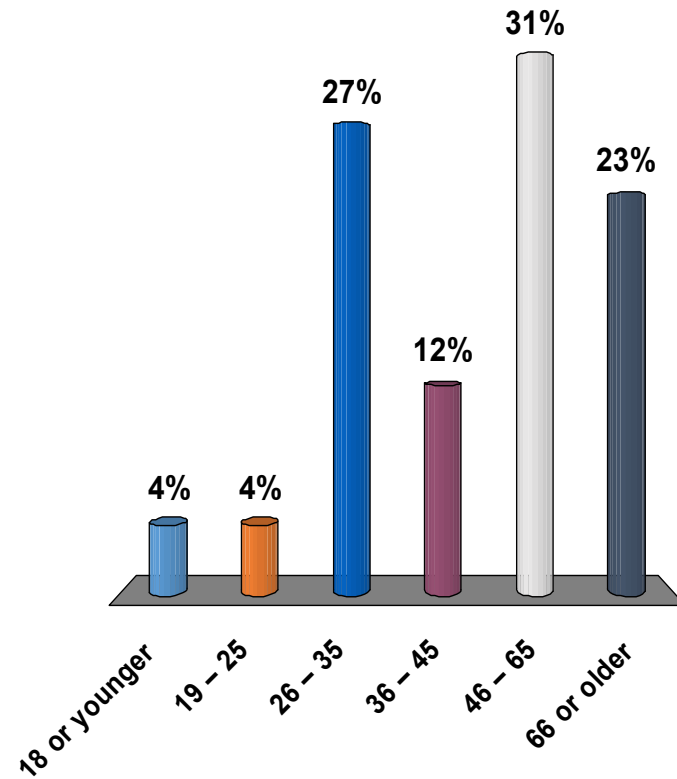
I am most involved in the North End as:

1. A resident
2. Owner/rep. of a multi-family or commercial property (not business owner)
3. A business employee
4. A business owner or tenant (not property owner)
5. Owner of business & property
6. An interested person not described above



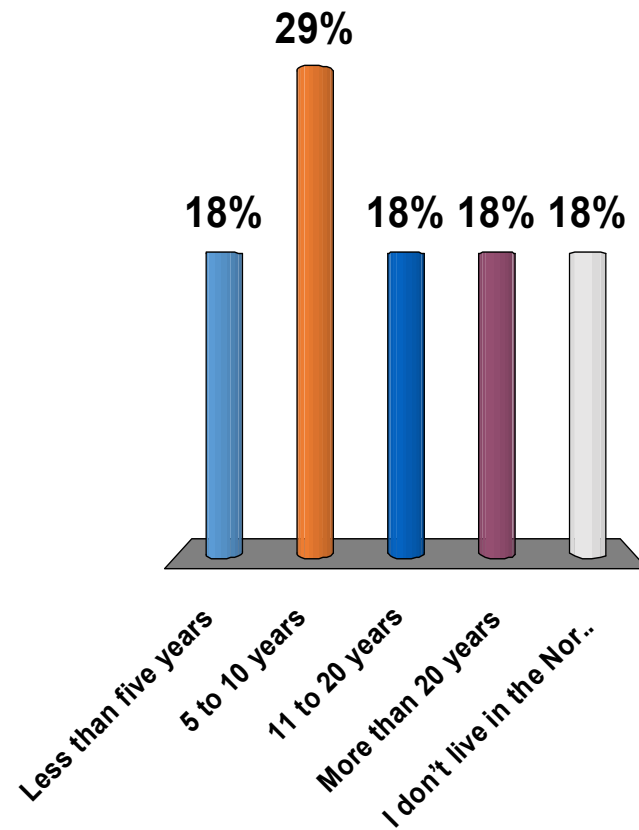
My age is:

1. 18 or younger
2. 19 – 25
3. 26 – 35
4. 36 – 45
5. 46 – 65
6. 66 or older



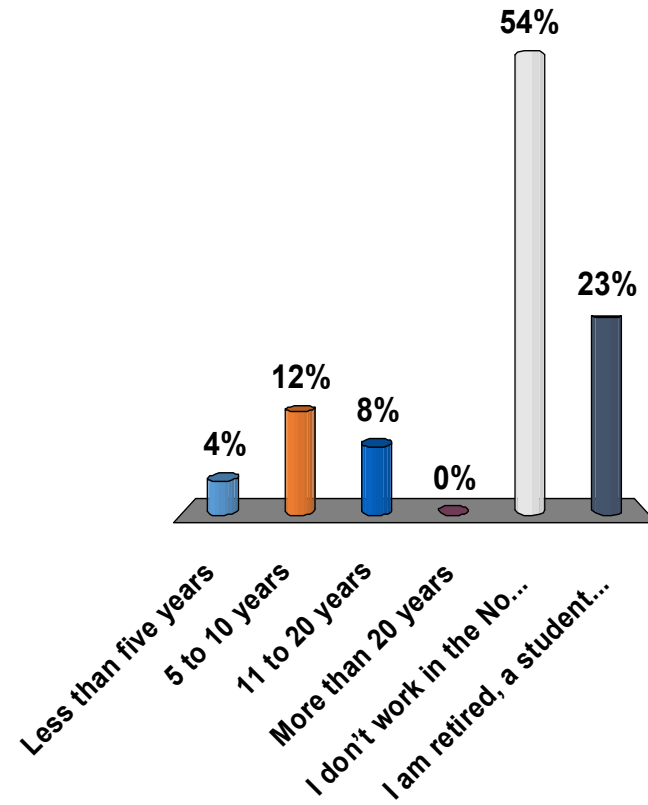
I have lived in the North End for:

1. Less than five years
2. 5 to 10 years
3. 11 to 20 years
4. More than 20 years
5. I don't live in the North End



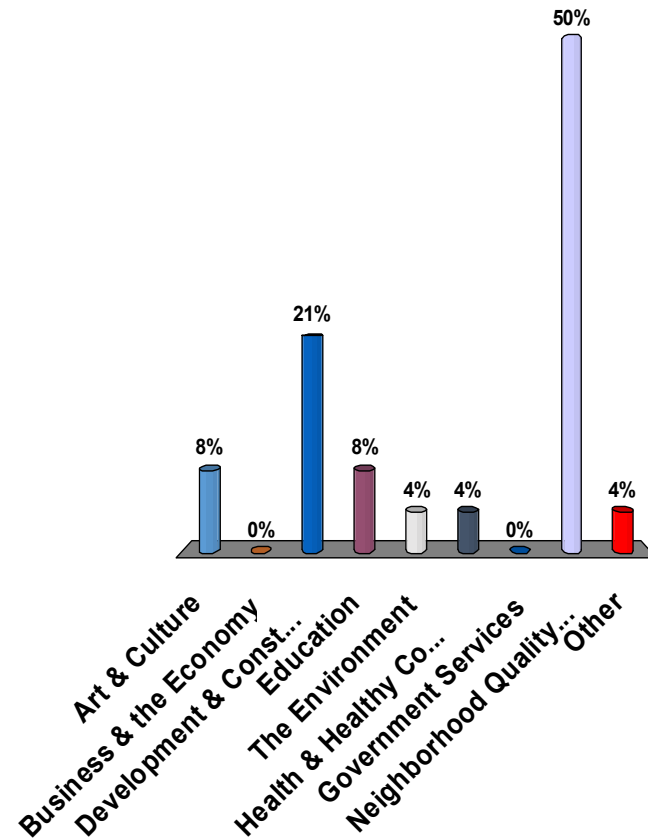
I have worked in the North End for:

1. Less than five years
2. 5 to 10 years
3. 11 to 20 years
4. More than 20 years
5. I don't work in the North End
6. I am retired, a student or otherwise not working



I am most interested in issues related to:

1. Art & Culture
2. Business & the Economy
3. Development & Construction
4. Education
5. The Environment
6. Health & Healthy Communities
7. Government Services
8. Neighborhood Quality of Life
9. Other

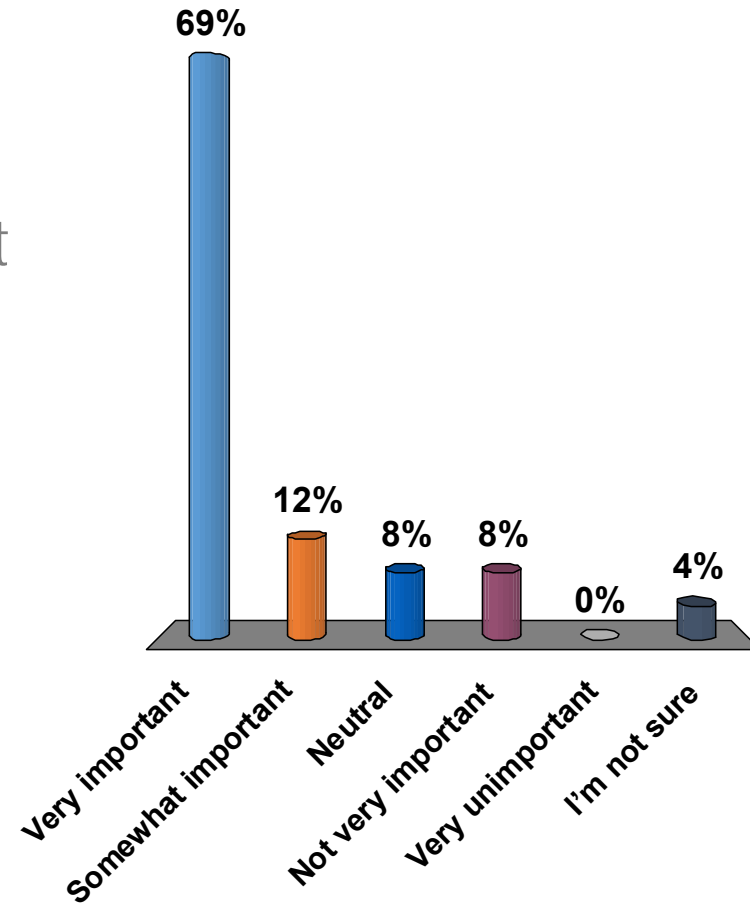


How important are these issues to
the best possible future for the
North End?



