

Lewisville 2025



"Creating a vision for a bright future."

LEWISVILLE
2025
VISION
Adopted on July 14, 2014



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

August 31, 2017

Southwest Lewisville Area Plan *Open House*



Kimley-Horn

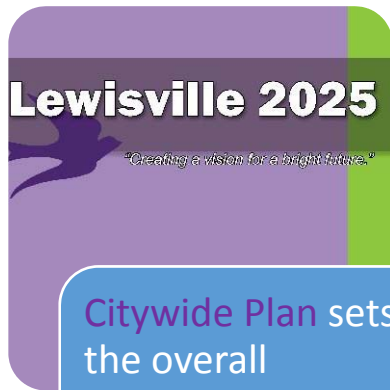
Welcome!

Objectives for Tonight

- 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



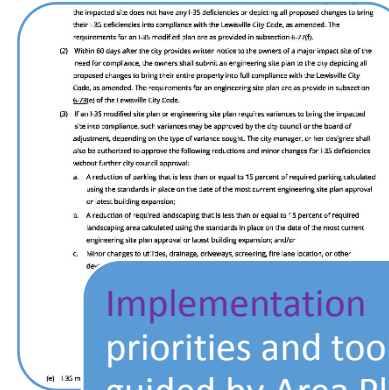
Citywide Plan sets the overall direction

- 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

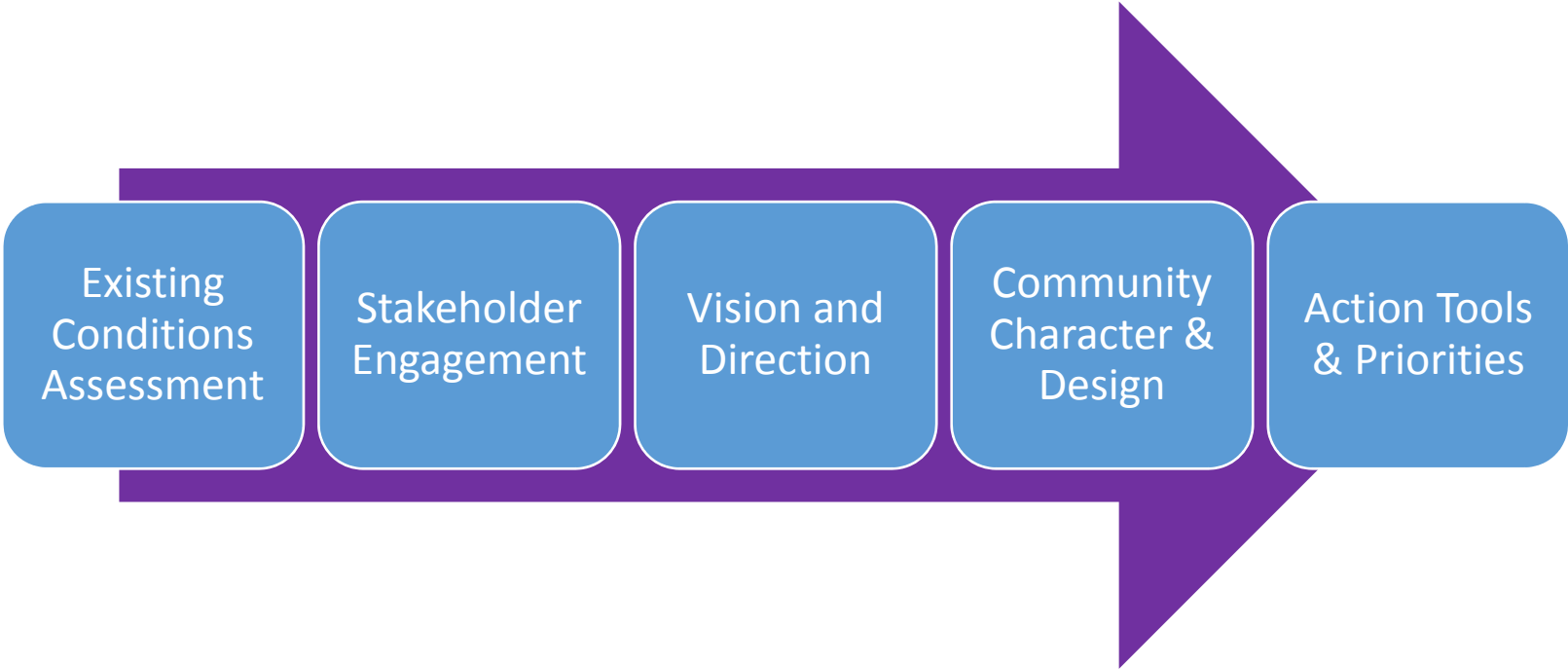
Why Area Plans?

- 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

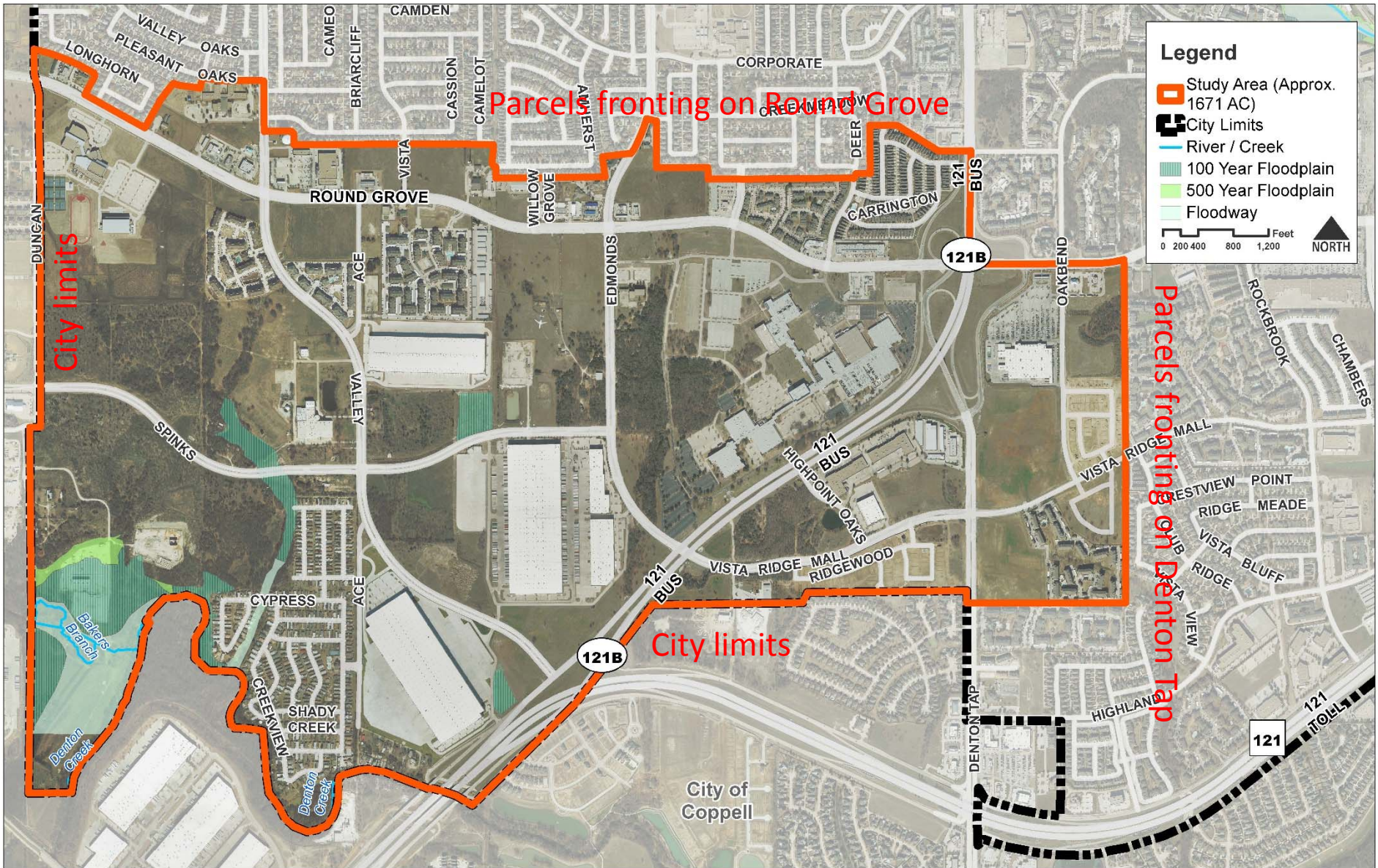
Principle	Process
1. Livable Built Environment	7. Authentic Participation
2. Harmony with Nature	8. Accountable Implementation
3. Resilient Economy	Attribute
4. Interwoven Equity	9. Consistent Content
5. Healthy Community	10. Coordinated Characteristics
6. Responsible Regionalism	

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.