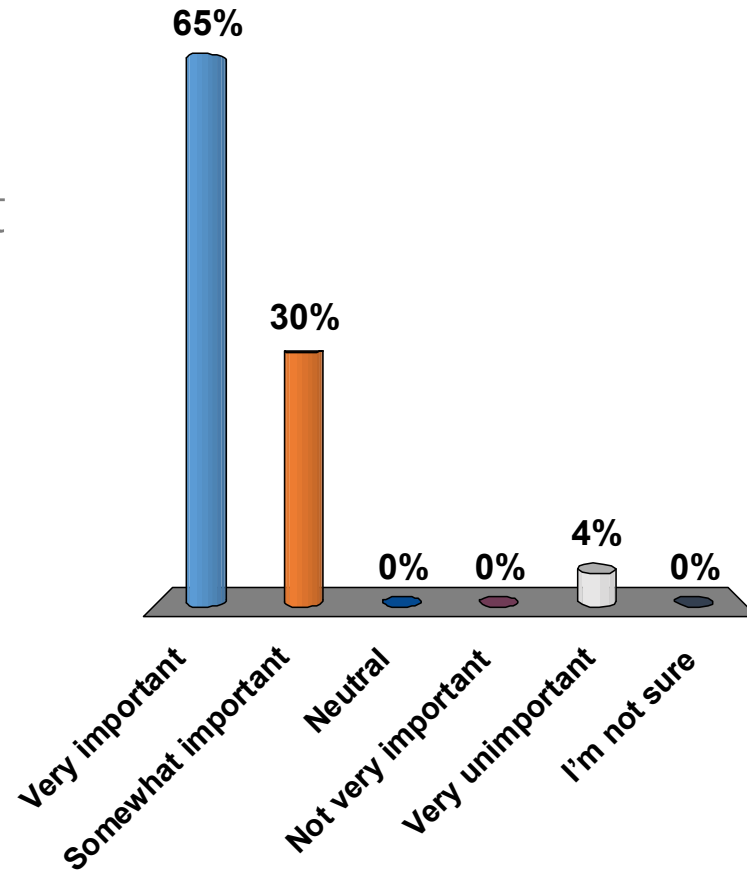
Maintaining existing homes and neighborhoods

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



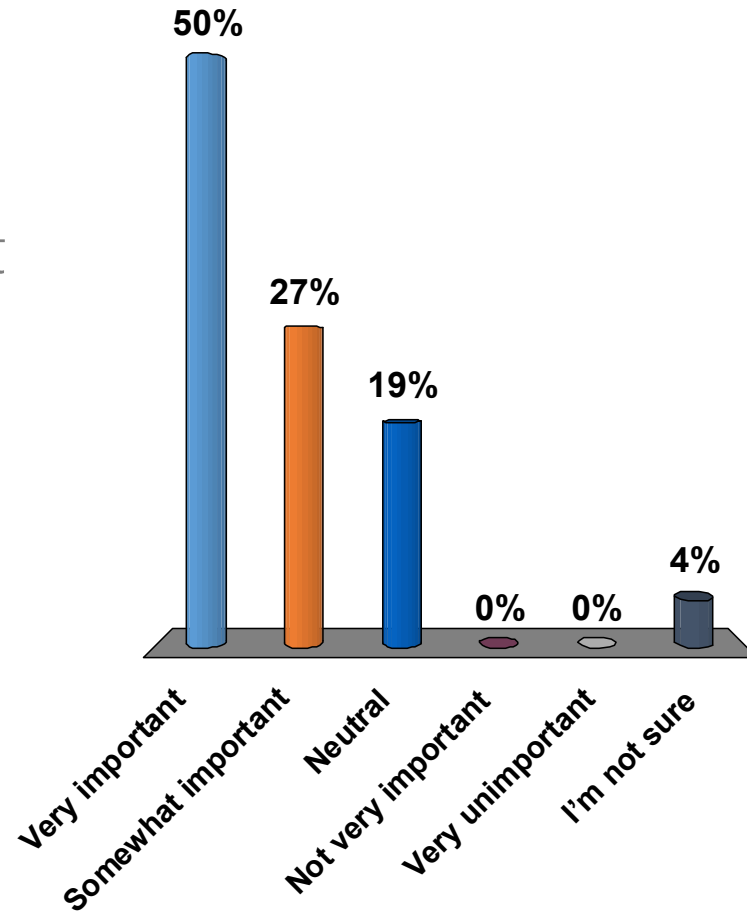
Getting quality development along the Valley Ridge extension

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



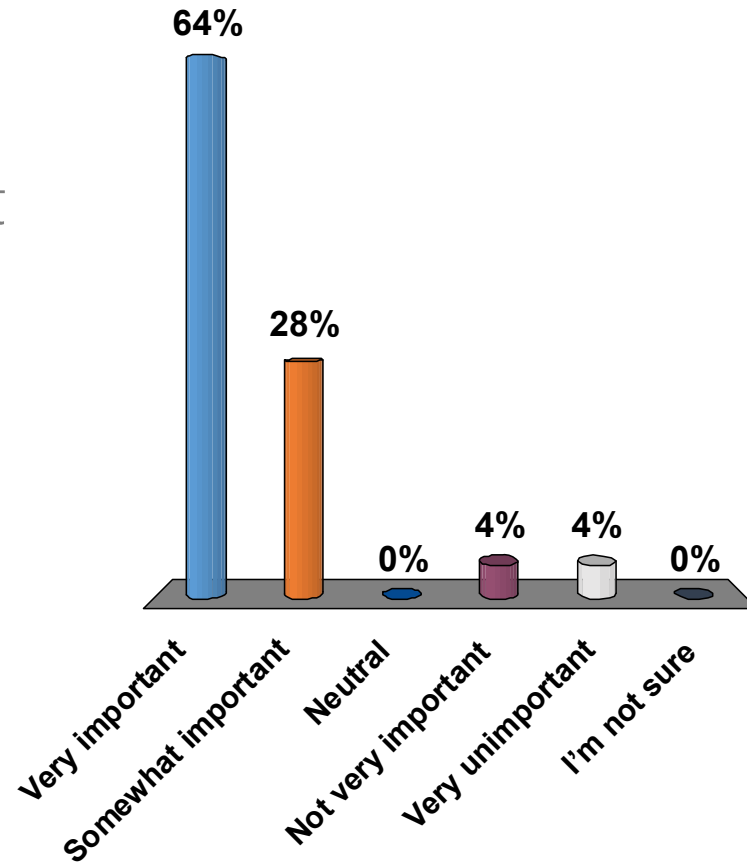
Housing affordability

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



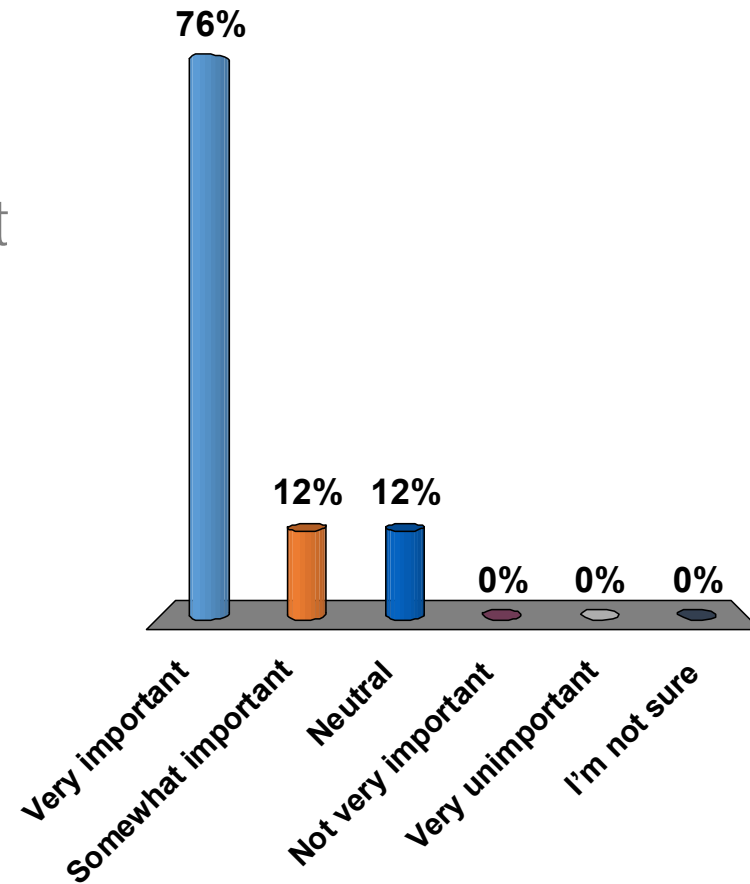
Attracting new types of businesses

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



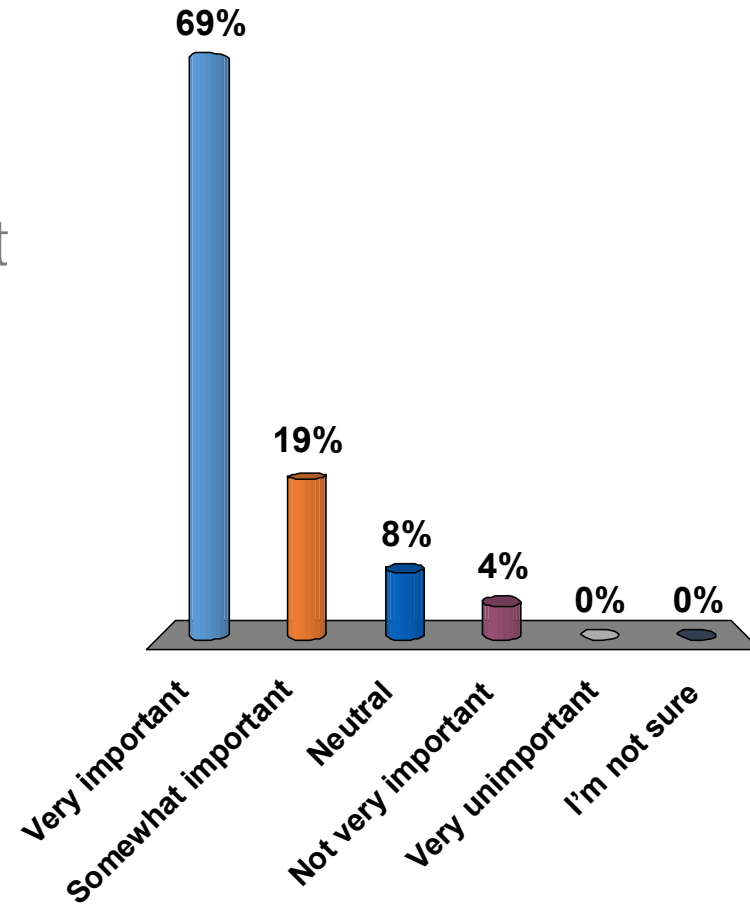
Retaining natural areas

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



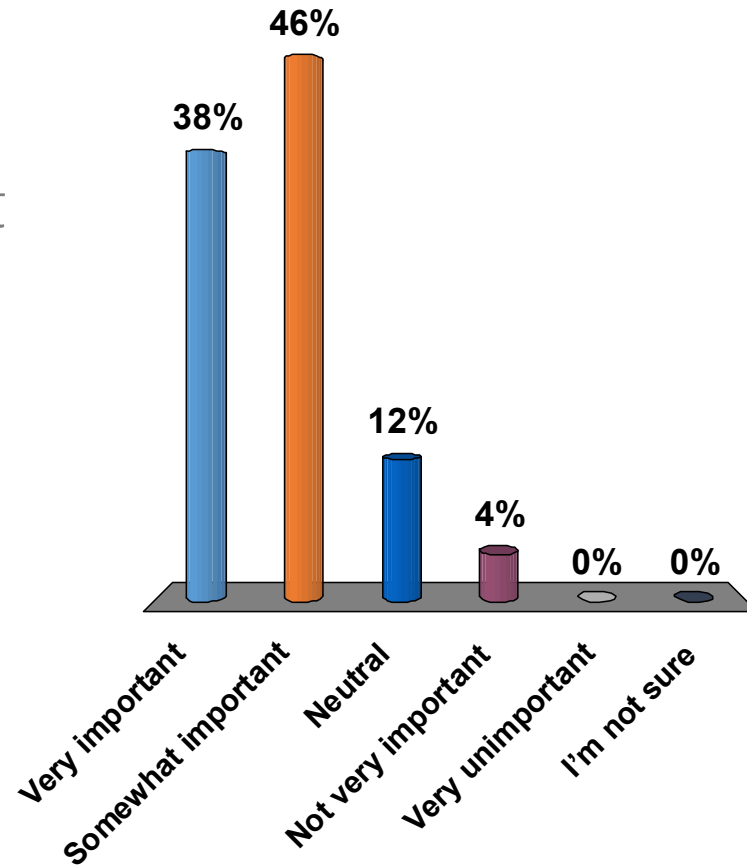
Having sidewalks and trails to get to Old Town

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



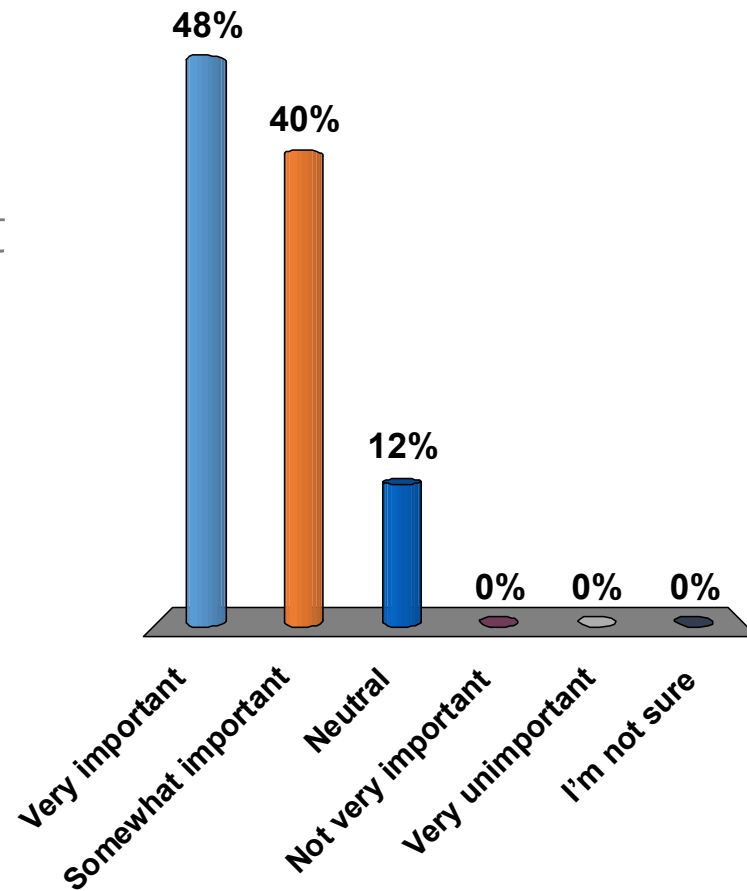
Having sidewalks and trails to get to LLELA and the Lake

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



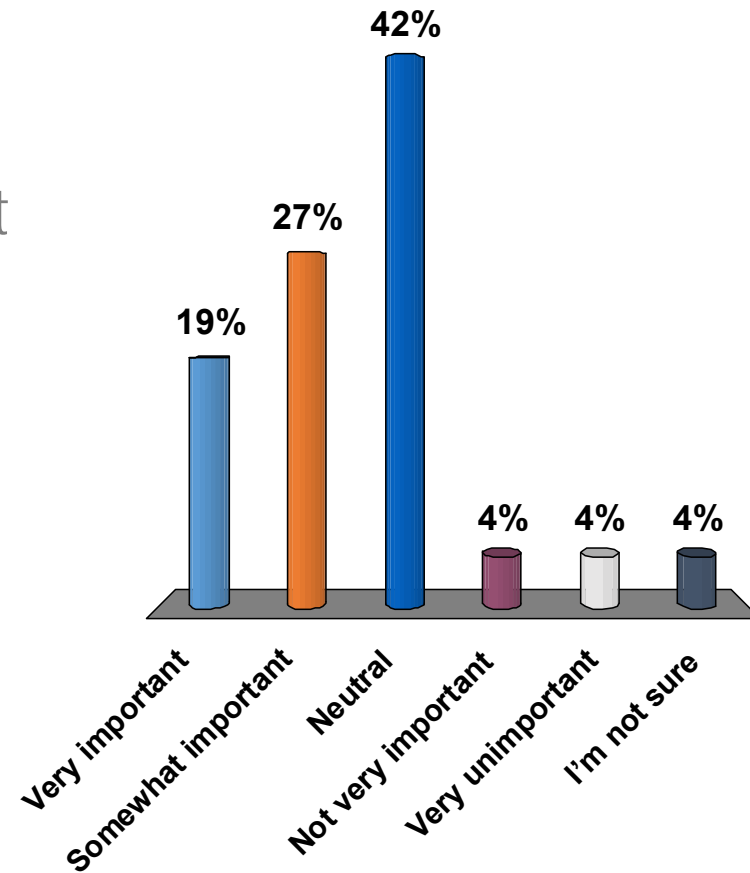
Supporting existing businesses

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



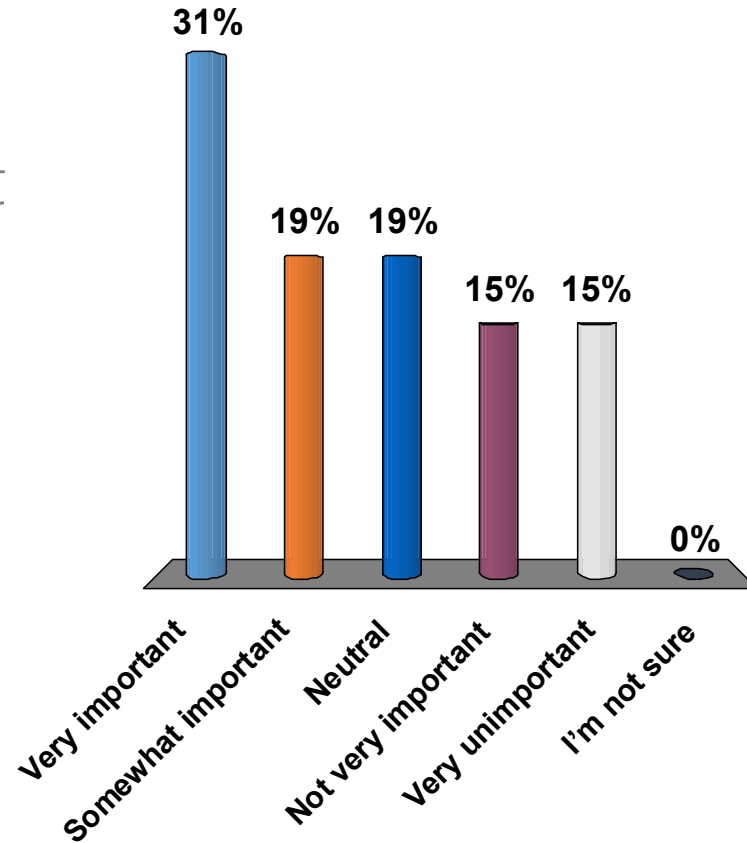
Providing residents with job training and skills

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



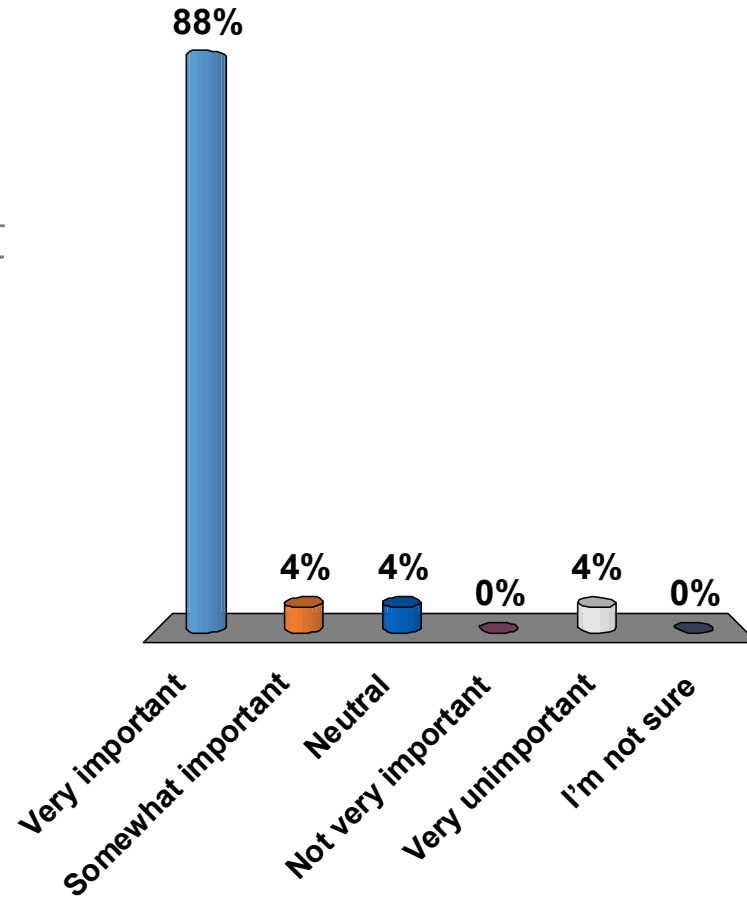
Building new housing here

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



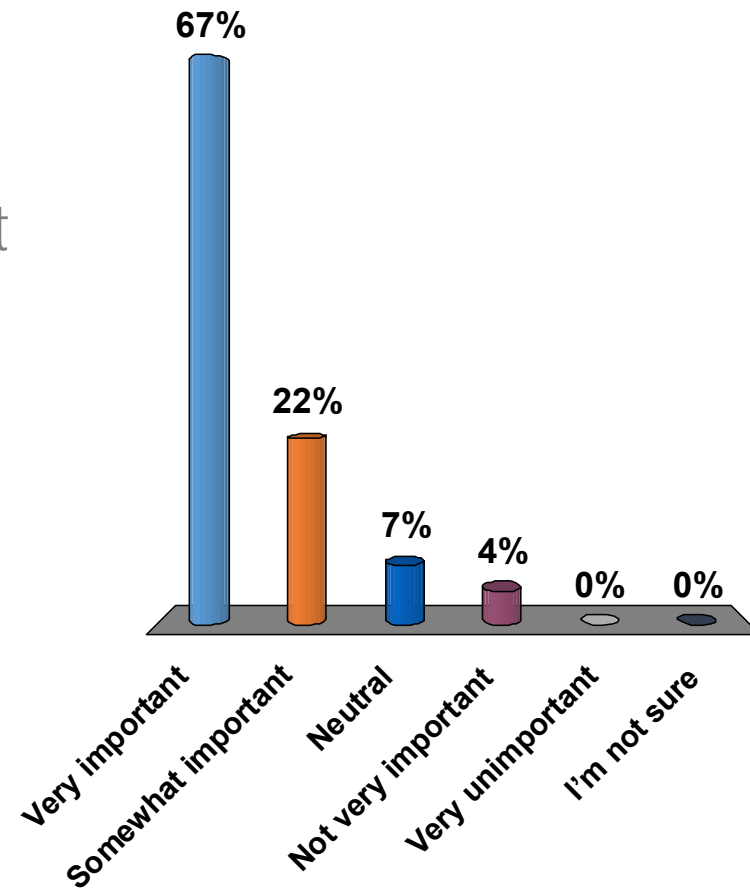
Good schools

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



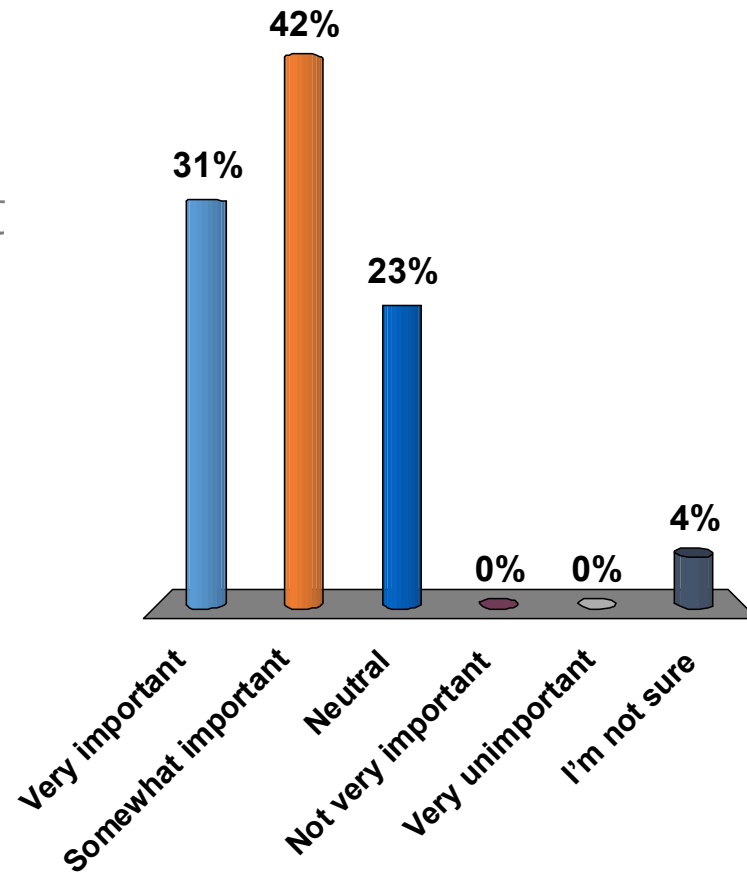
Having good services & facilities for kids