Southwest Lewisville Area

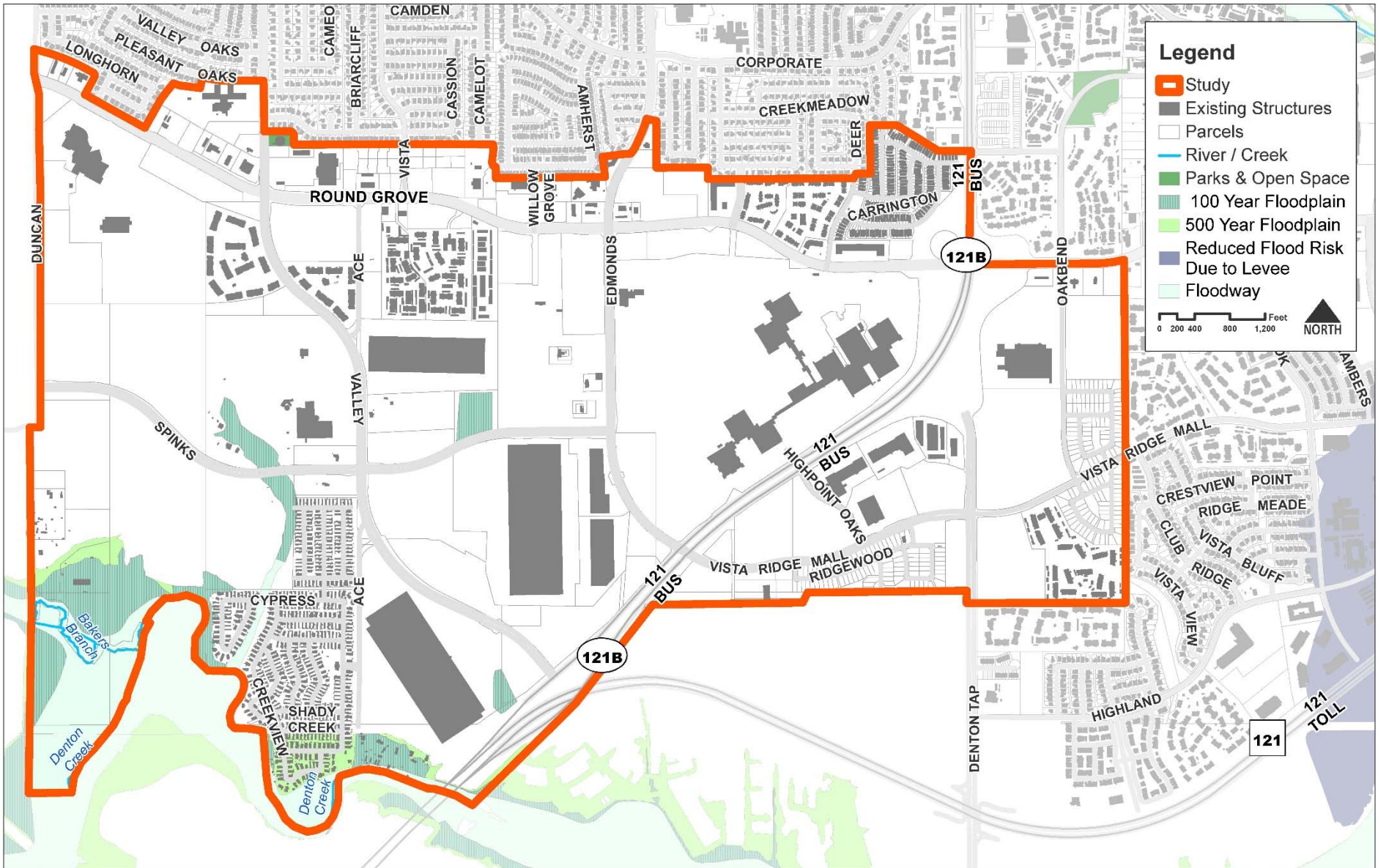
Study Area - *DRAFT*



SOUTHWEST LEWISVILLE

Natural Features

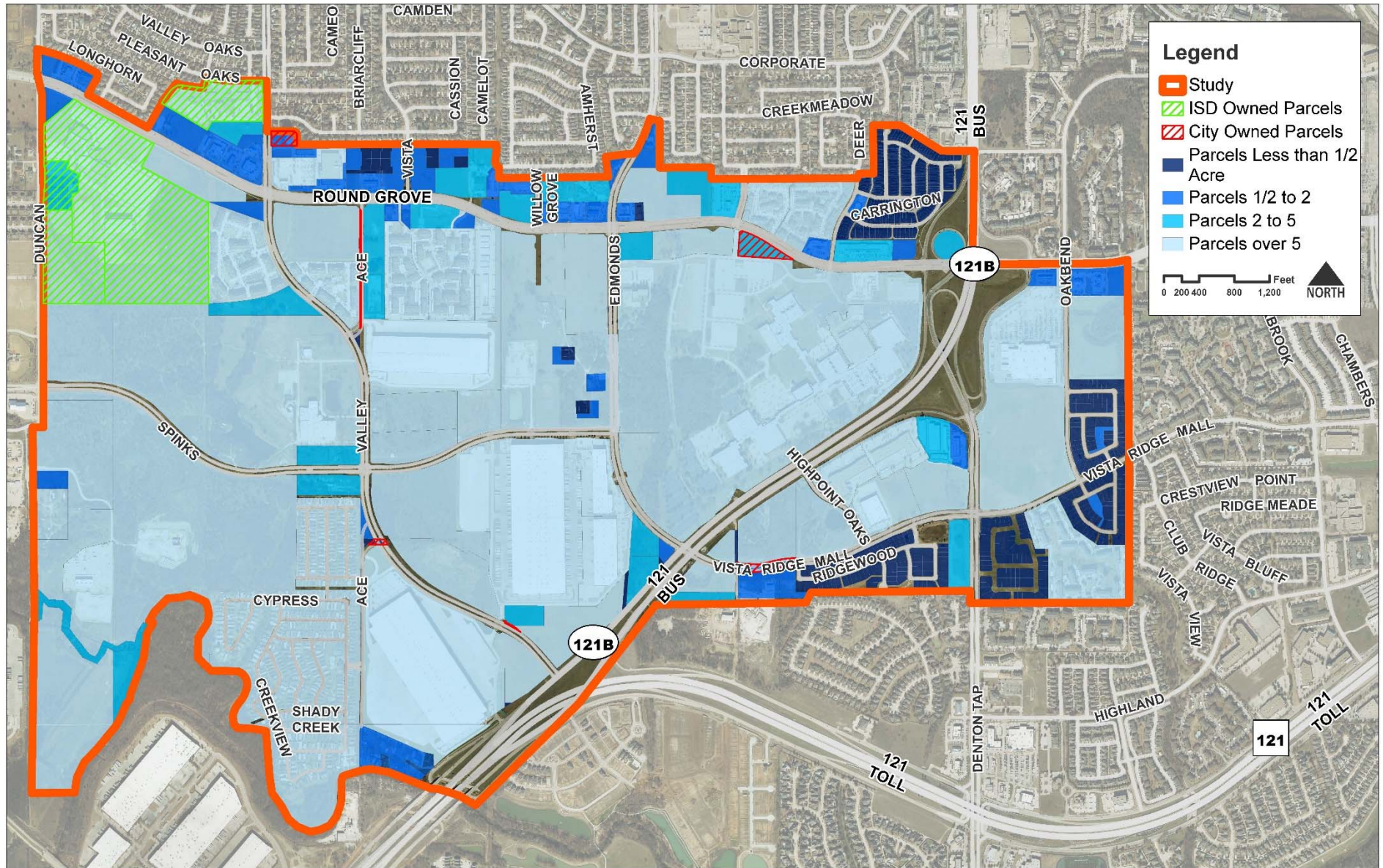
Natural Systems - *DRAFT*



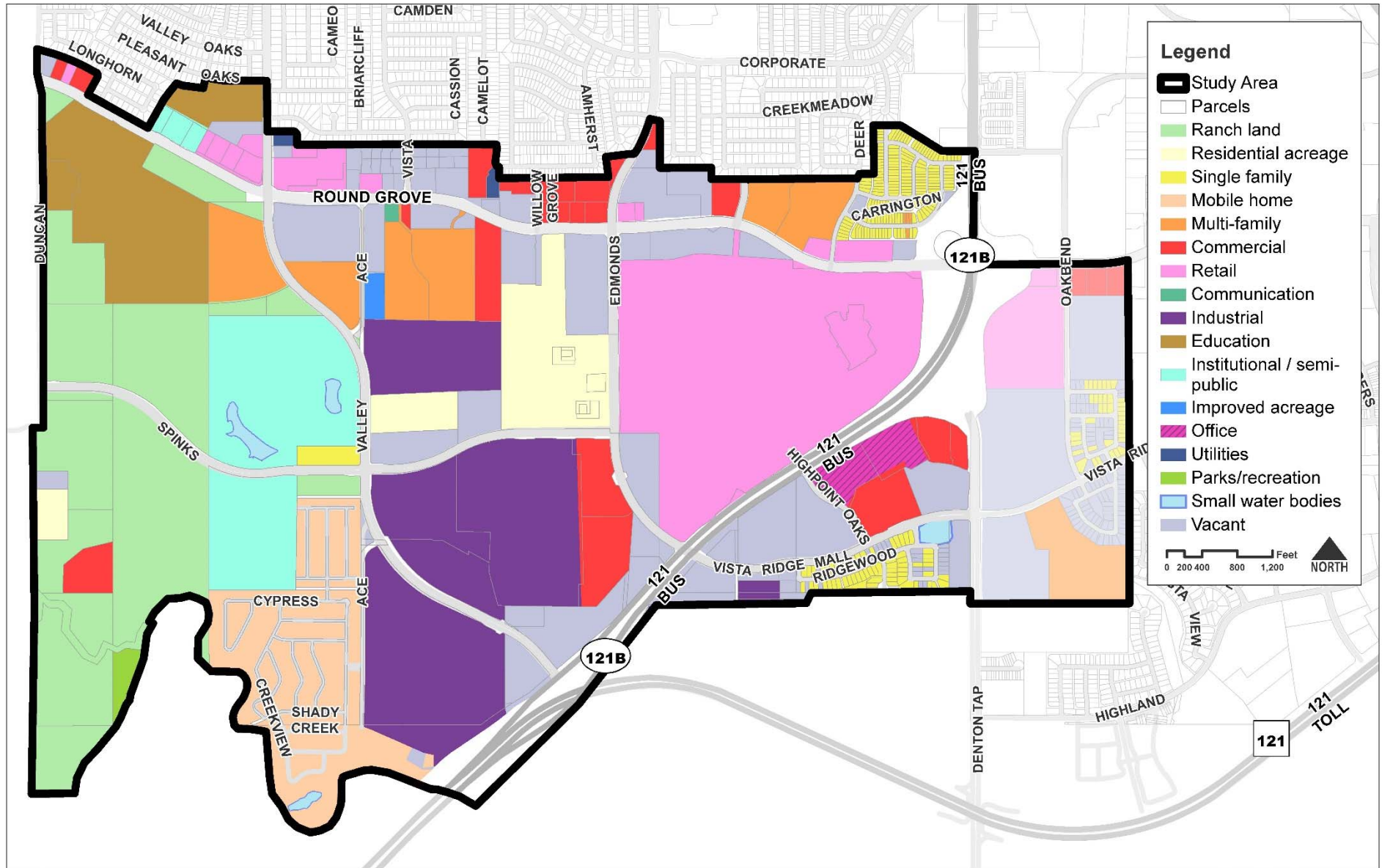
SOUTHWEST LEWISVILLE

Physical Development Pattern

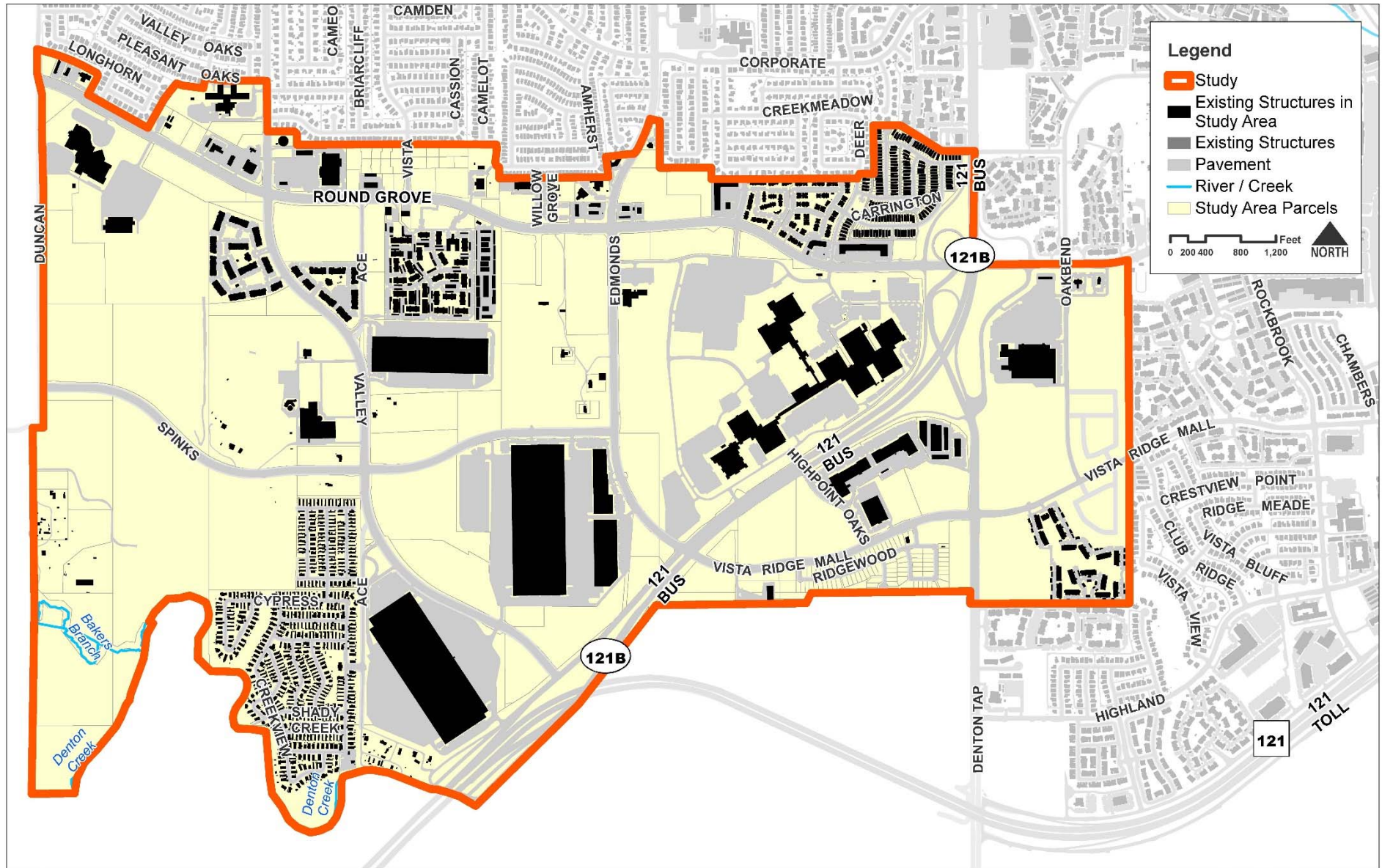
Existing Parcel Size - *DRAFT*



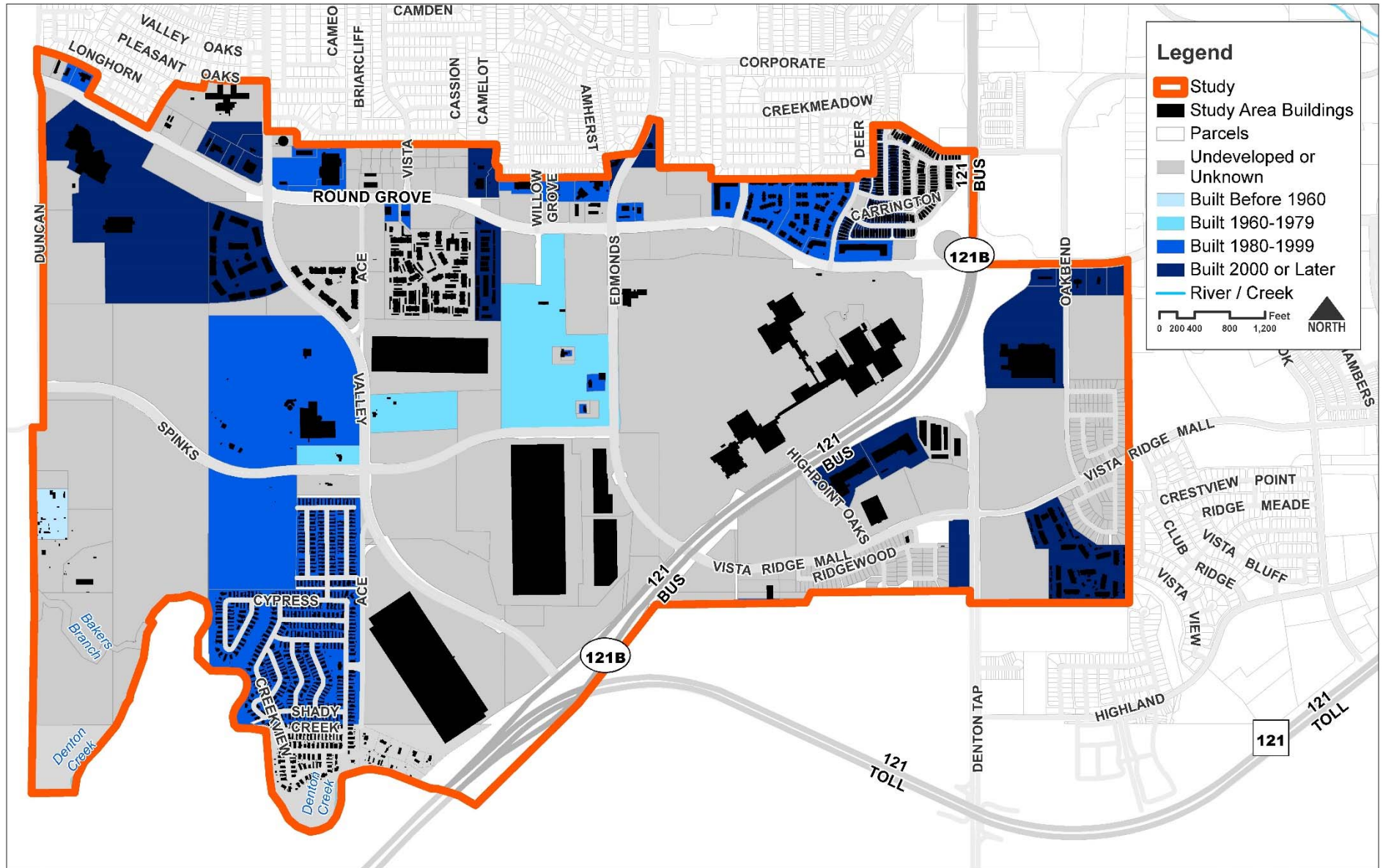
Existing Land Use - *DRAFT*



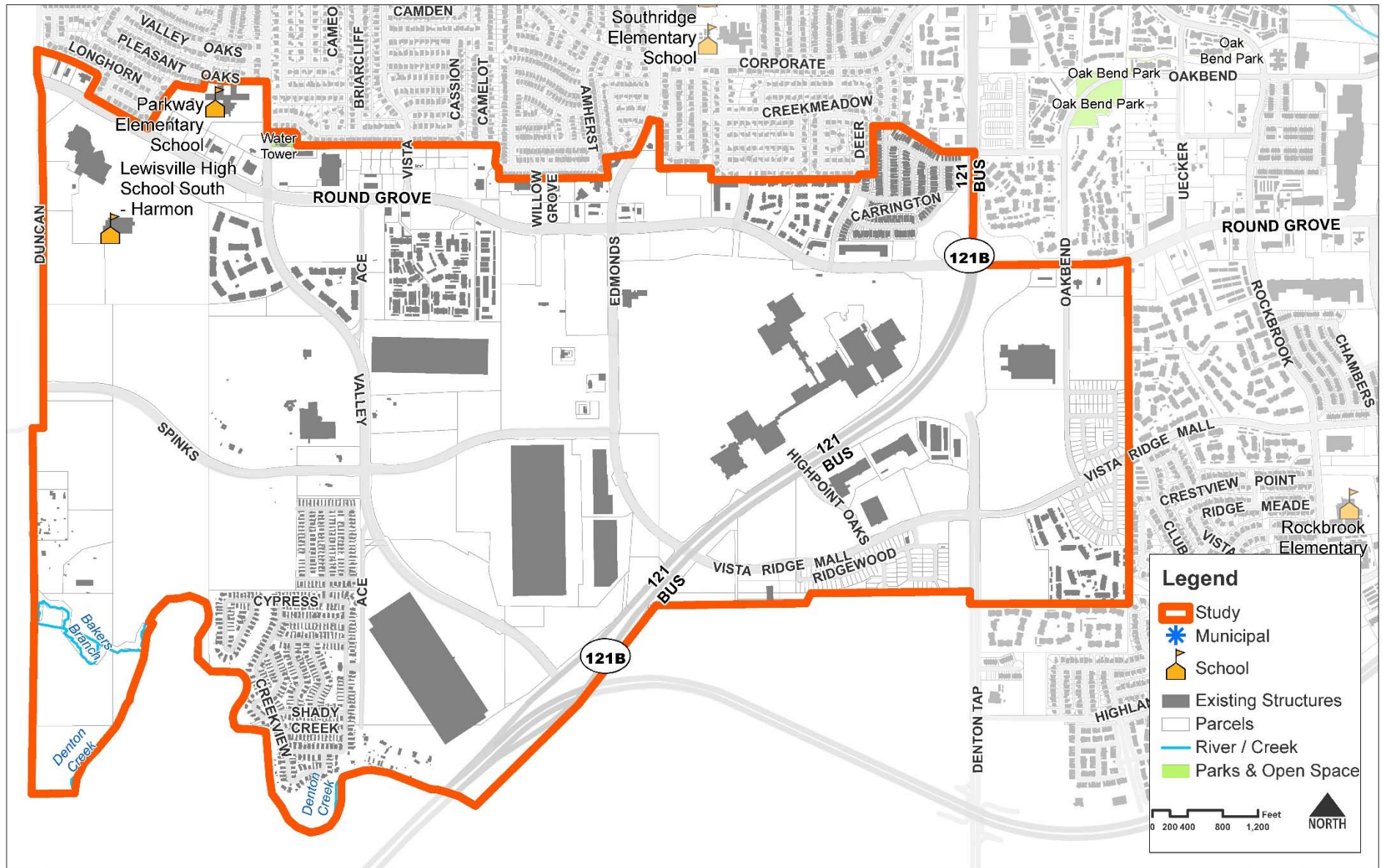
Parcel Lot Coverage & Existing Structures - *DRAFT*