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



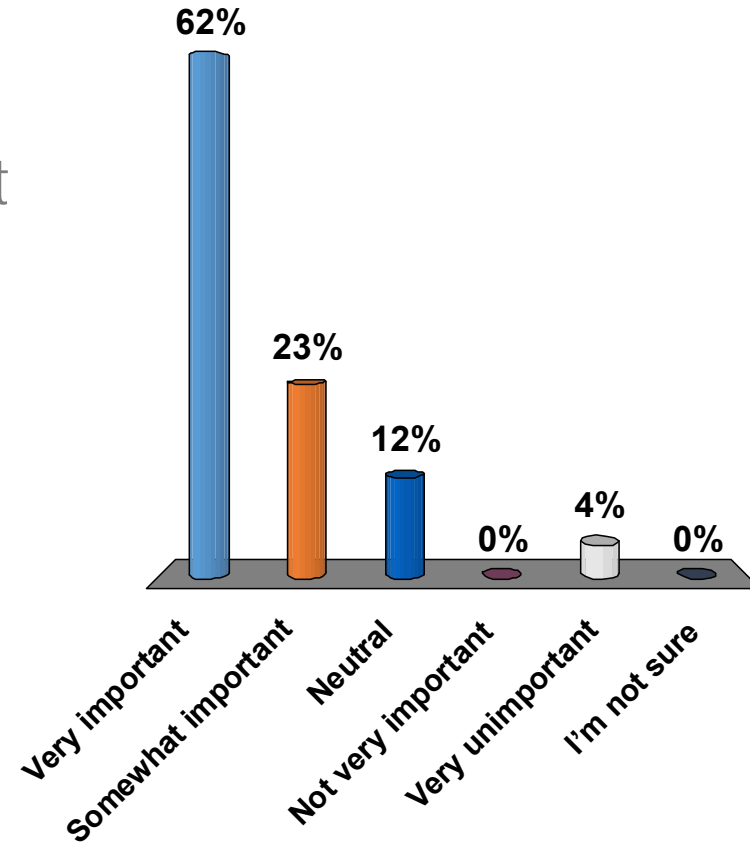
Having good services & facilities for young adults

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



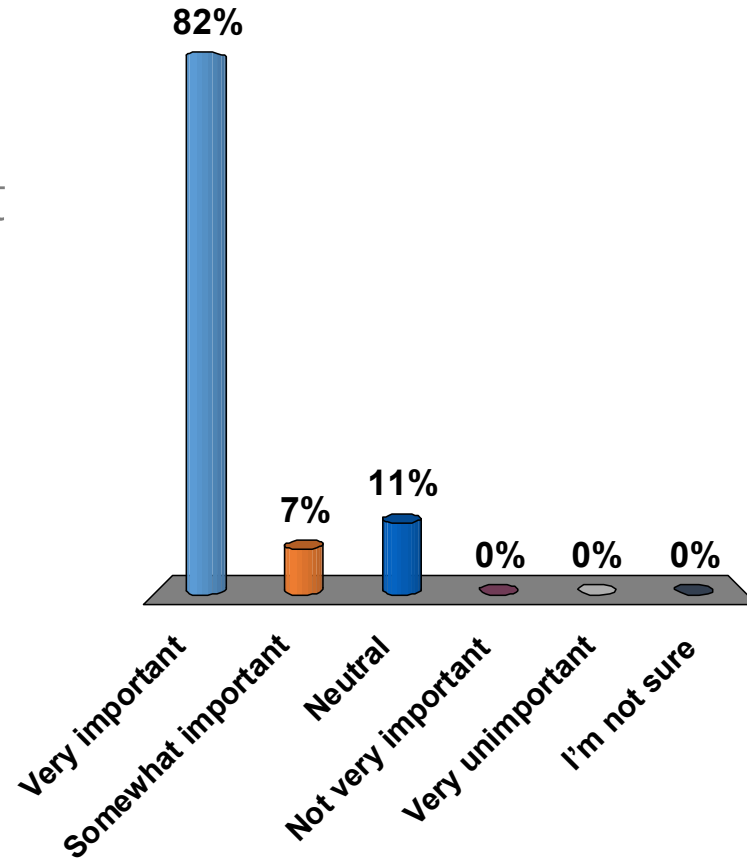
Having good services & facilities for seniors