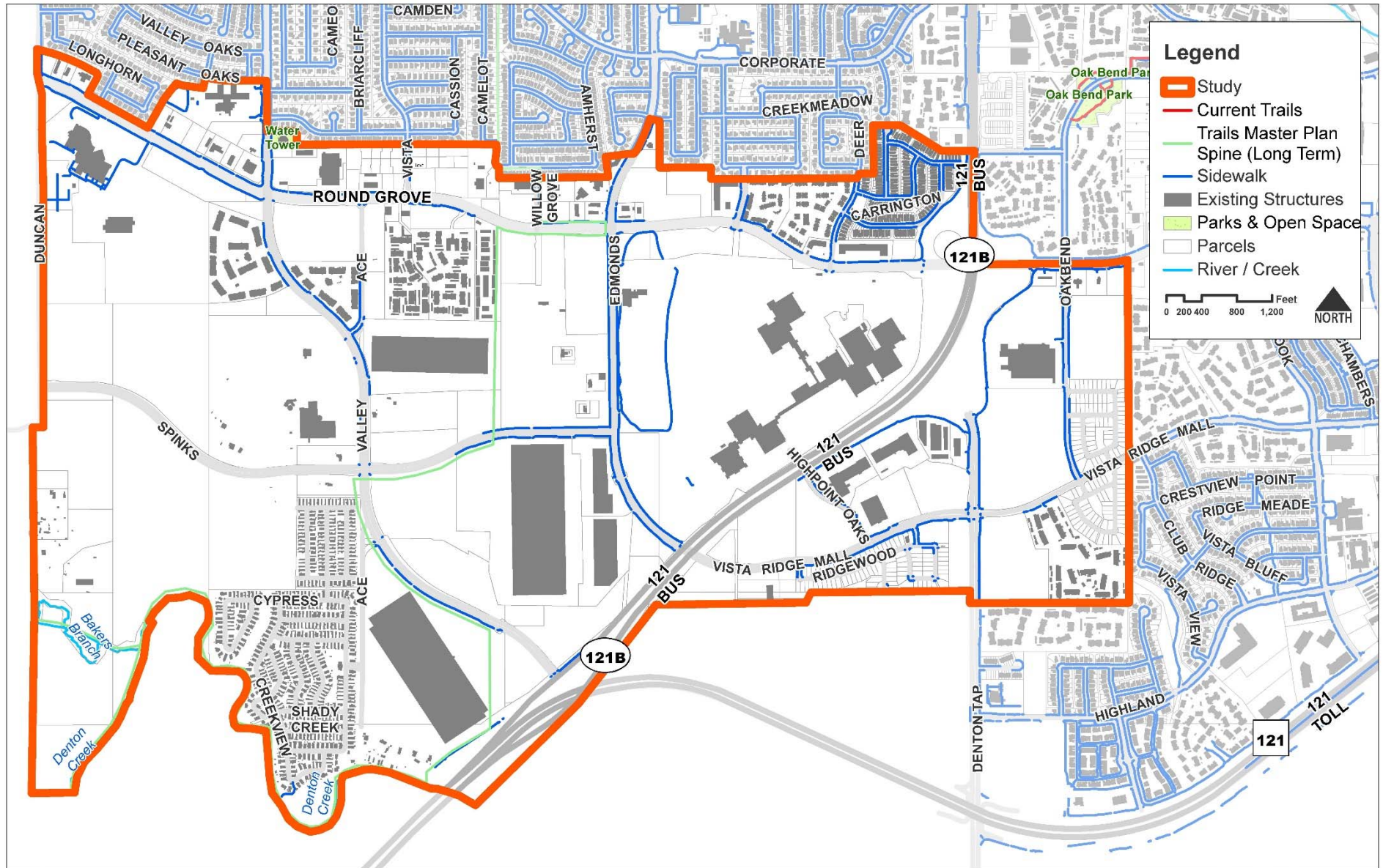
Building Age - *DRAFT*



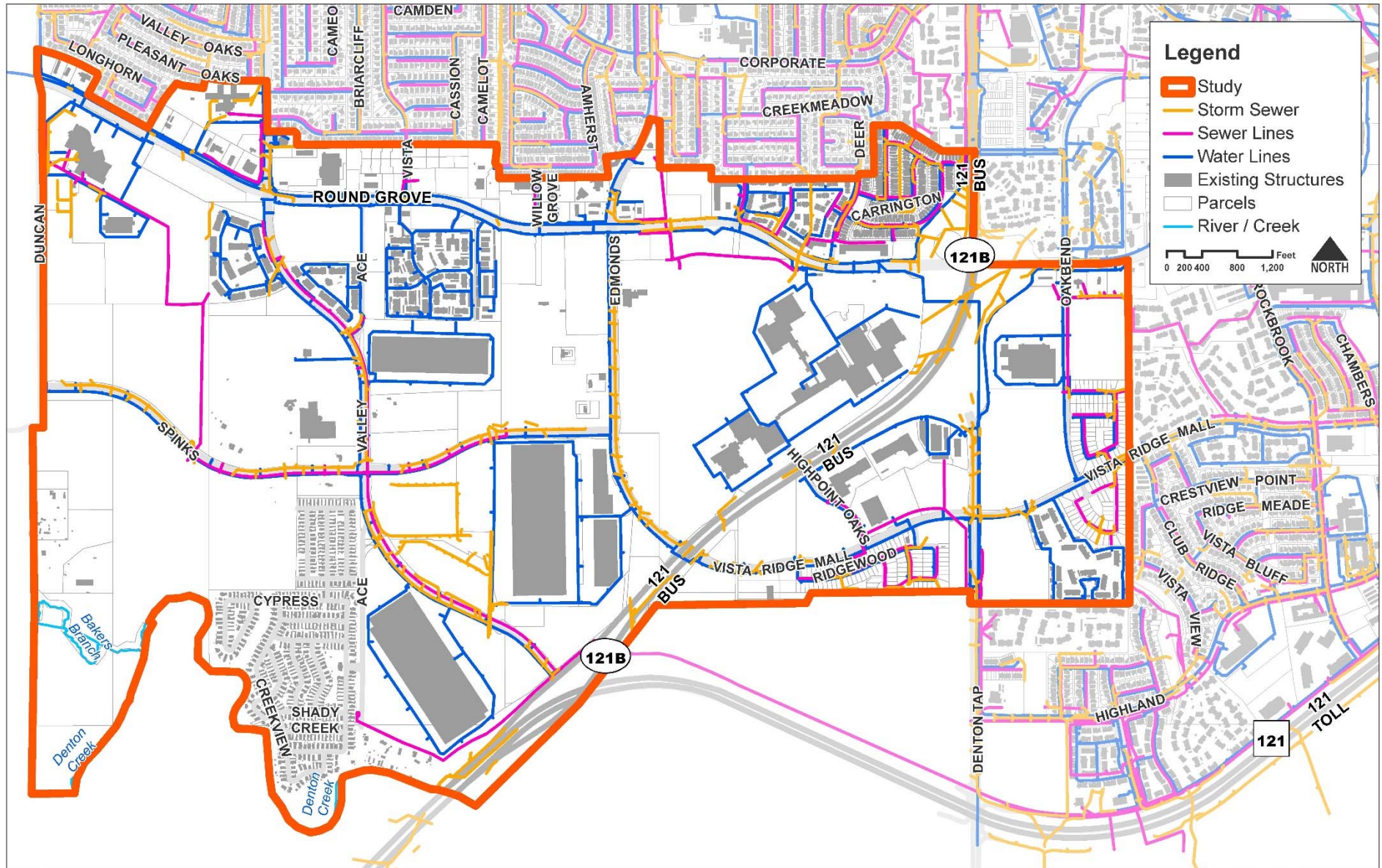
Existing Public Facilities - *DRAFT*



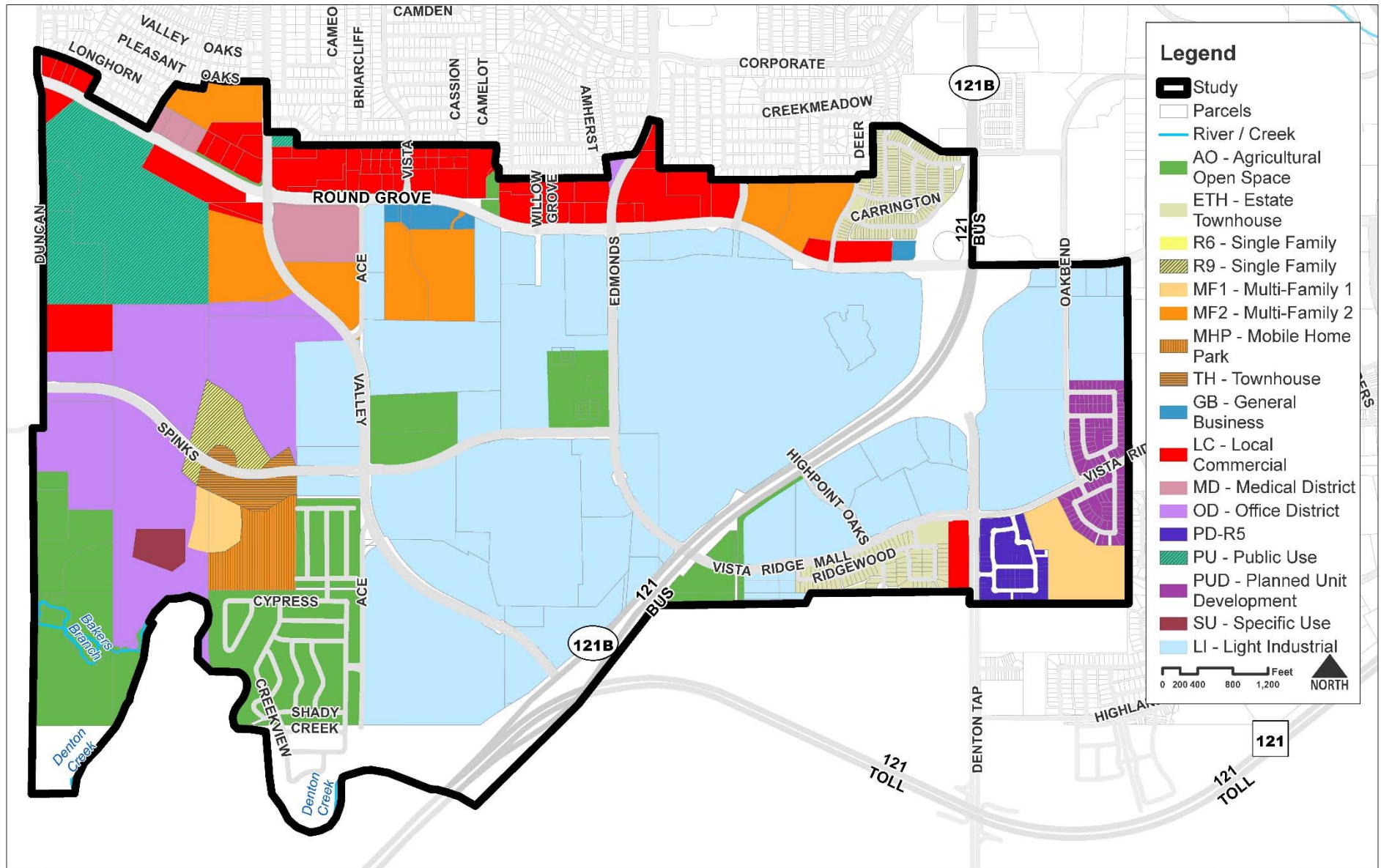
Pedestrian Access - *DRAFT*



Existing Utility Infrastructure - *DRAFT*



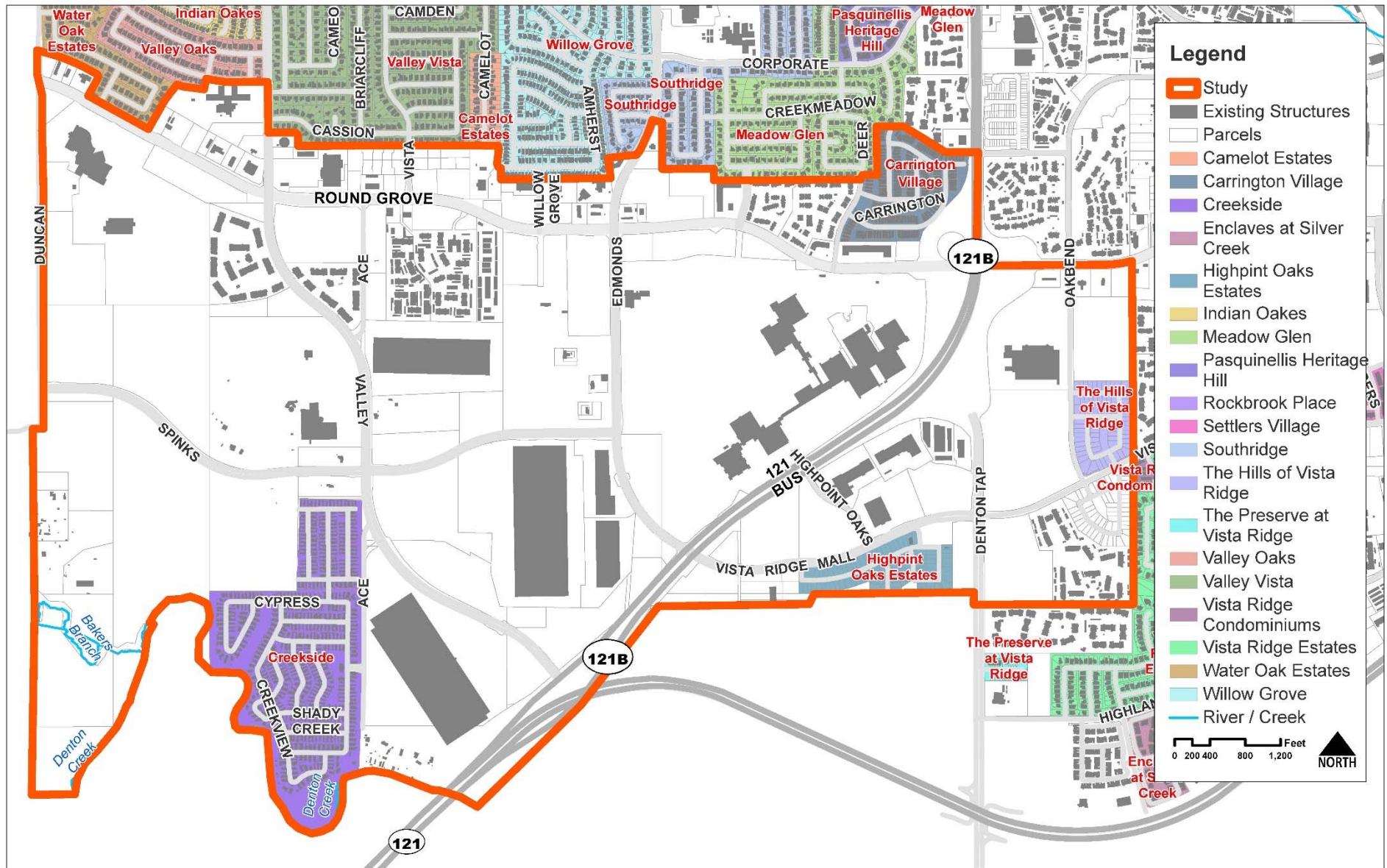
Existing Zoning - *DRAFT*



SOUTHWEST LEWISVILLE

Community Character

Existing Neighborhoods - *DRAFT*



Housing and Population

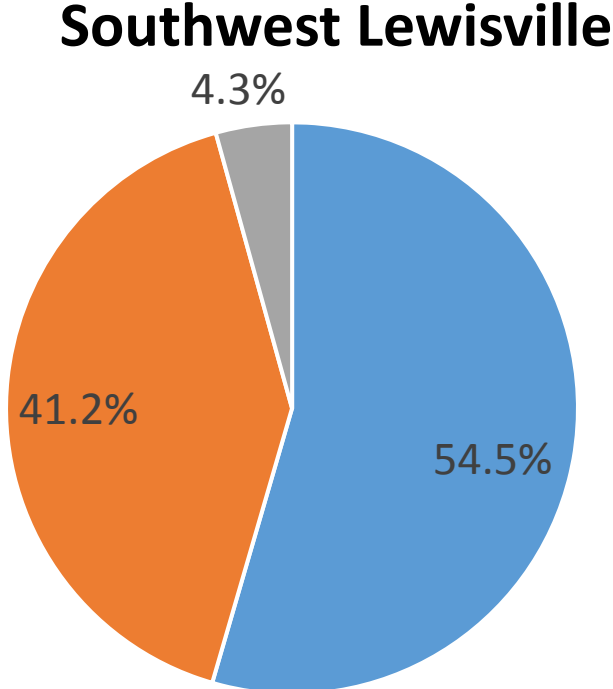
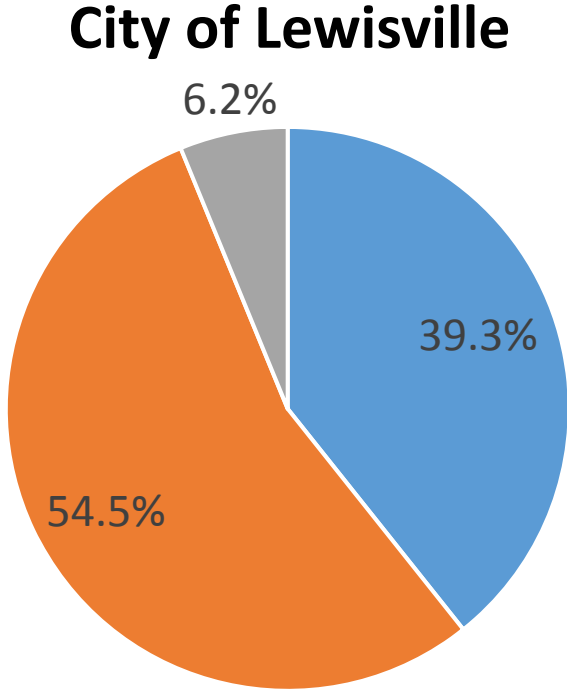
Indicator	Citywide	Southwest
2017 Housing Units	44,643	1,996
2017 Households	41,883	1,910
2017 Total Resident Population	106,741	5,148
2017 Average Household Size	2.54	2.69
2017 Total Daytime Population	101,241	5,312
Resident:Daytime Population Ratio	1.05	0.97

Resident Characteristics

Indicator	Citywide	Southwest
2017 Median Household Income	\$57,956	\$68,476
2017 Median Age	32.2	31.1
Population 65 and older	4.6%	3.8%
All Households w/ Children	35.5%	38.7%
Households with 1 Person	30.1%	27.1%
Hispanic Origin	32.2%	37.6%
Unemployment Rate	4.0%	3.6%

Housing Characteristics

- Owner Occupied Housing Units
- Renter Occupied Housing Units
- Vacant Housing Units

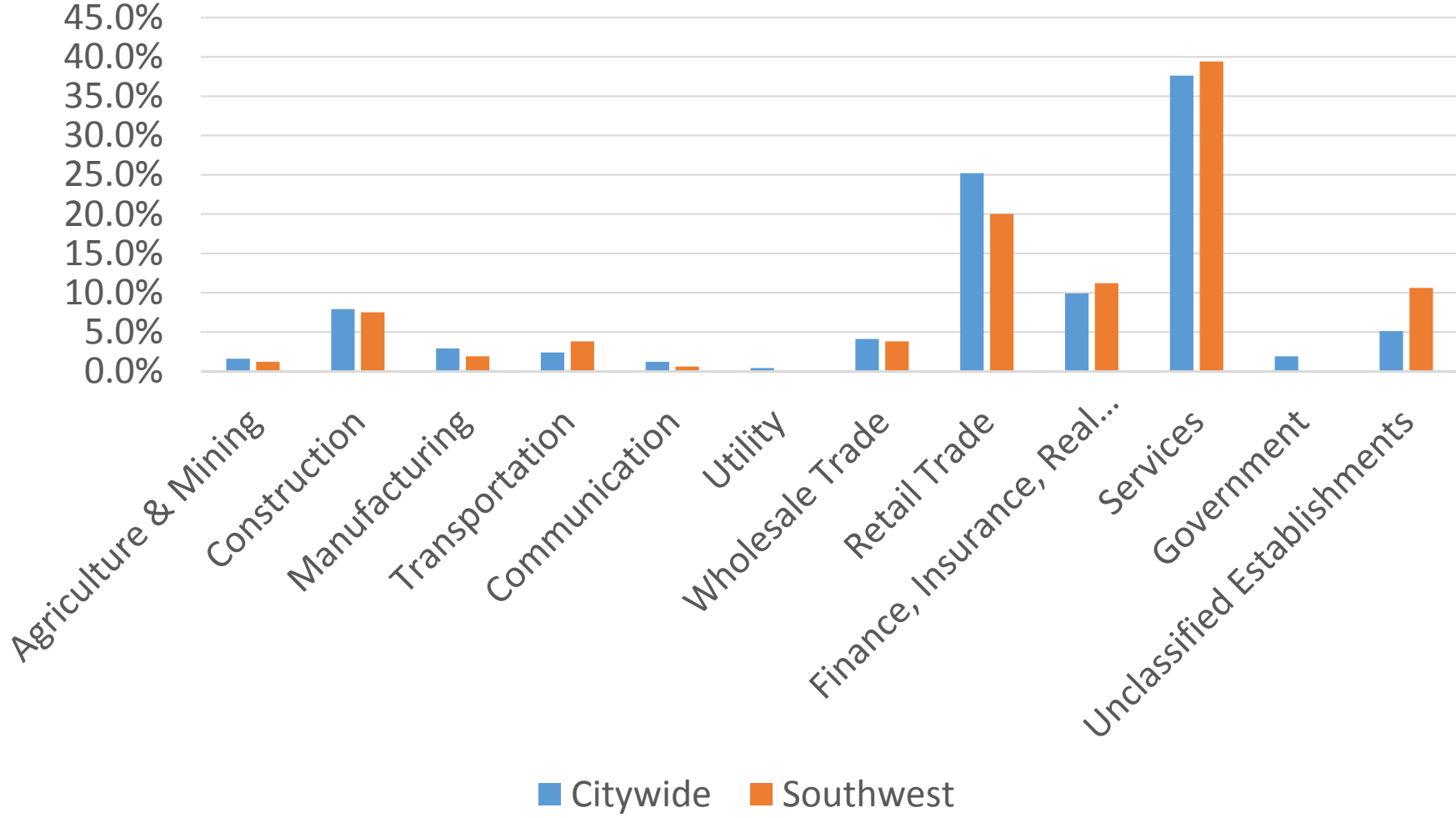


Indicator	Citywide	Southwest
2017 Median Home Value	\$173,806	\$146,296
Median Year Structure Built	1992	2001

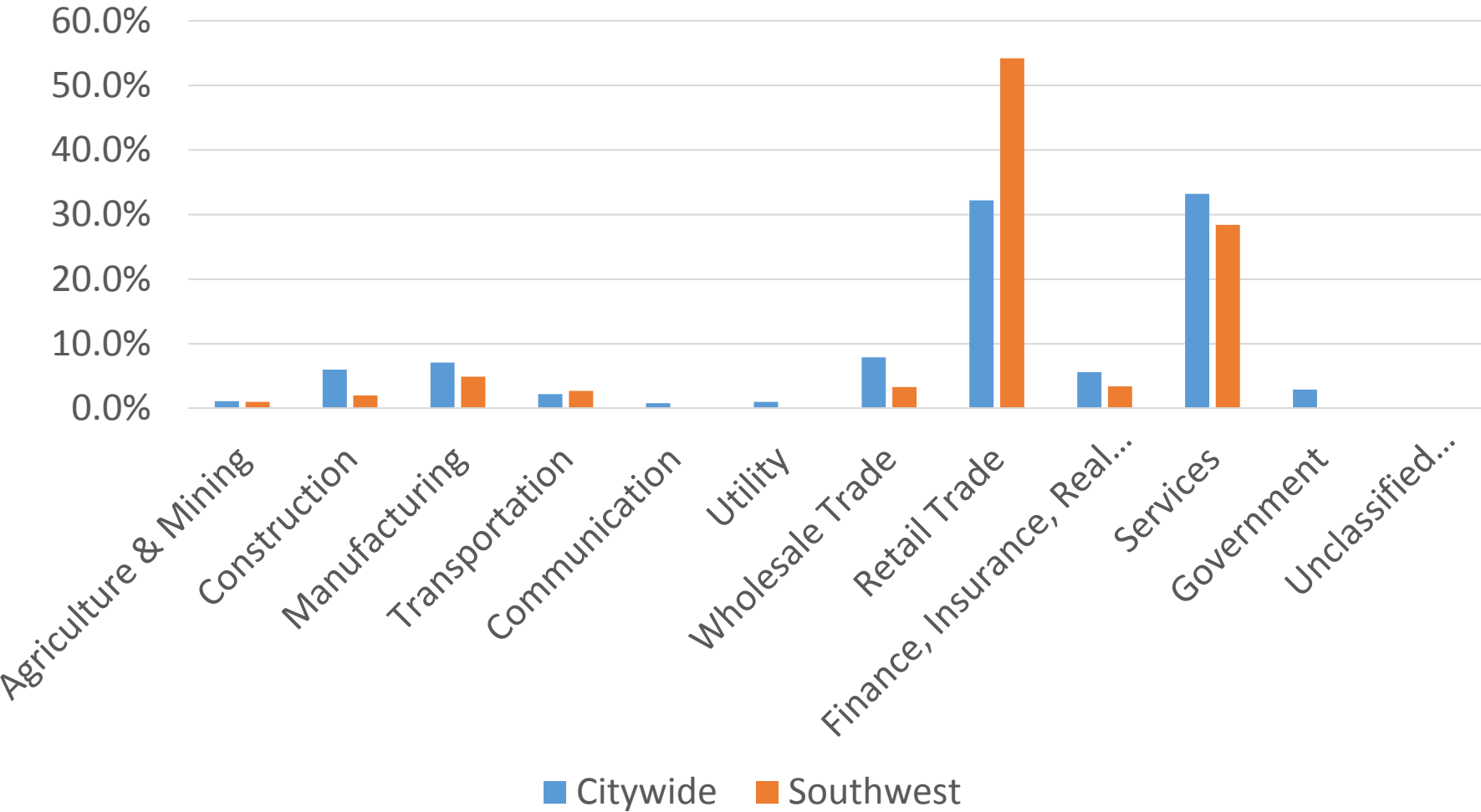
Business Characteristics

Indicator	Citywide	Southwest
Total Businesses	3,663	160
Total Employees	46,921	2,489
Total Residential Population	106,741	5,148
Employee/Residential Population Ratio (per 100 Residents)	44	48
Retail Trade Leakage/Surplus	-27.4	-4.2
Food & Drink Leakage/Surplus	-12.6	21.5

Businesses By Type



Employees By Type



Planning Principles for Southwest Lewisville

Principle	Questions for Southwest Lewisville
1. Livable Built Environment	How can development here create distinctive, welcoming entrances to Lewisville and desirable places to live and work?
2. Harmony with Nature	What role should Denton Creek, Baker's Branch and natural open space play in this area?
3. Resilient Economy	Can we make the most of Lewisville's last remaining area with potential to become a major office/employment park?
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?

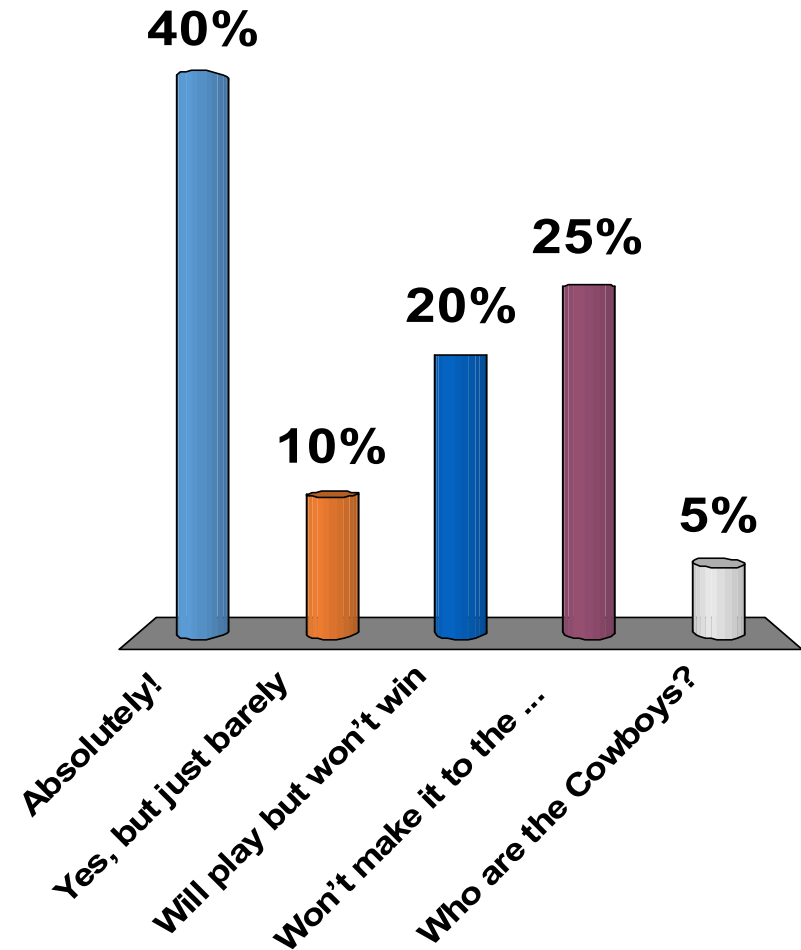
What Do You Think?

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

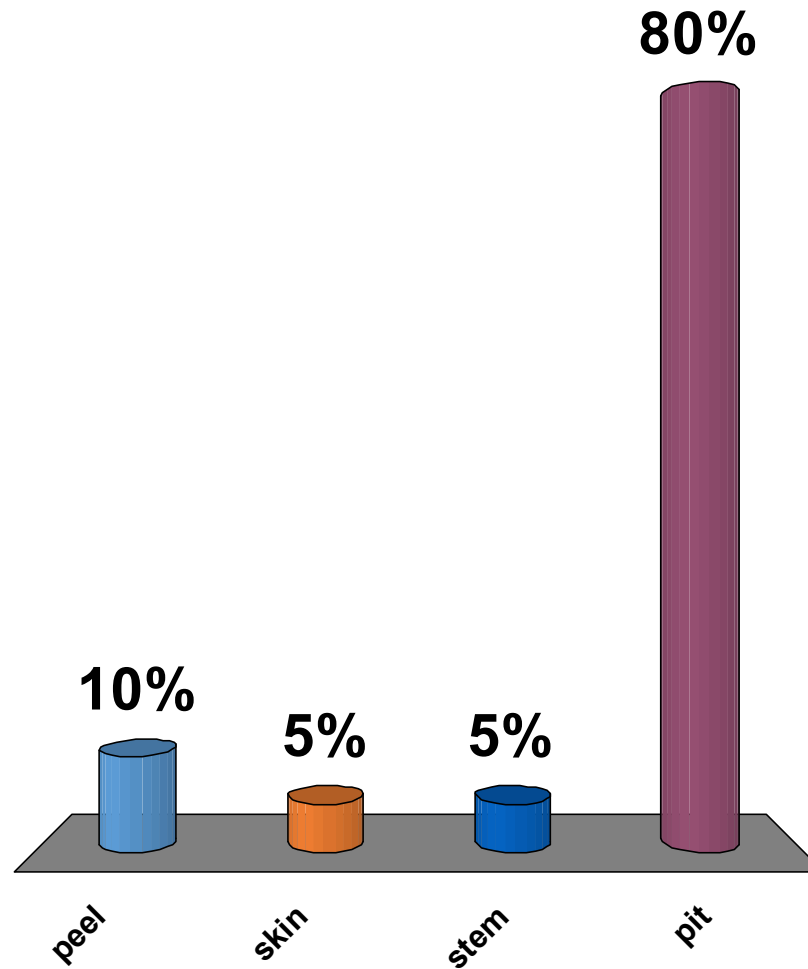
Will the Cowboys win the Superbowl?

1. Absolutely!
2. Yes, but just barely
3. Will play but won't win
4. Won't make it to the playoffs
5. Who are the Cowboys?



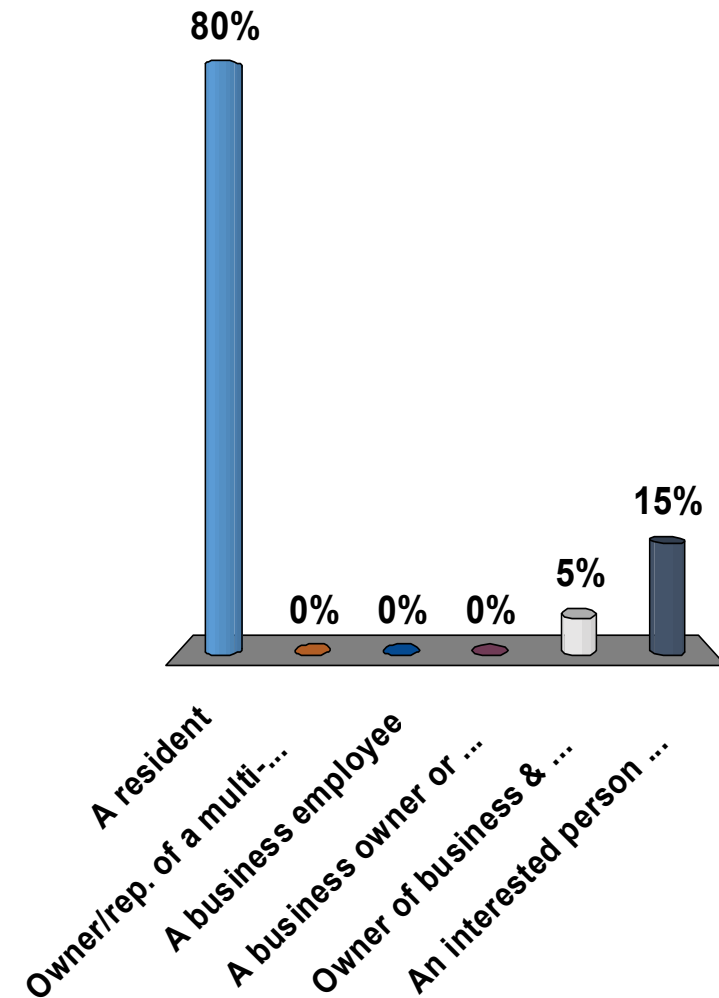
apple : core :: peach :

1. peel
2. skin
3. stem
4. pit



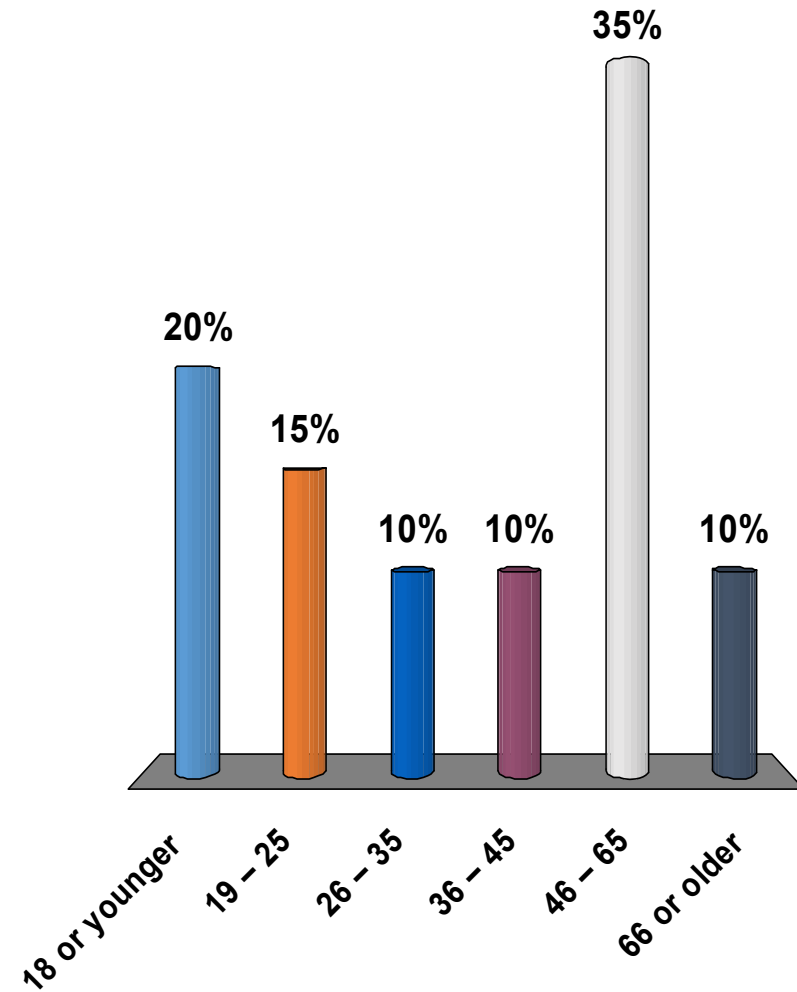
I am most involved in Southwest Lewisville as:

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



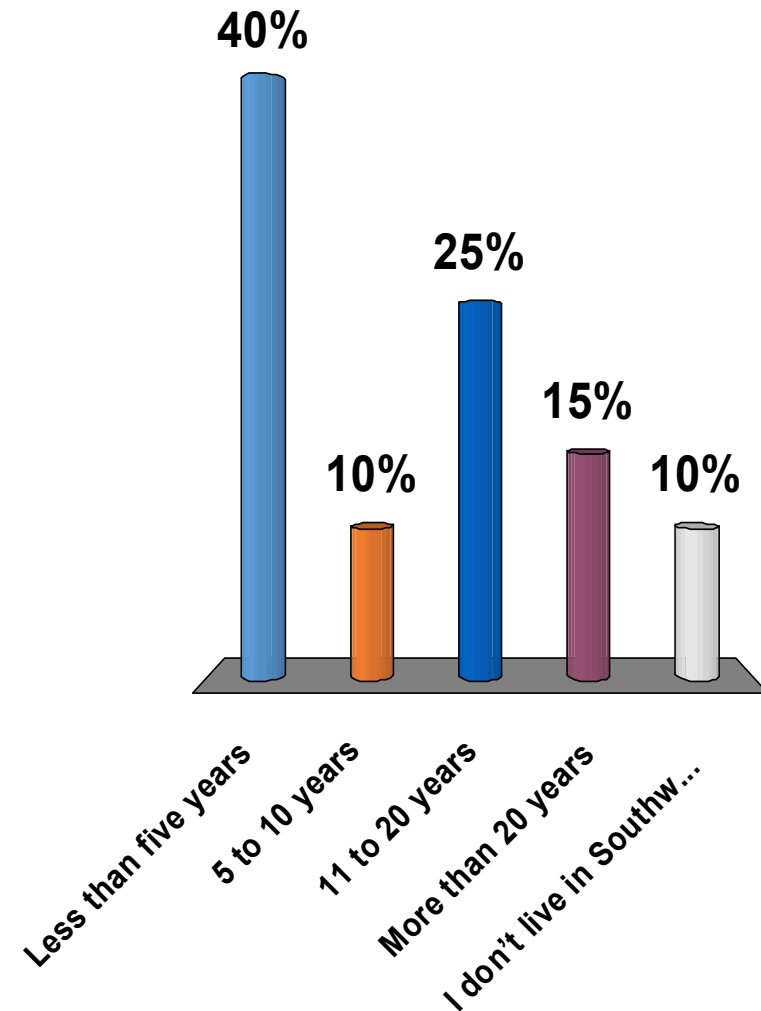
My age is:

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



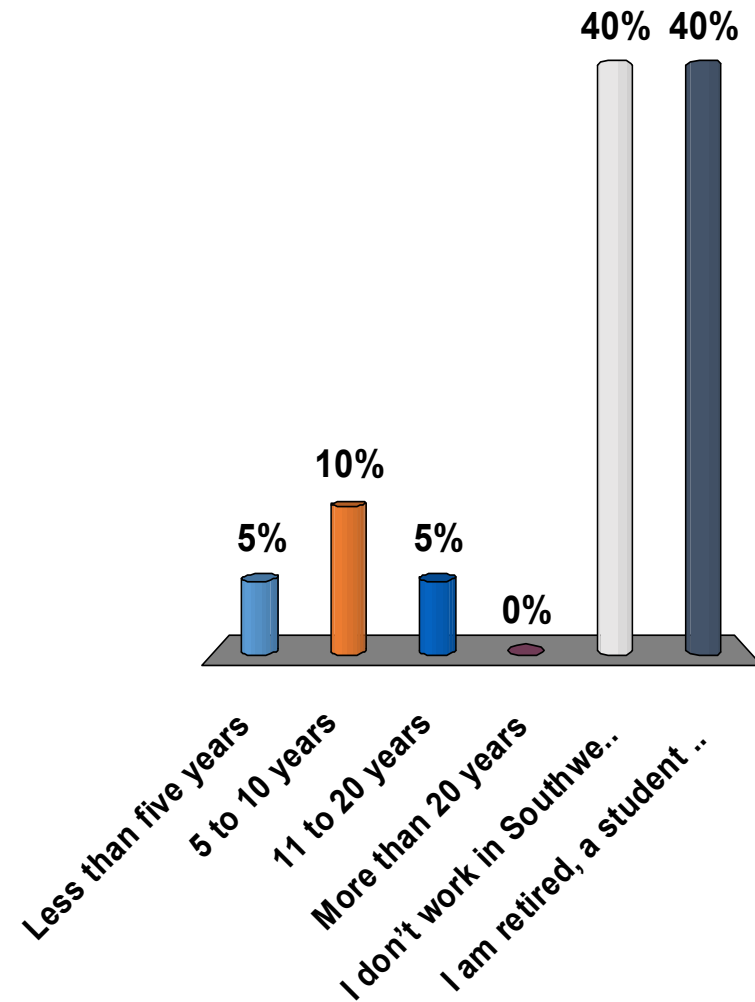
I have lived in Southwest Lewisville for:

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 Southwest Lewisville



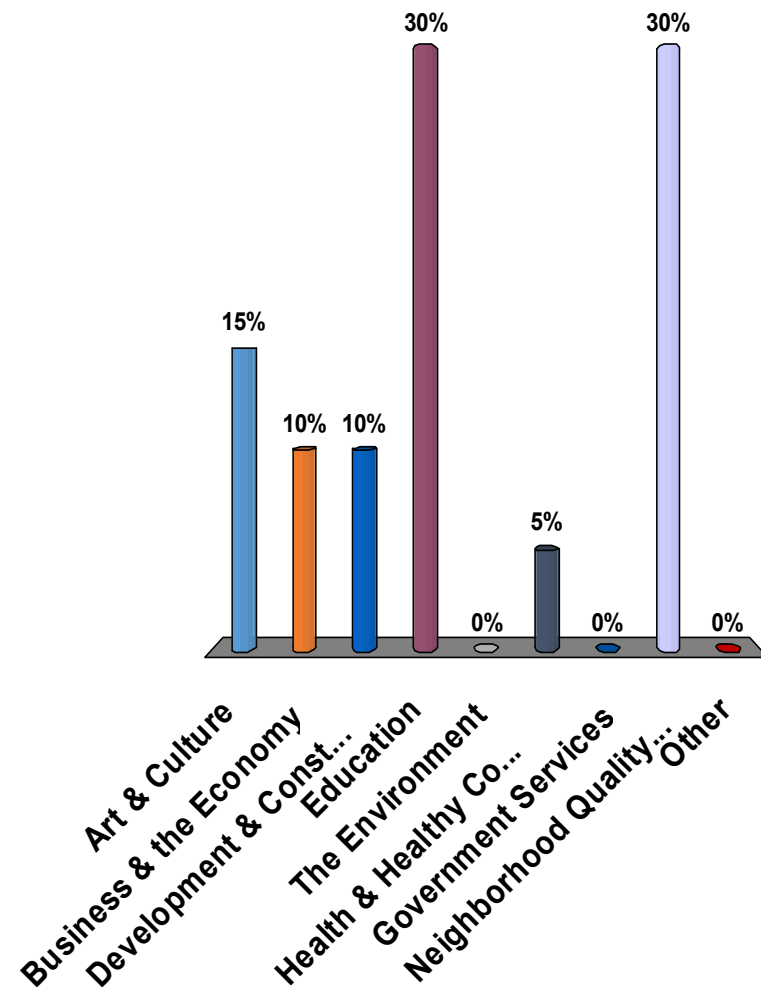
I have worked in Southwest Lewisville for:

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 Southwest Lewisville
6. I am retired, a student or otherwise not working



I am most interested in issues related to:

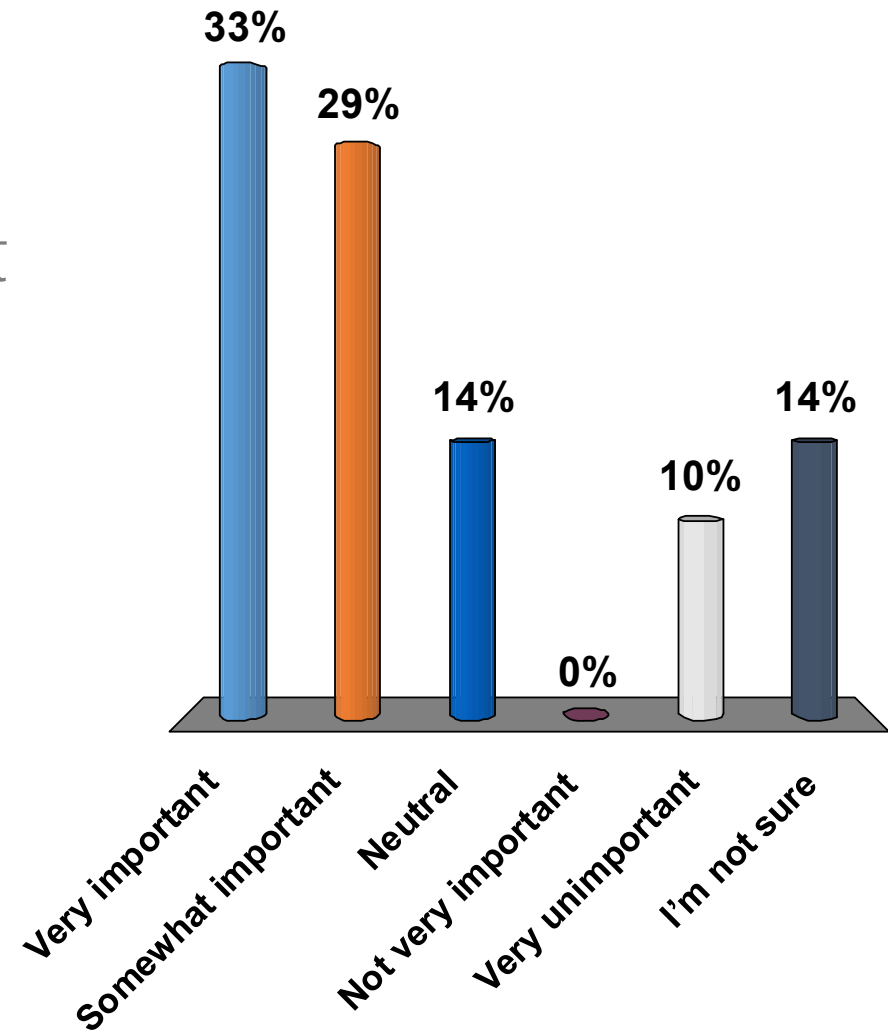
1. Art & Culture
2. Business & the Economy
3. Development & Construction
4. Education
5. The Environment
6. Health & Healthy Communities
7. Government Services
8. Neighborhood Quality of Life
9. Other



How important are these issues to the best possible future for Southwest Lewisville?

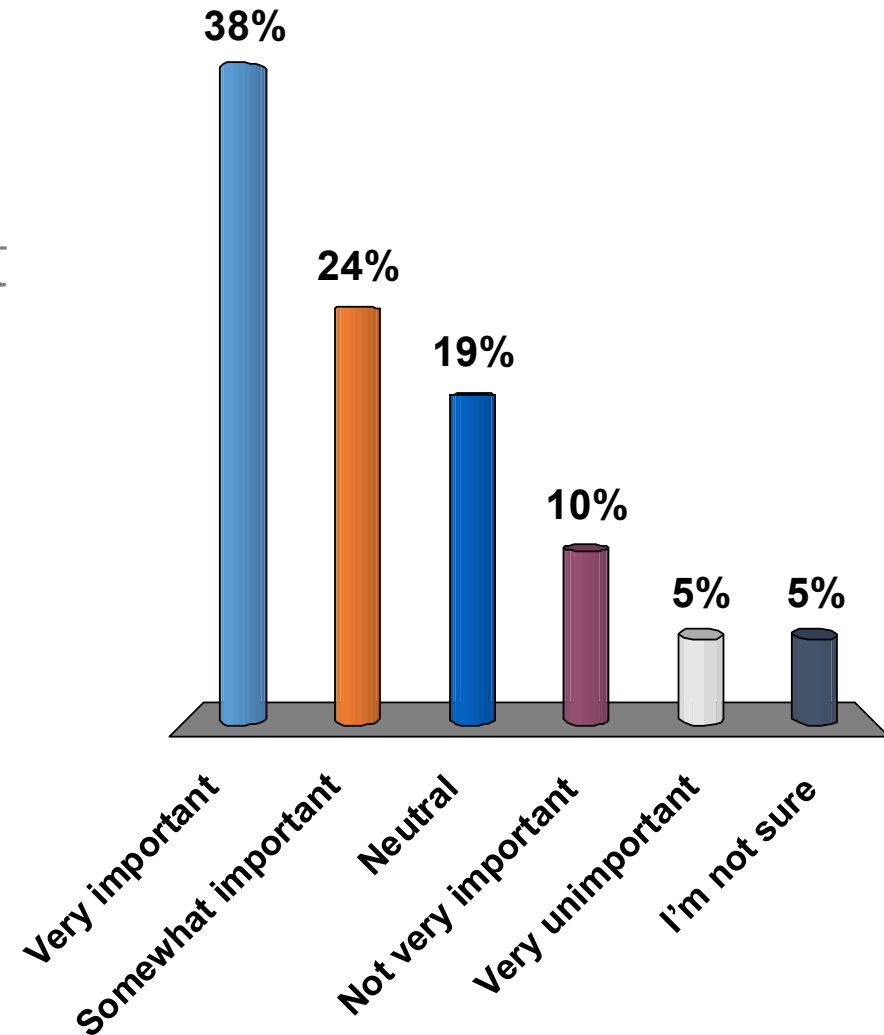
Maintaining existing homes and neighborhoods

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



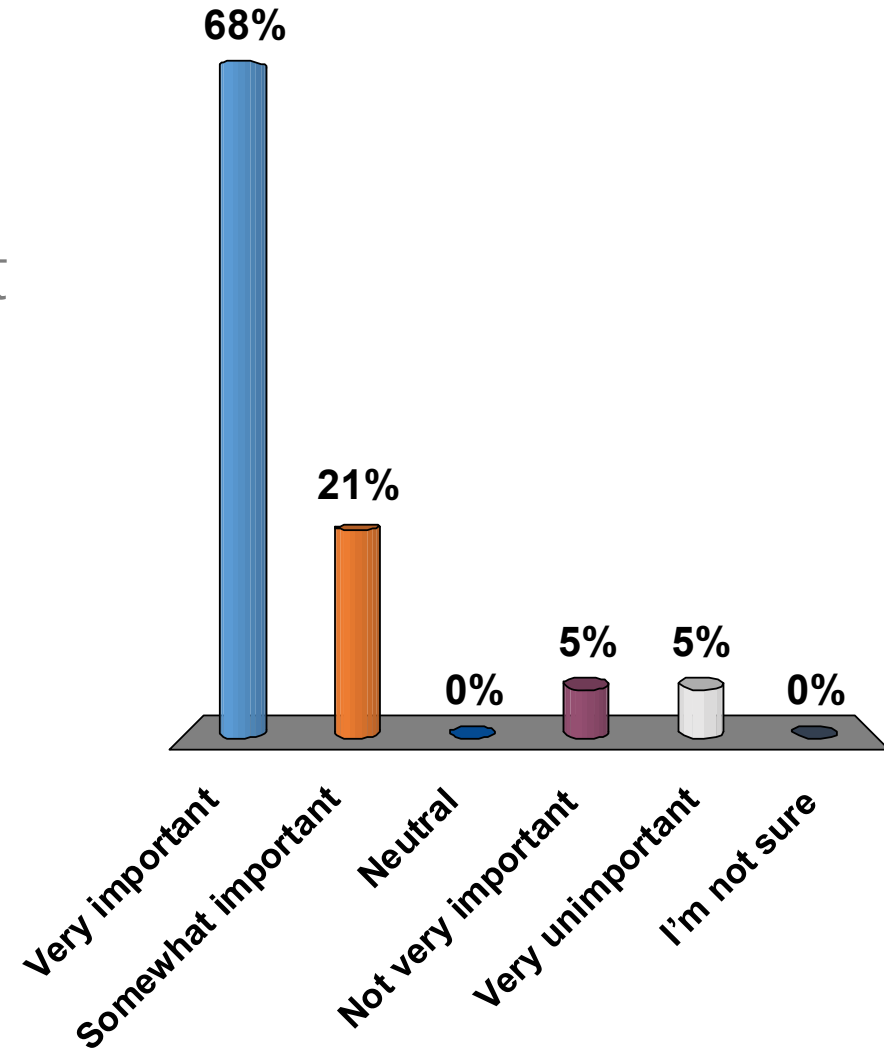
Creating distinctive entrances into Lewisville