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



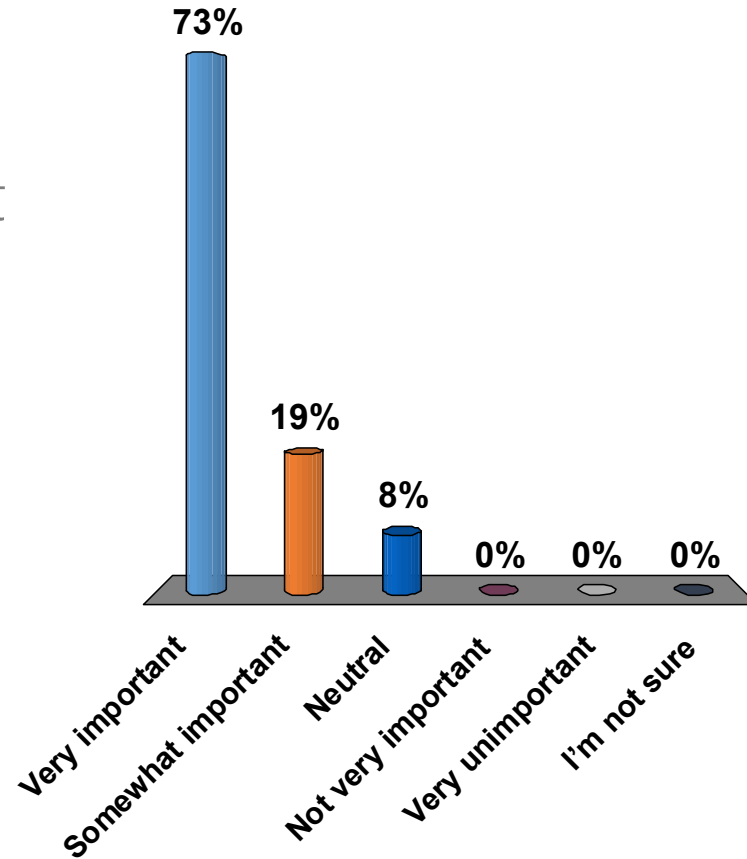
Sustainable and efficient water use

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



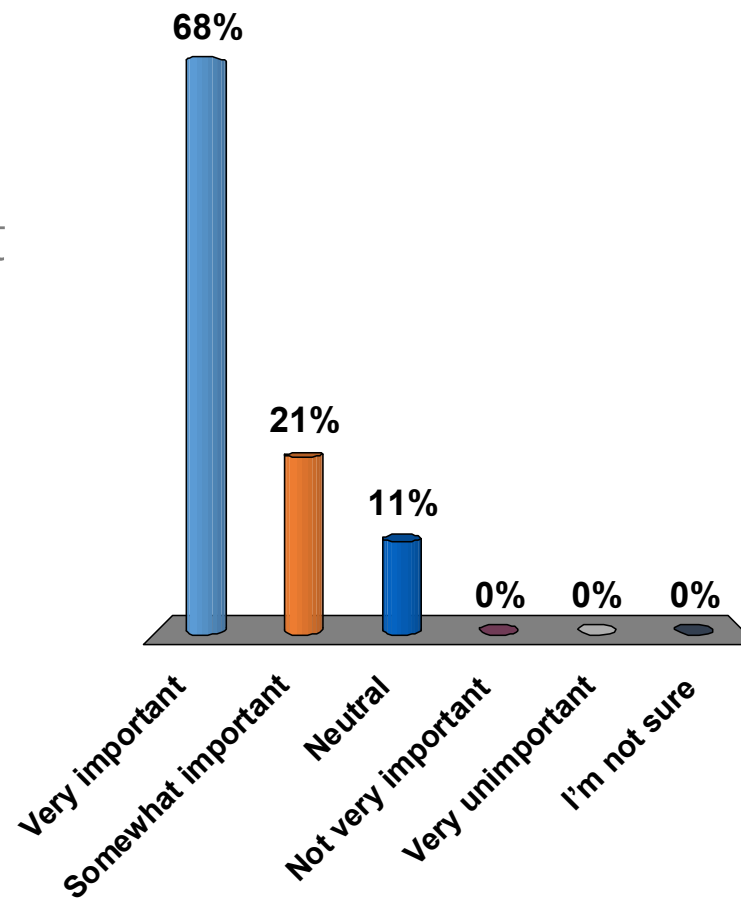
Sustainable and efficient energy use

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



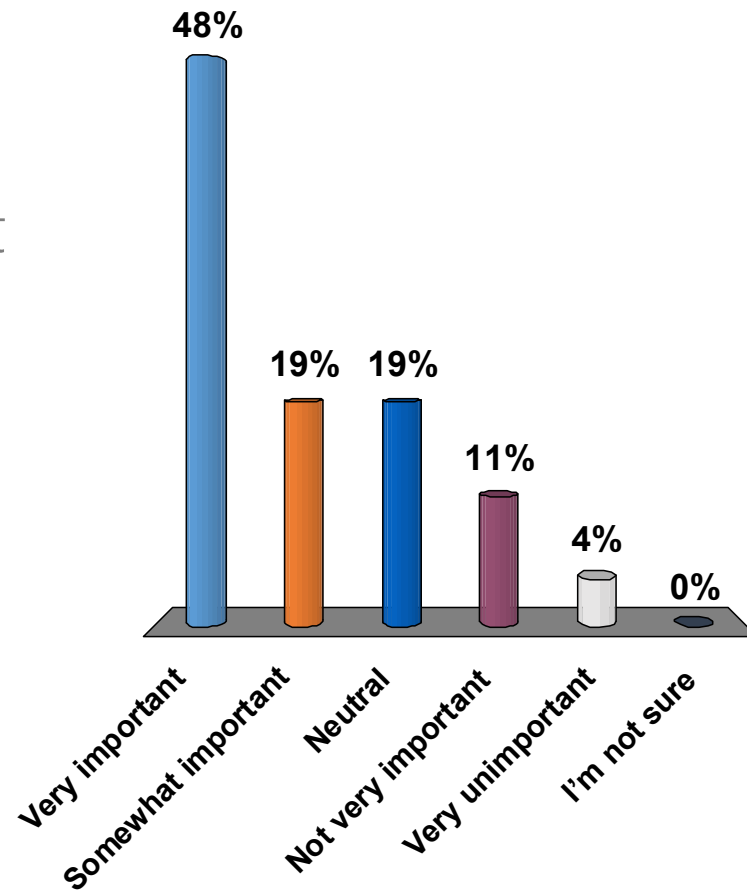
Reducing traffic congestion

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



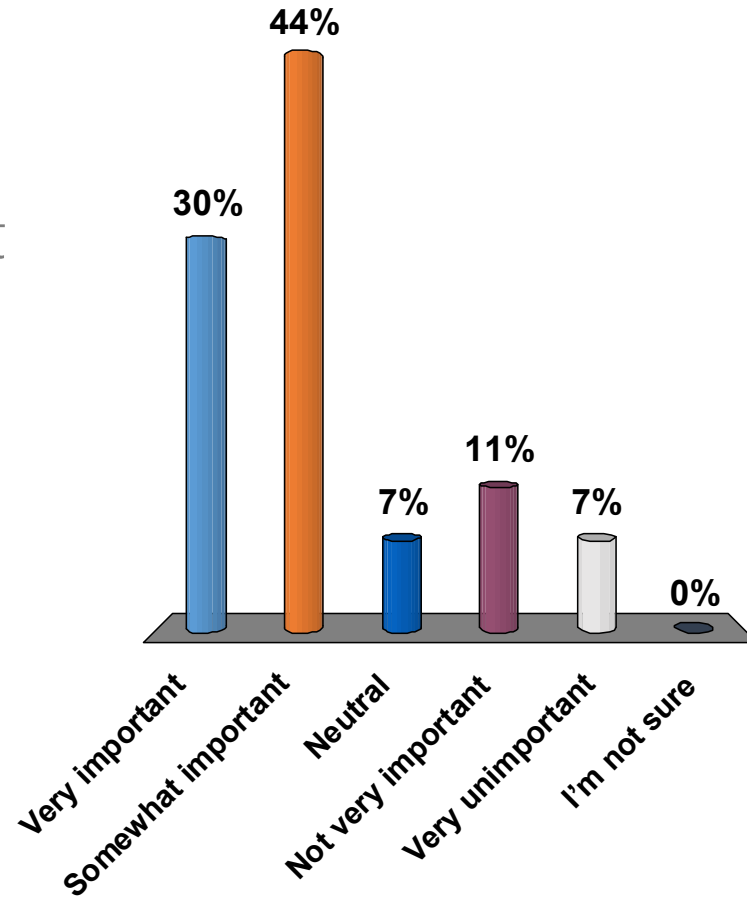
Good access to I-35

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



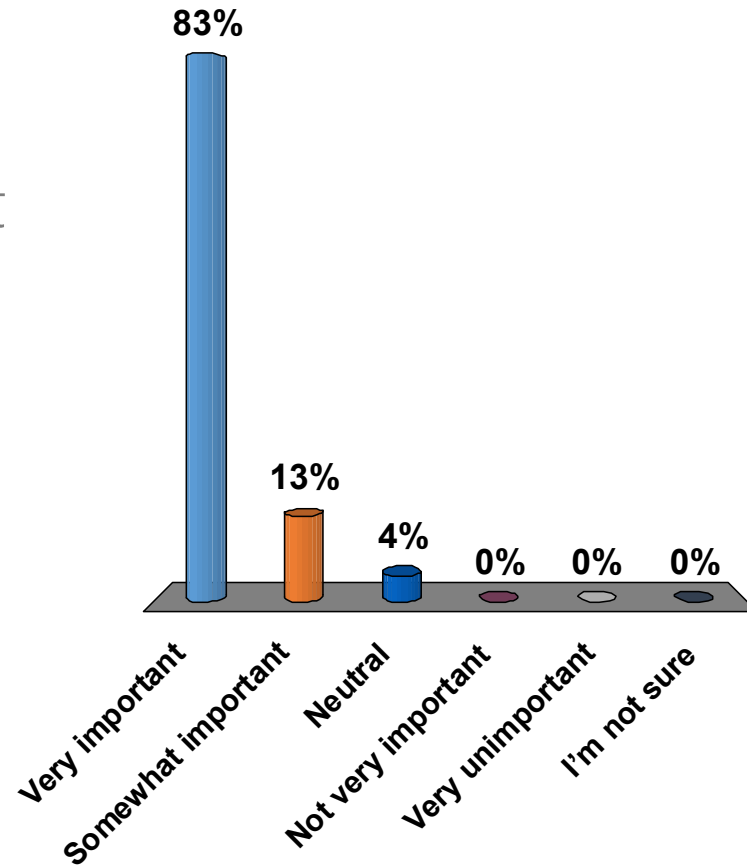
Good access to DCTA

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



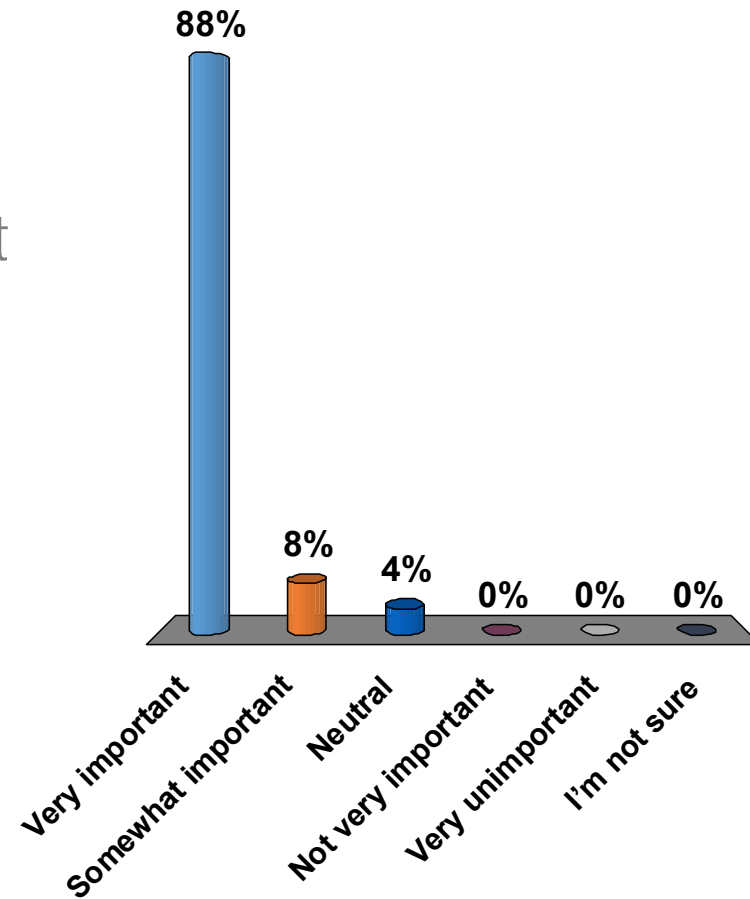
Desirable community character

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



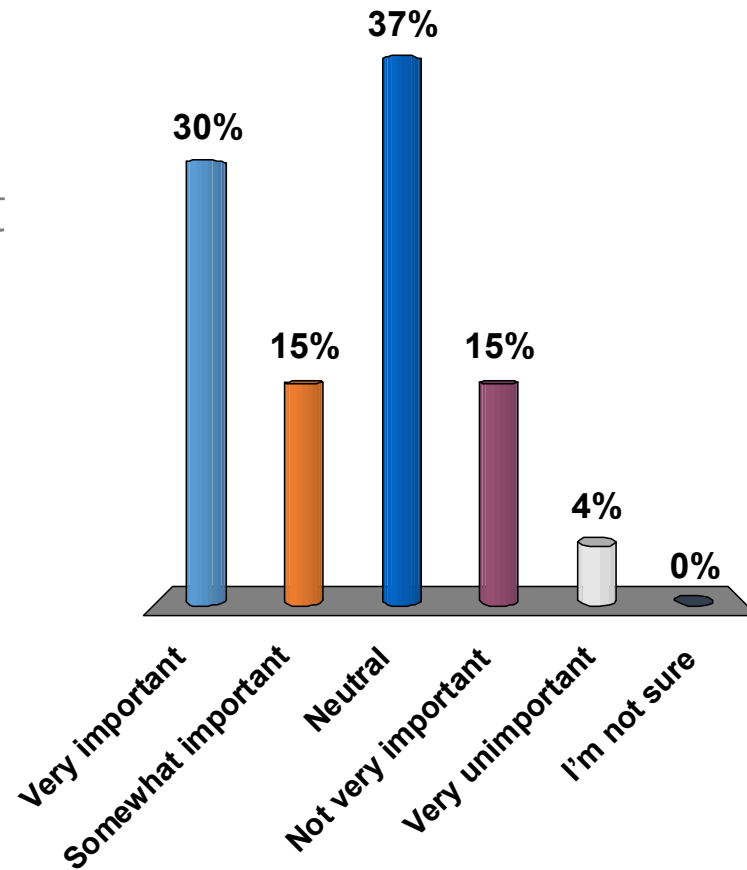
Feeling safe