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



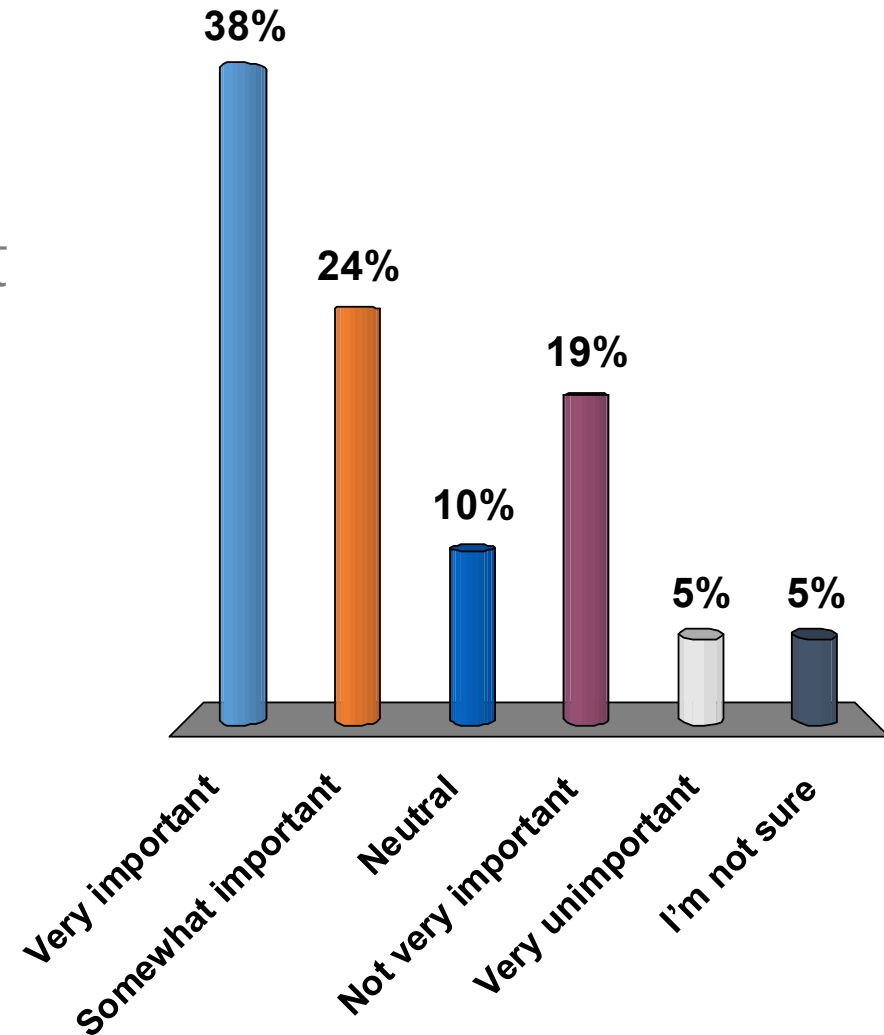
Housing affordability

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



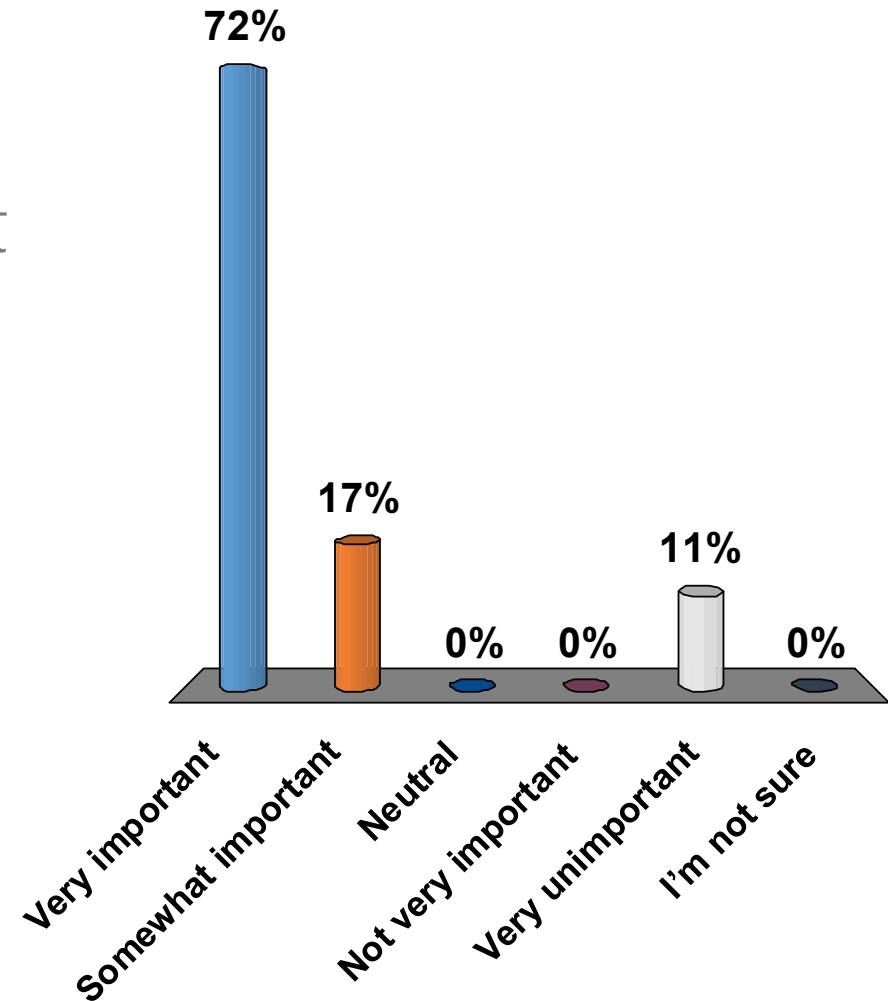
Attracting new types of businesses

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



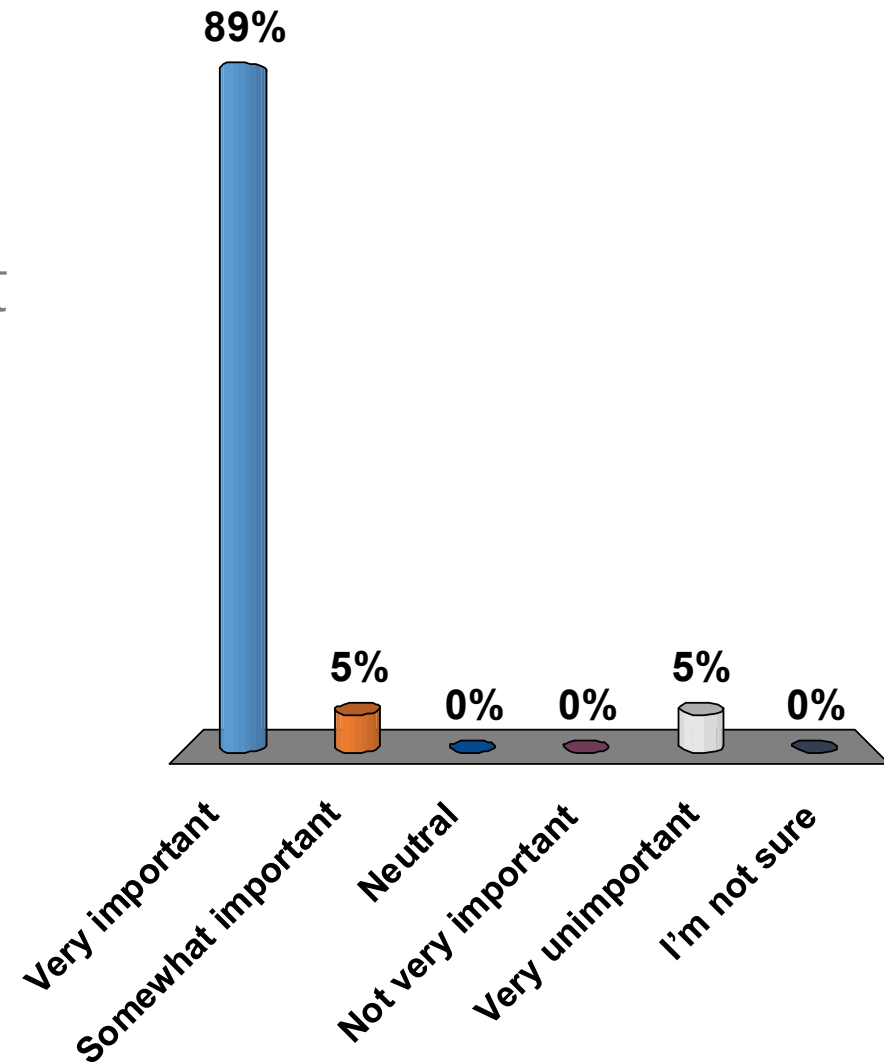
Retaining natural areas

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



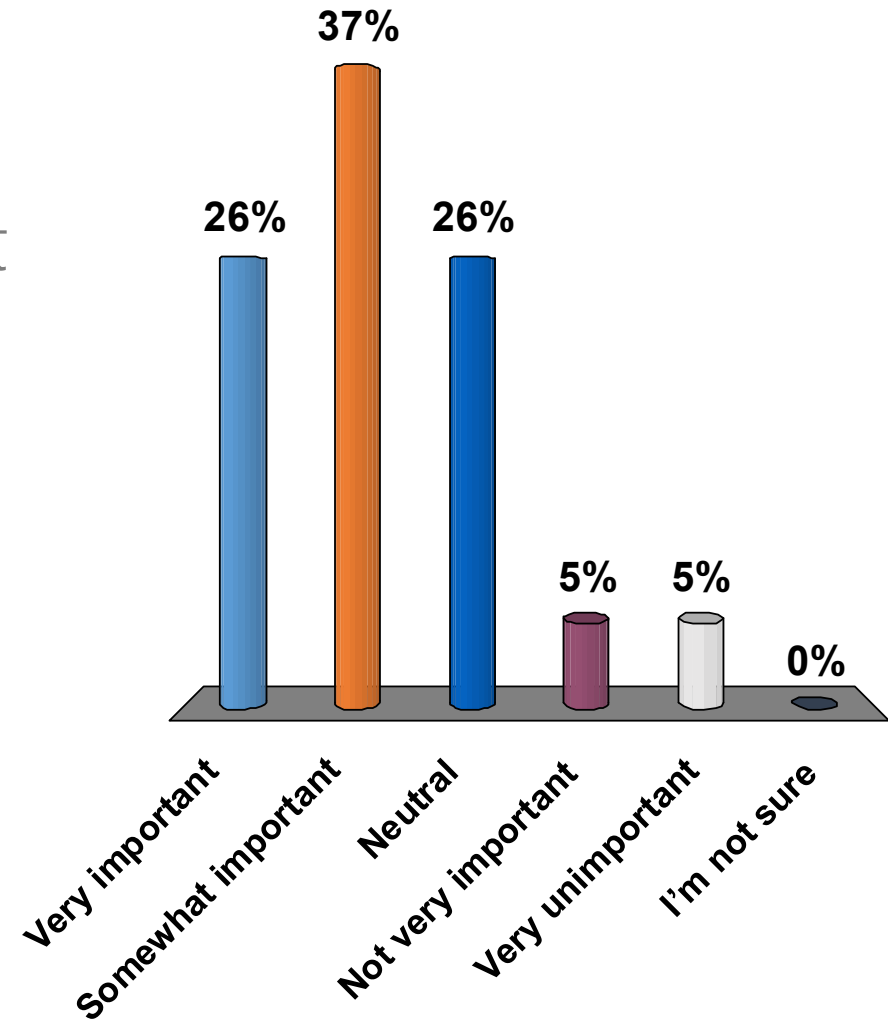
Having sidewalks and trails to get jobs & shopping

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



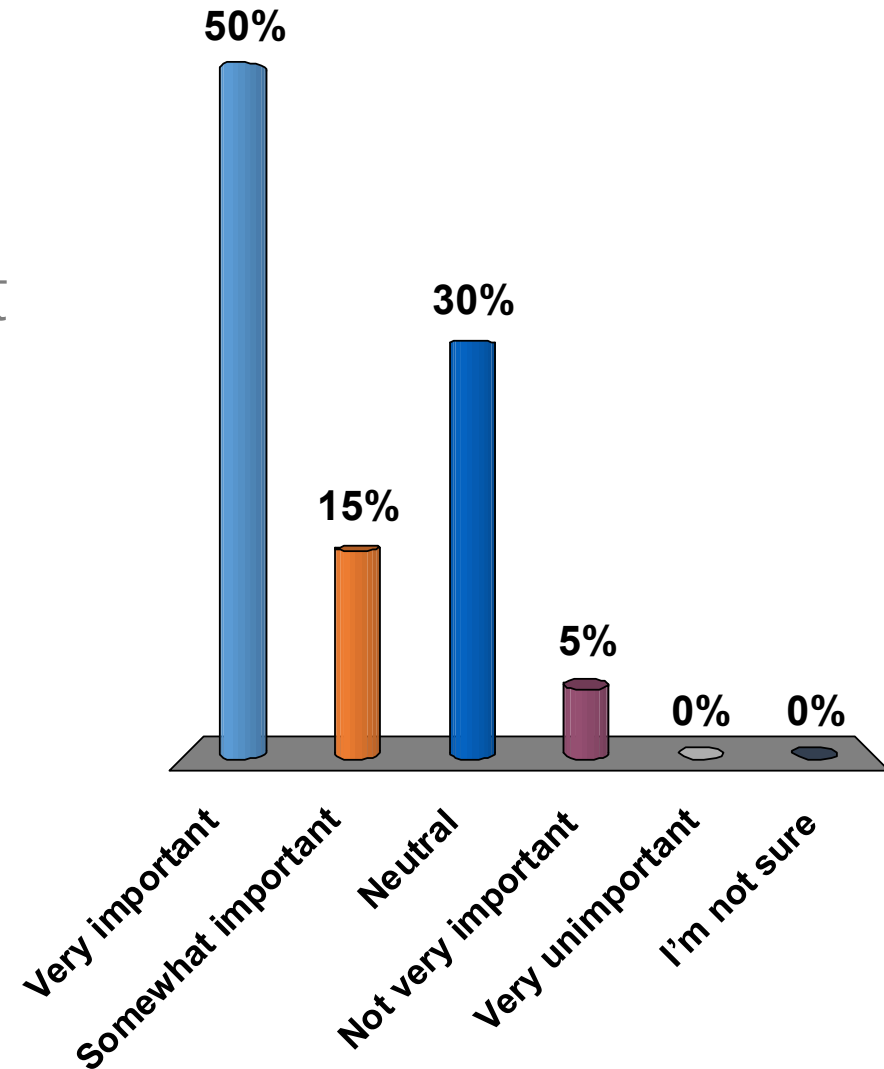
Attracting a major office/employment park