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



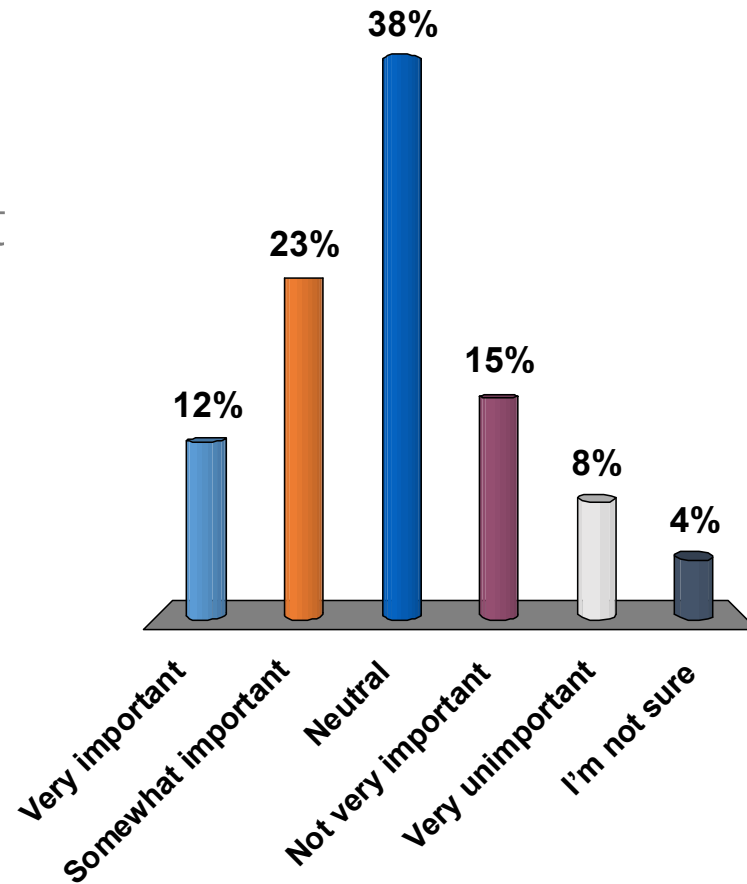
Having more restaurants

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



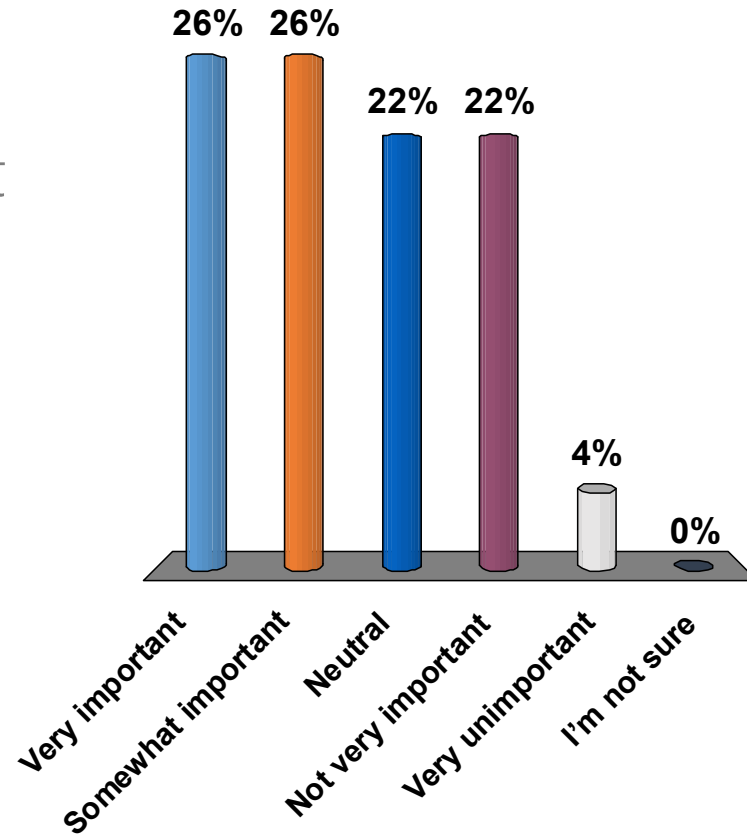
Having more medical services

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



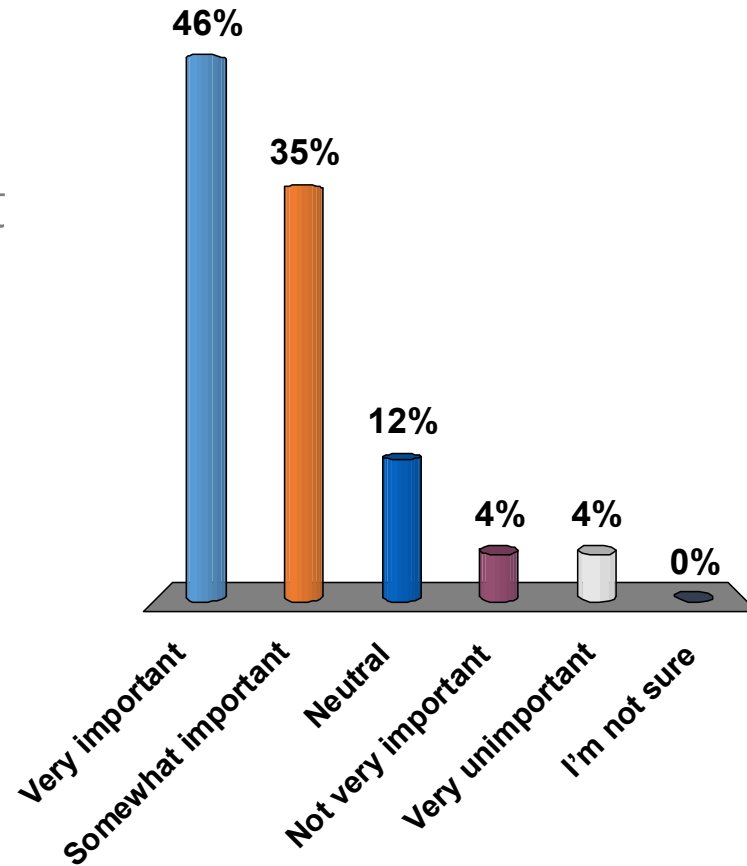
Having more shopping

- 1. Very important
- 2. Somewhat important
- 3. Neutral
- 4. Not very important
- 5. Very unimportant
- 6. I'm not sure



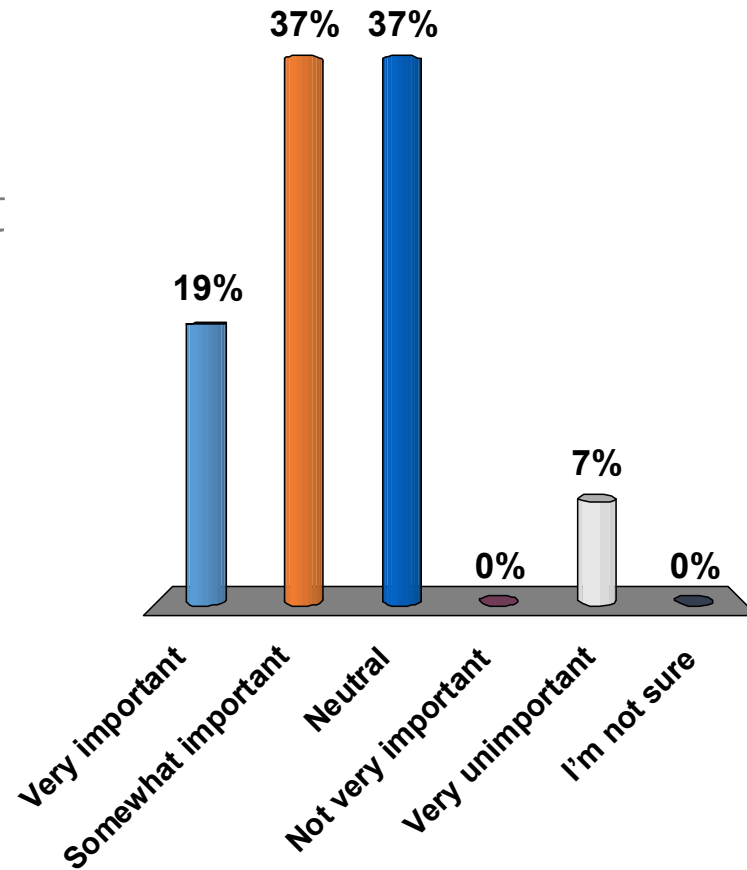
Having stronger neighborhood organizations

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



Having stronger business organizations

1. Very important
2. Somewhat important
3. Neutral
4. Not very important
5. Very unimportant
6. I'm not sure



Thanks for your input!

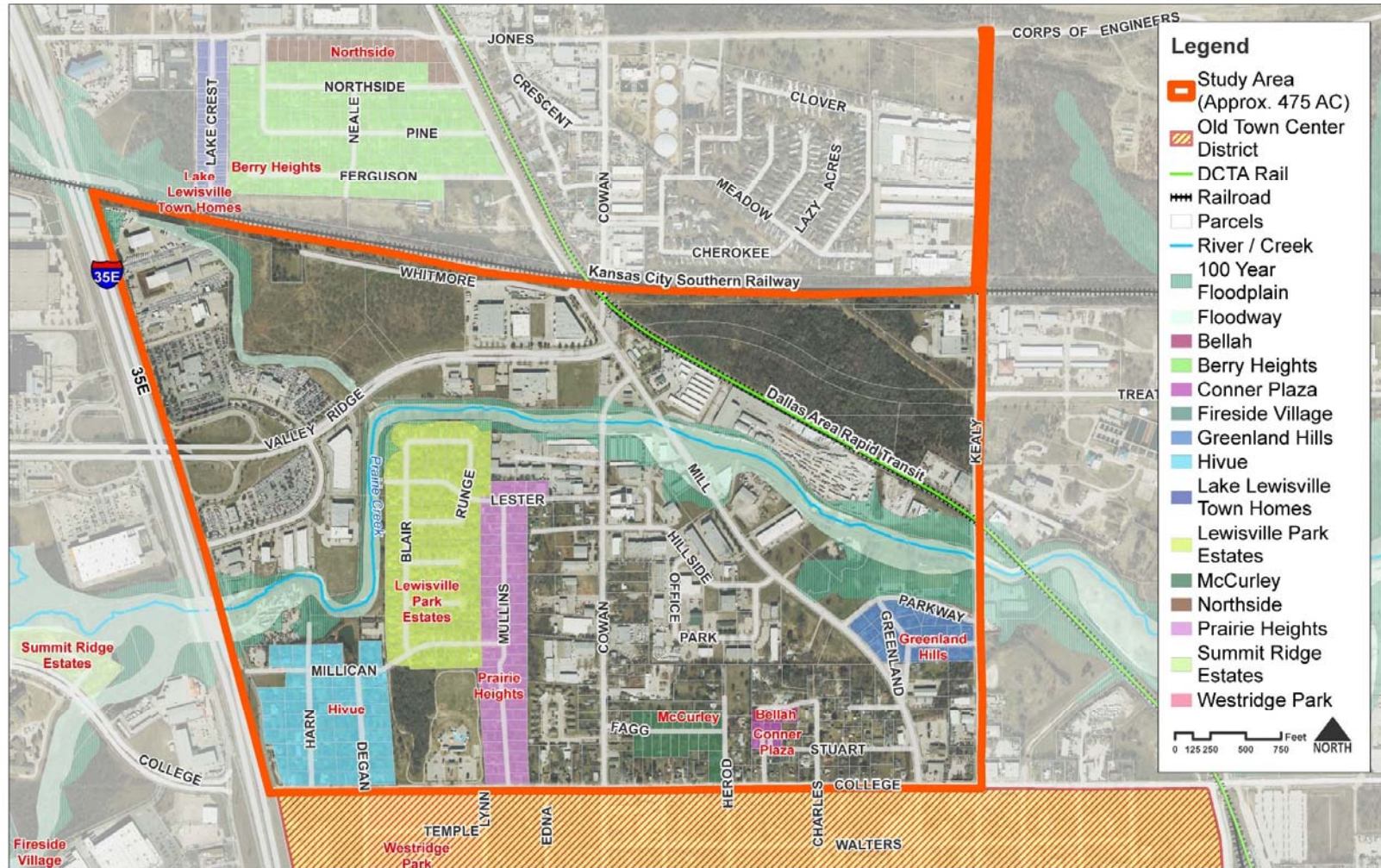


Open House Activities

Twelve Stations – Visit Them All!



Identity - *DRAFT*



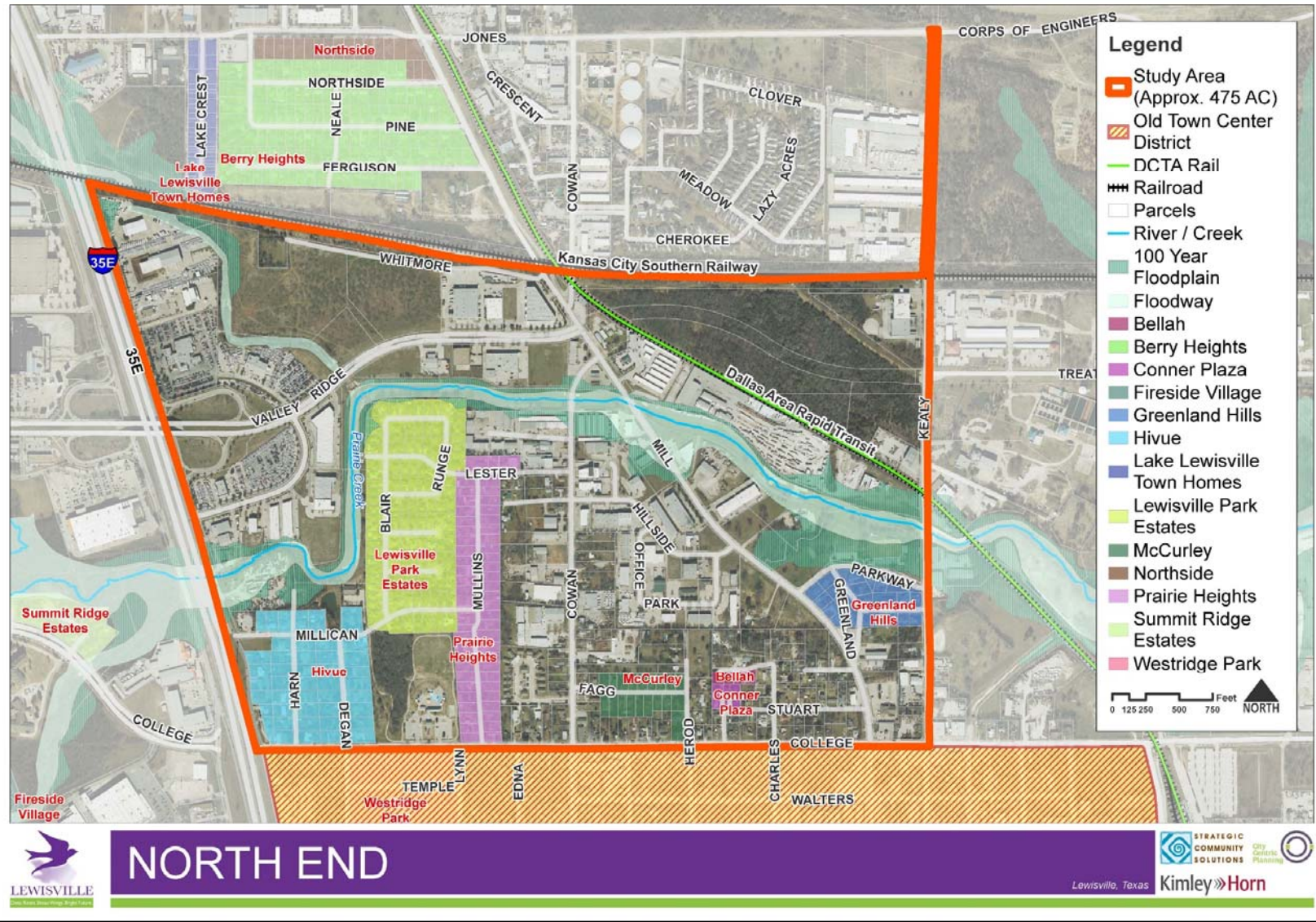


NORTH END

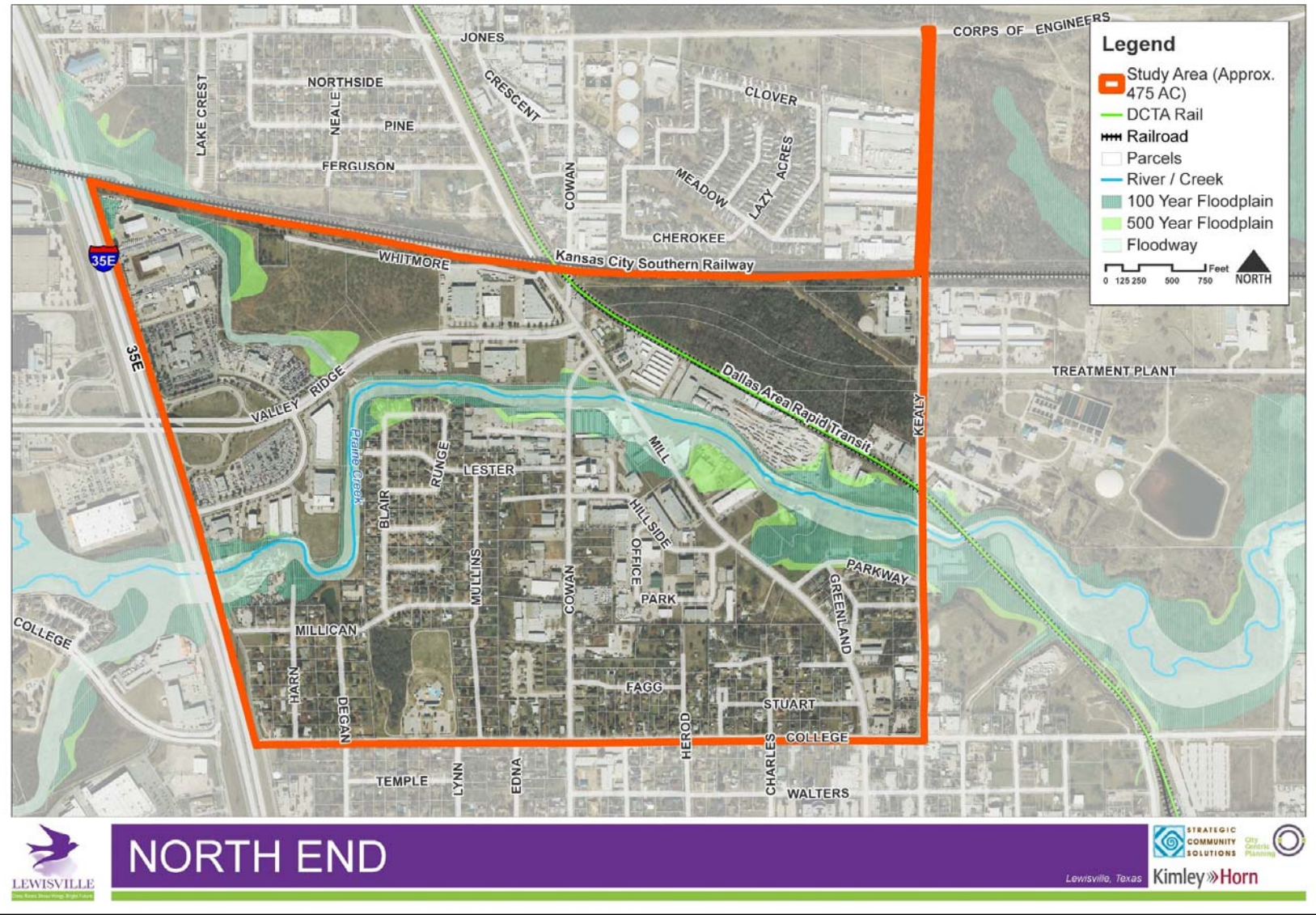


Lewisville, Texas **Kimley»Horn**

History & Tradition - *DRAFT*



Area Assets - *DRAFT*



Images of Your Future

● *Want to See*

● *Don't Want to See*



NORTH END



Images of Your Future

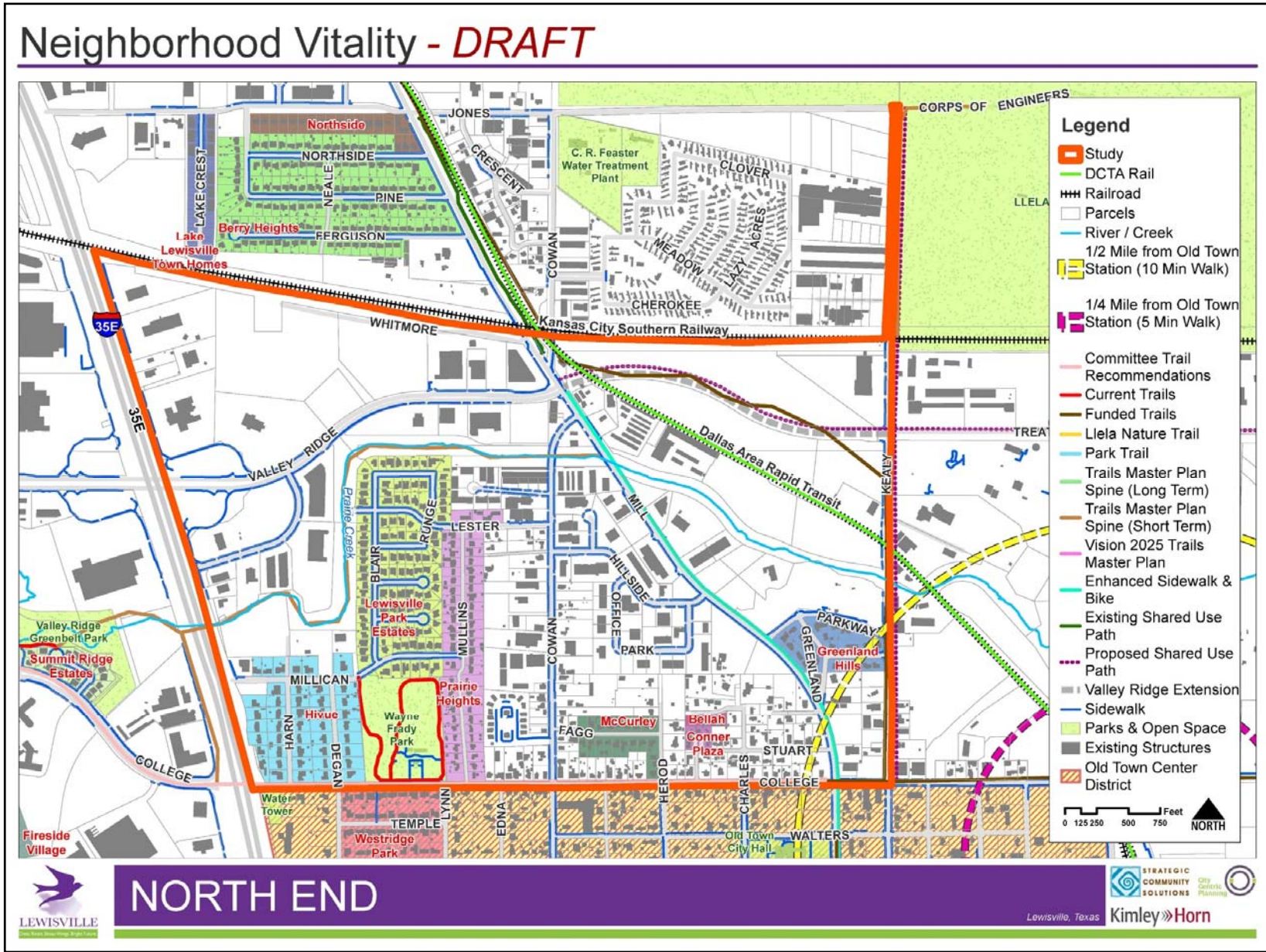
● *Want to See*

● *Don't Want to See*

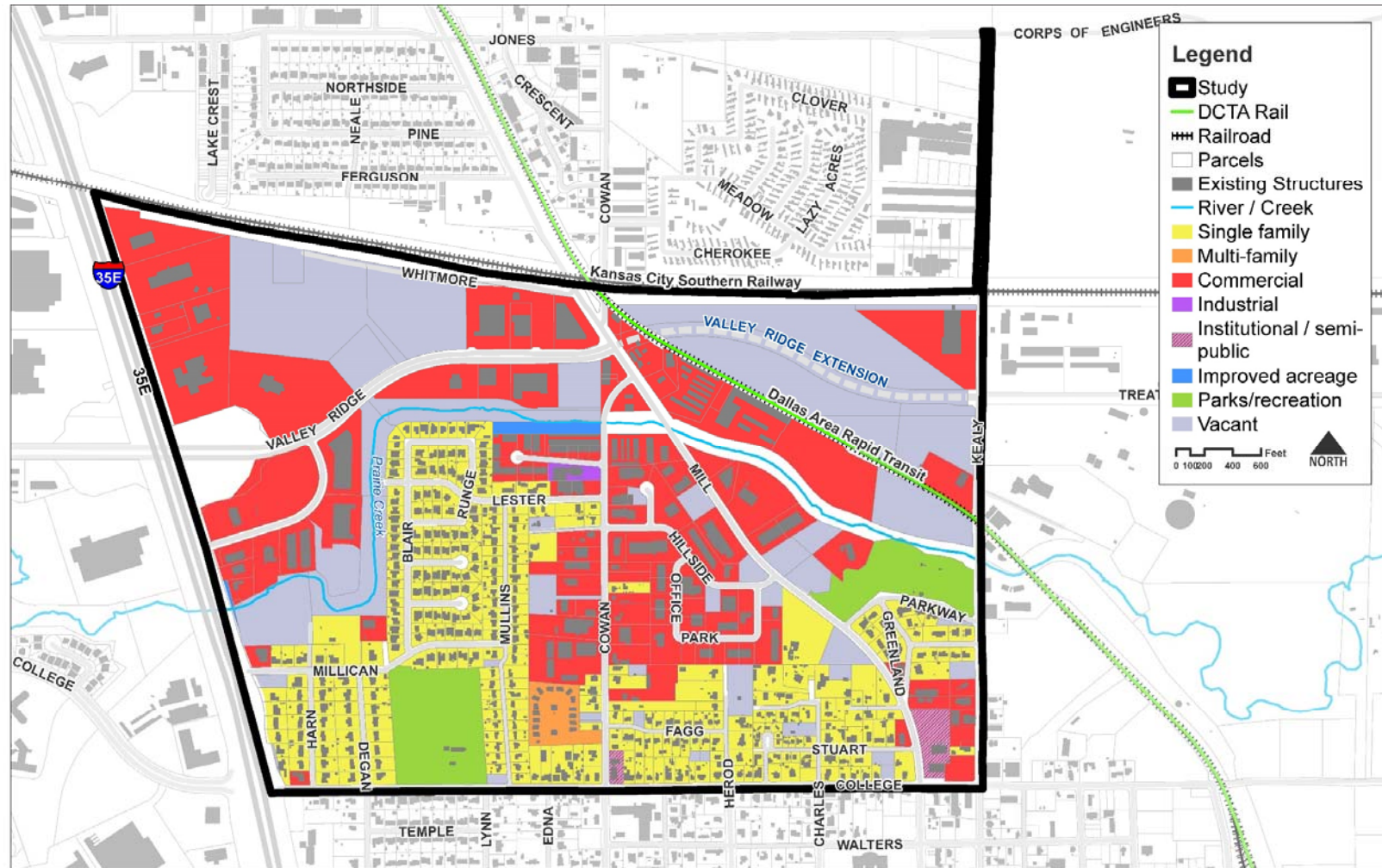


NORTH END





Job & Business Potential - *DRAFT*

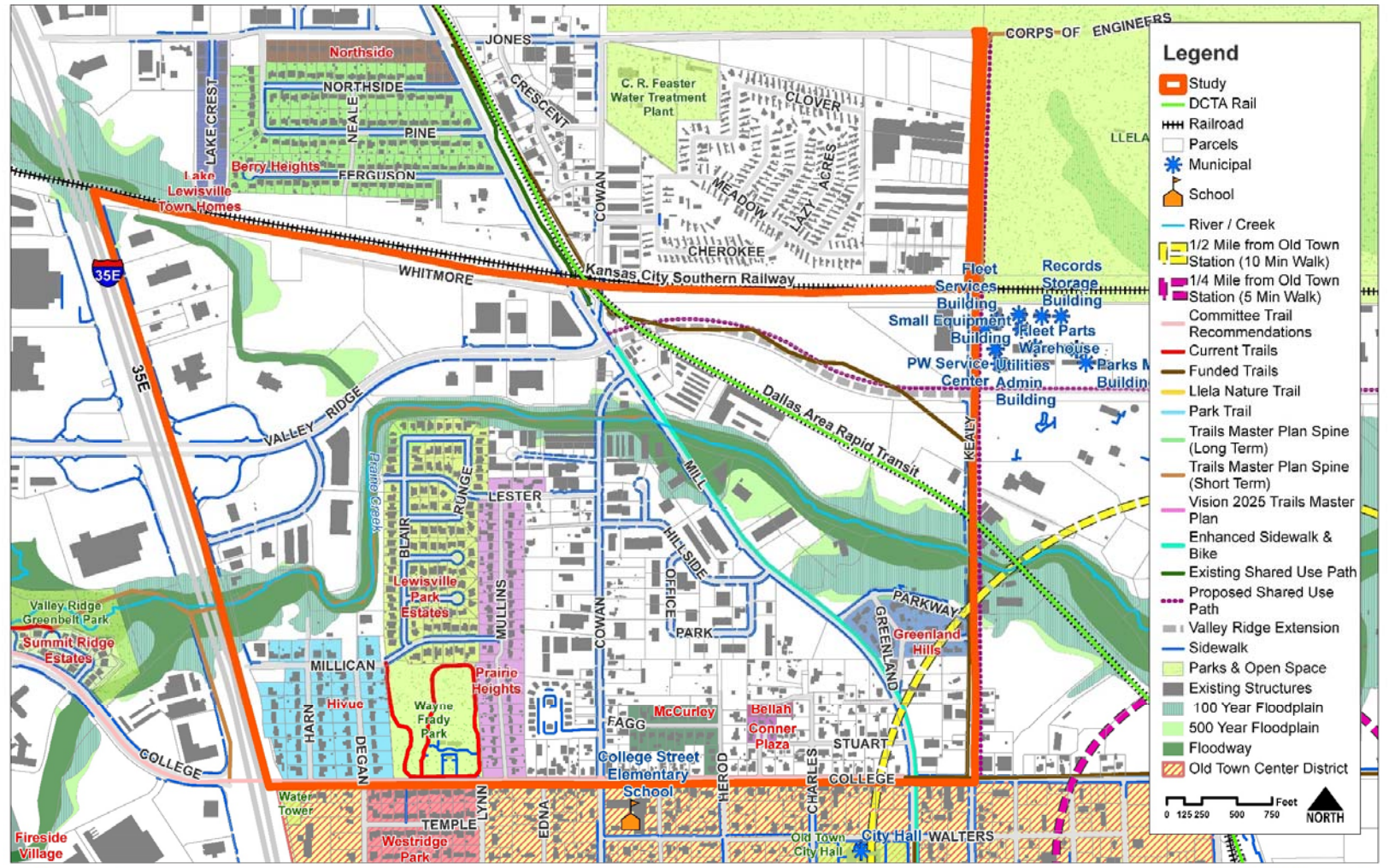


NORTH END

LEWISVILLE
STRATEGIC COMMUNITY SOLUTIONS
City of Lewisville Planning

Lewisville, Texas Kimley»Horn

Open Space, Recreation & Trails - *DRAFT*



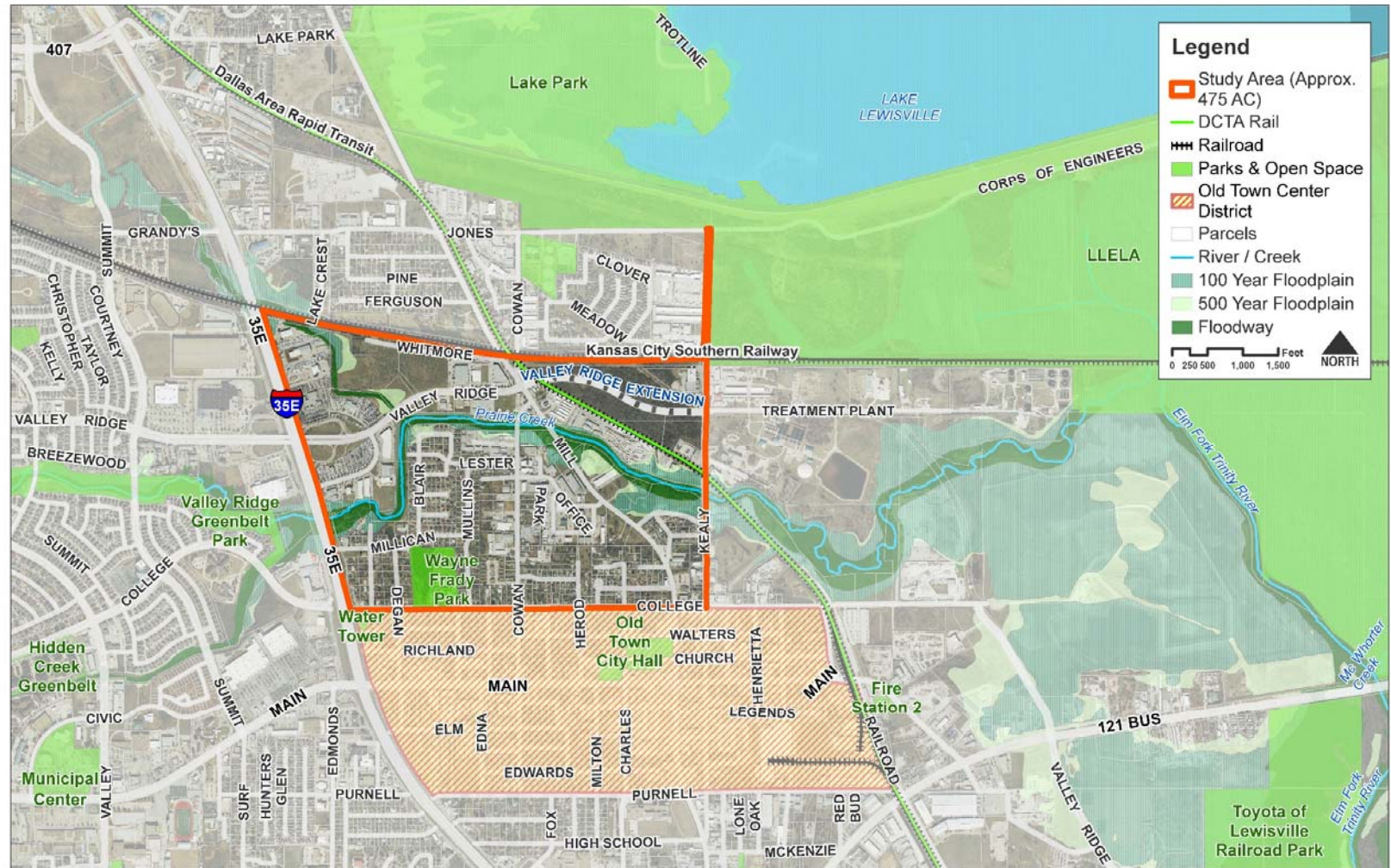
NORTH END


LEWISVILLE
Creating Connections by park

STRATEGIC COMMUNITY SOLUTIONS City Culture Planning

Lewisville, Texas KimleyHorn

Making Connections - *DRAFT*



 **NORTH END**  
Lewisville, Texas **Kimley»Horn**

Other Stations

- Other Topics
- Kid's Corner
- iPad Survey
- Share Your Vision



What Happens Next?



North End Area Plan Process

- Assemble all input from the Open House
- Add online input
- Staff & consultants evaluate comments and do more research
- Develop draft plan
 - Vision
 - Future Land Use Pattern
 - Community Character
 - Action Items
- Review at Community Workshop in January 2018
- Recommendation by Planning & Zoning Commission in January 2018
- Consideration by City Council in February 2018



Visit the Open House Stations

Adjourn at 8:00 p.m.