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



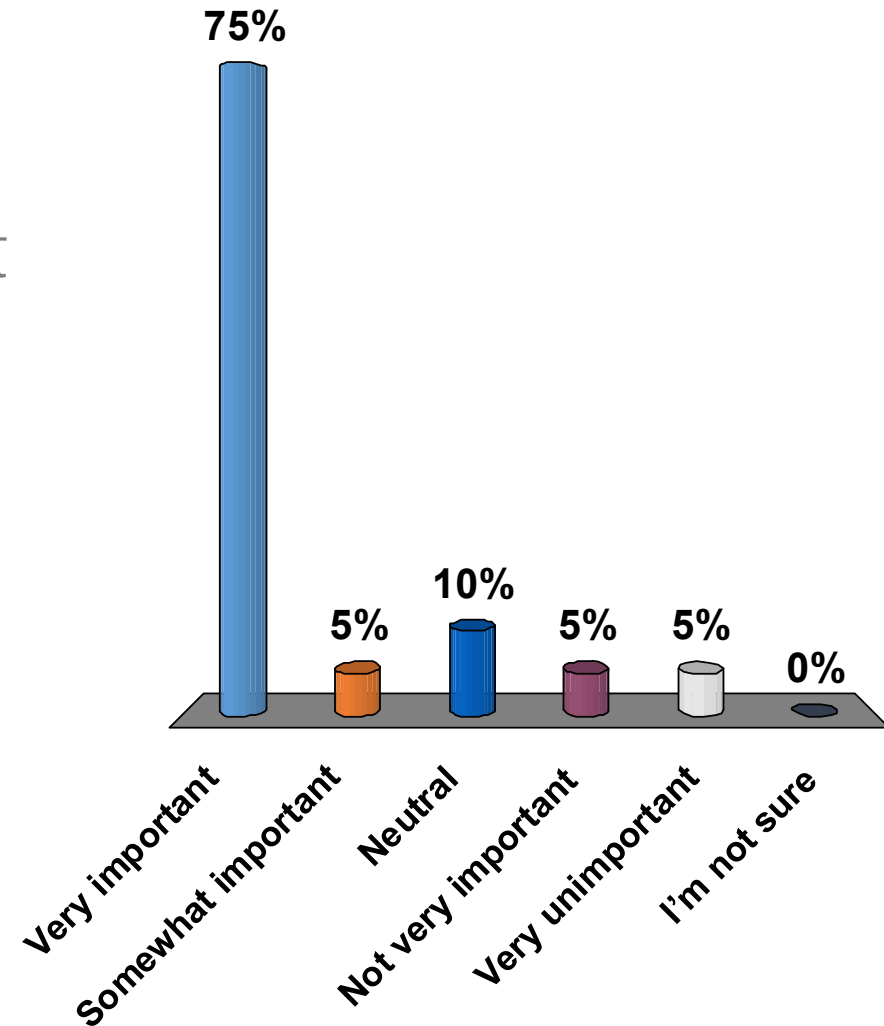
Building new housing here

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



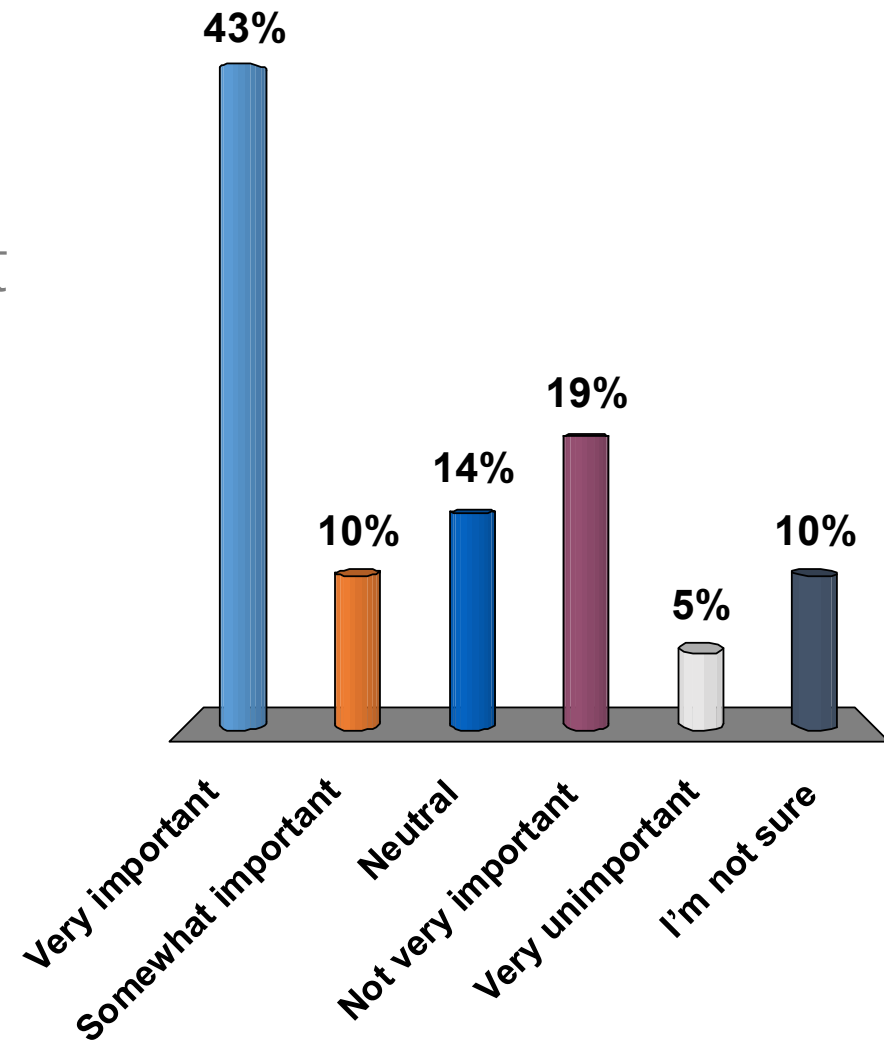
Supporting existing businesses

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



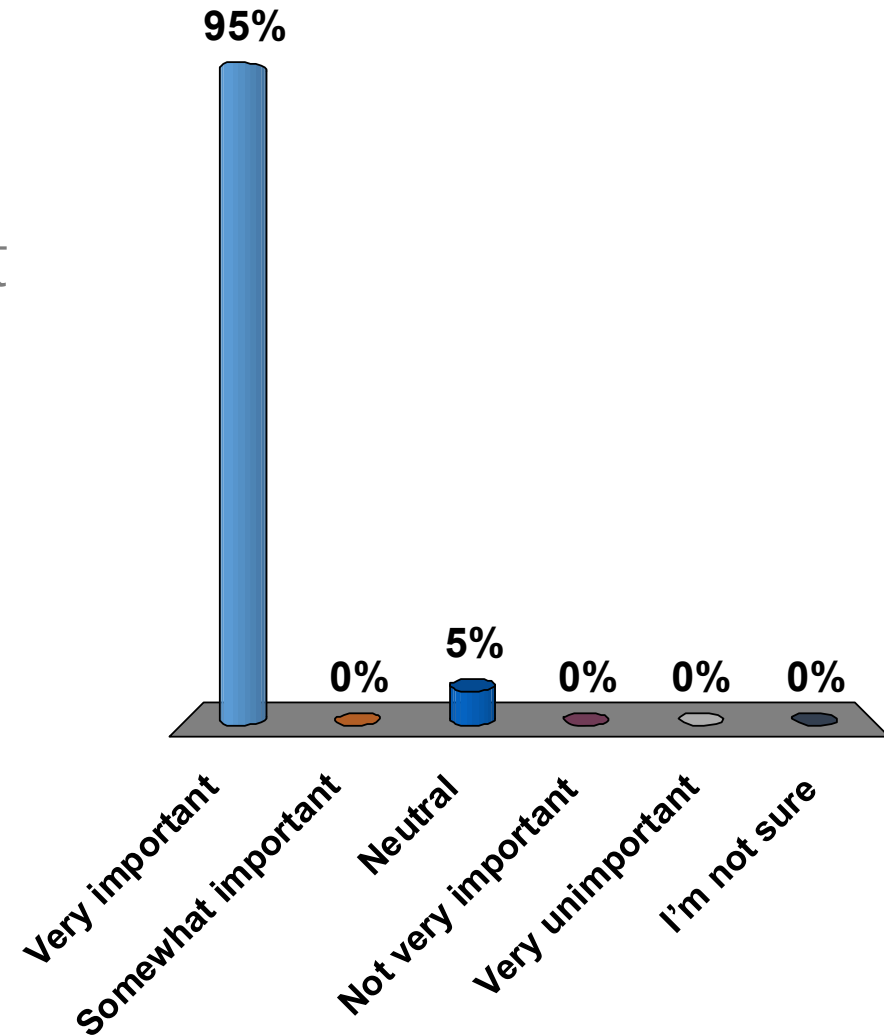
Providing residents with job training and skills

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



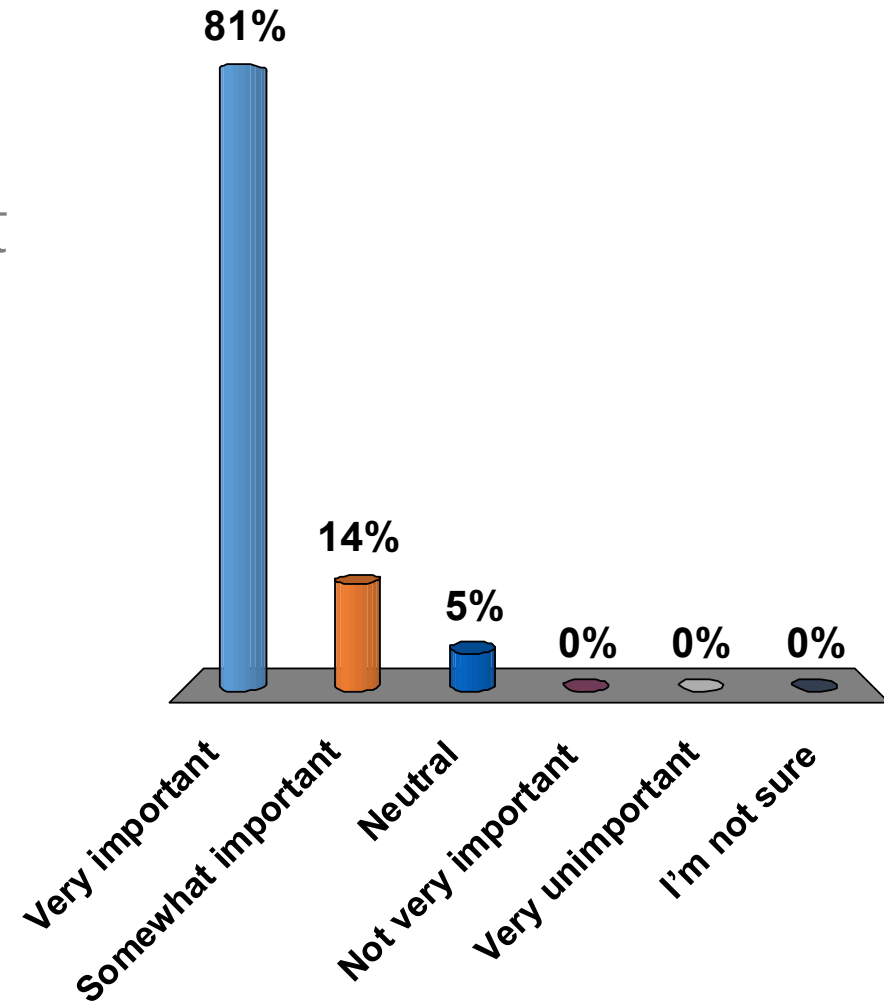
Good schools

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



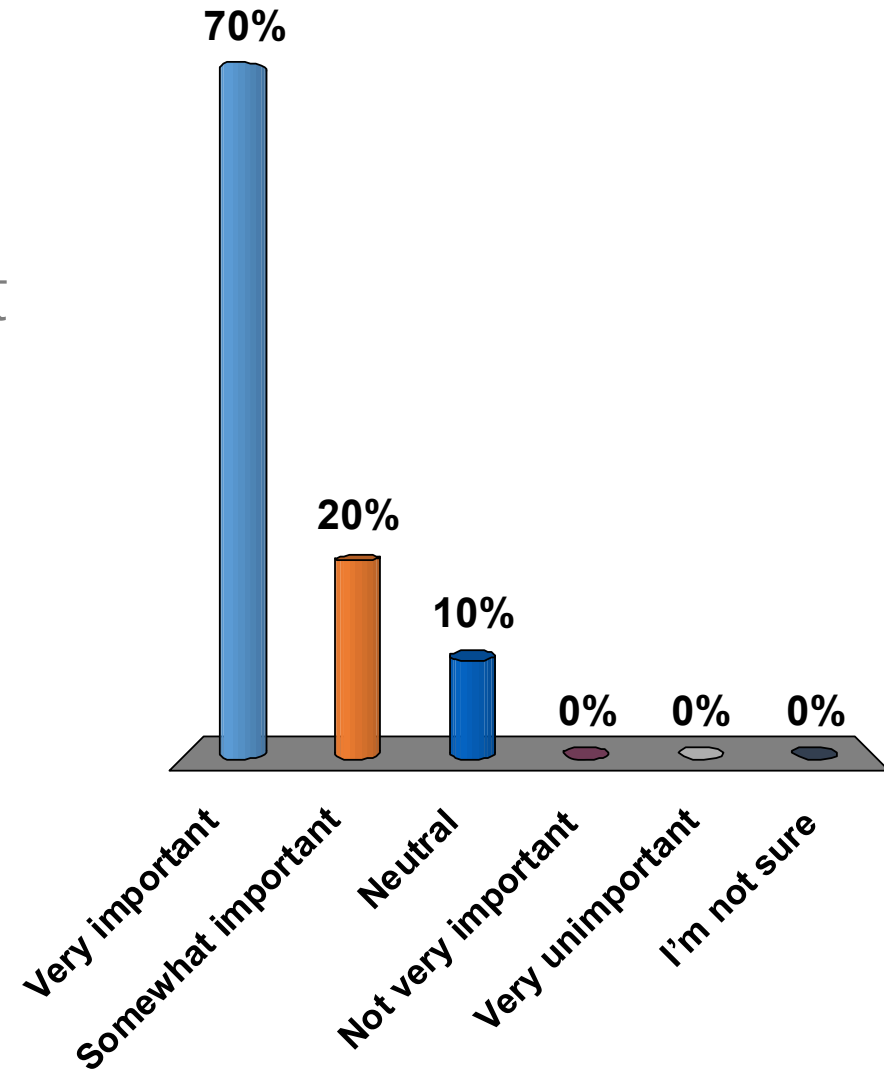
Having good services & facilities for kids

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



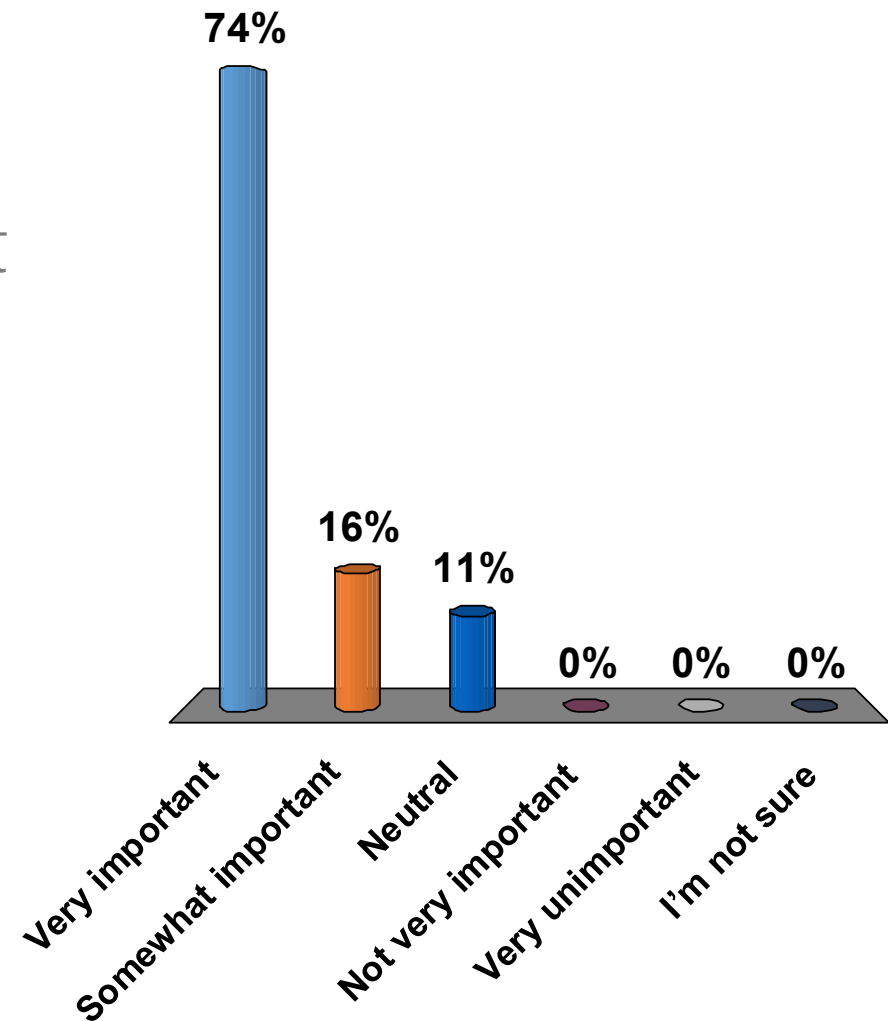
Having good services & facilities for young adults

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



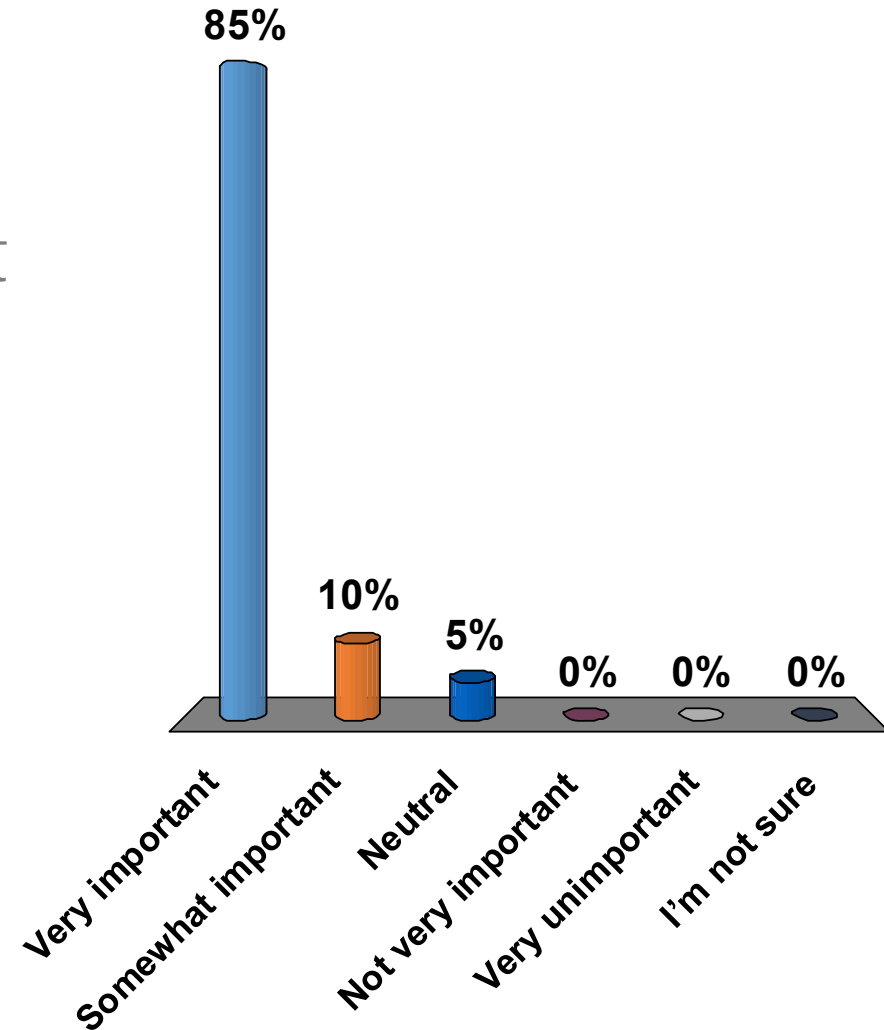
Having good services & facilities for seniors

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



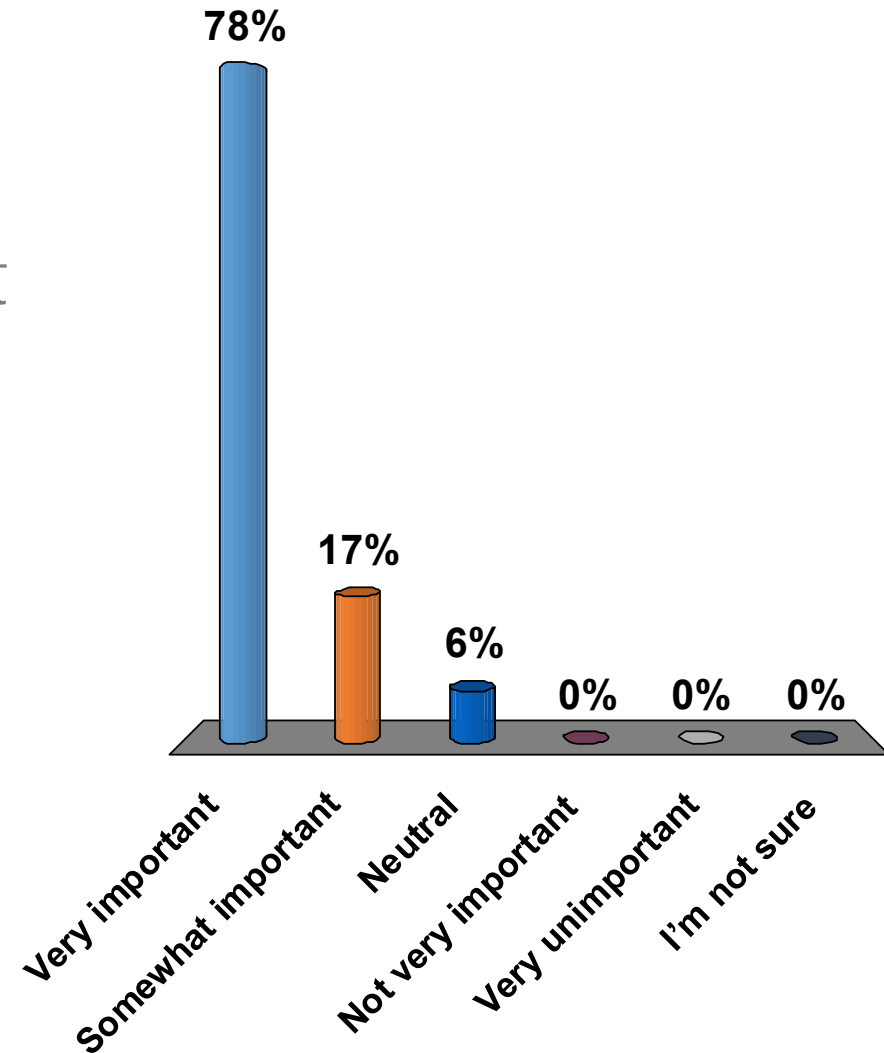
Sustainable and efficient water use

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



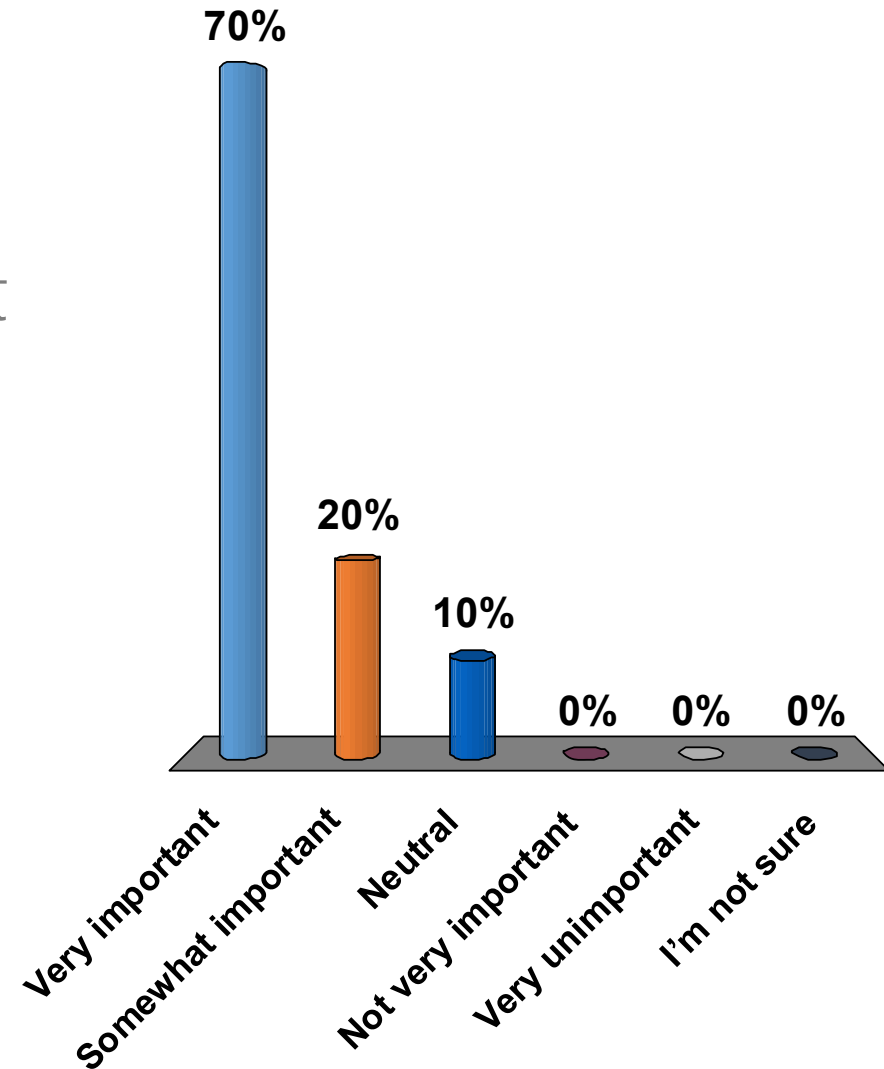
Sustainable and efficient energy use

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



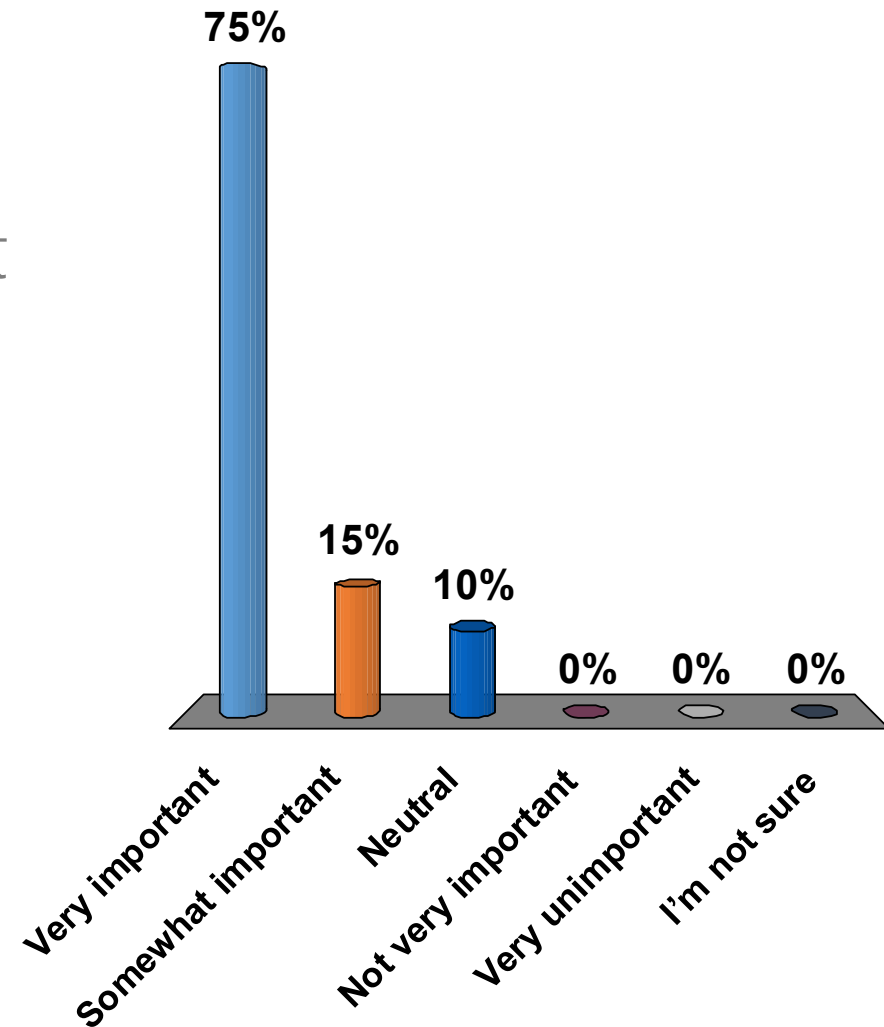
Reducing traffic congestion

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



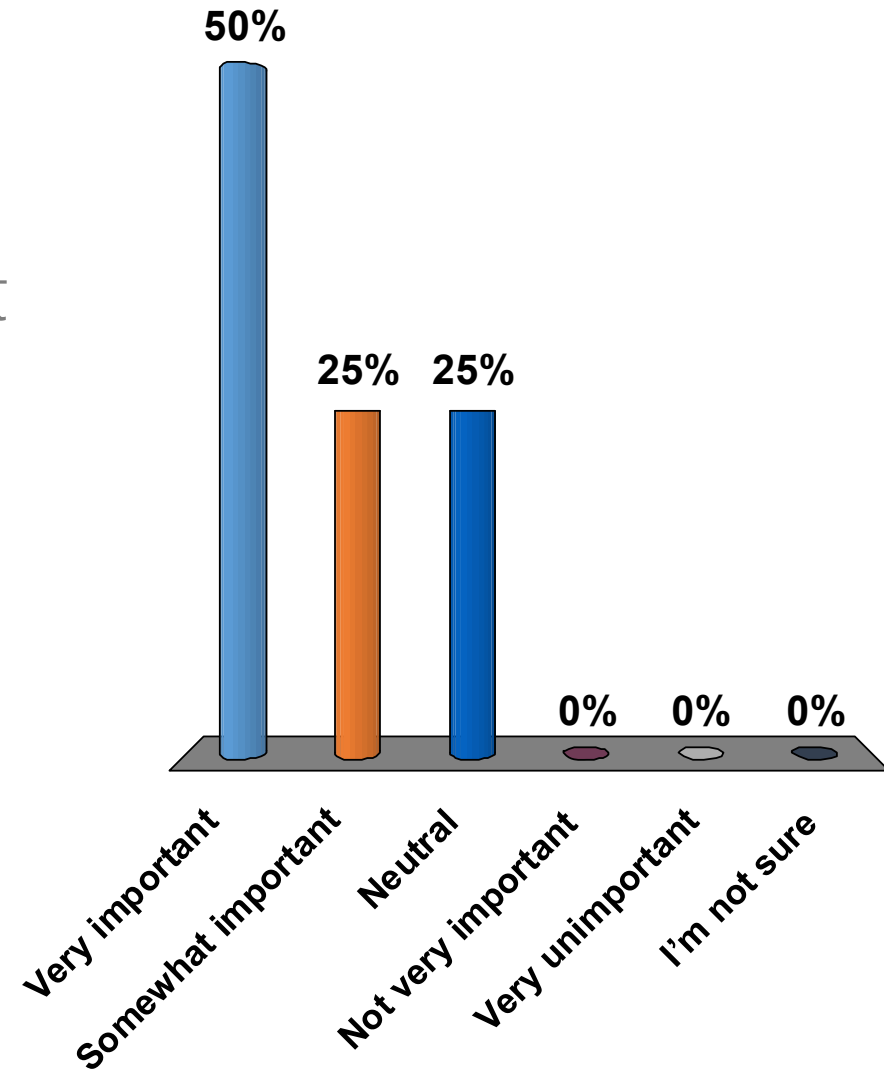
Good access to I-35

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



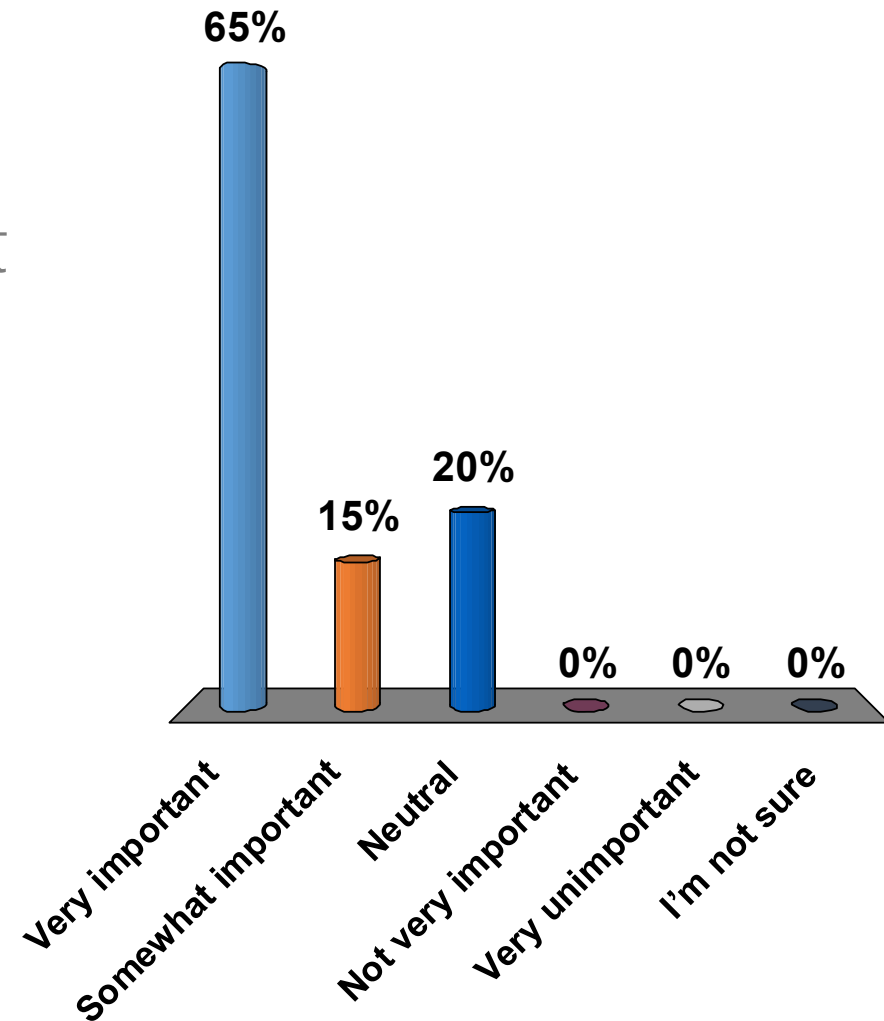
Good access to DCTA

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



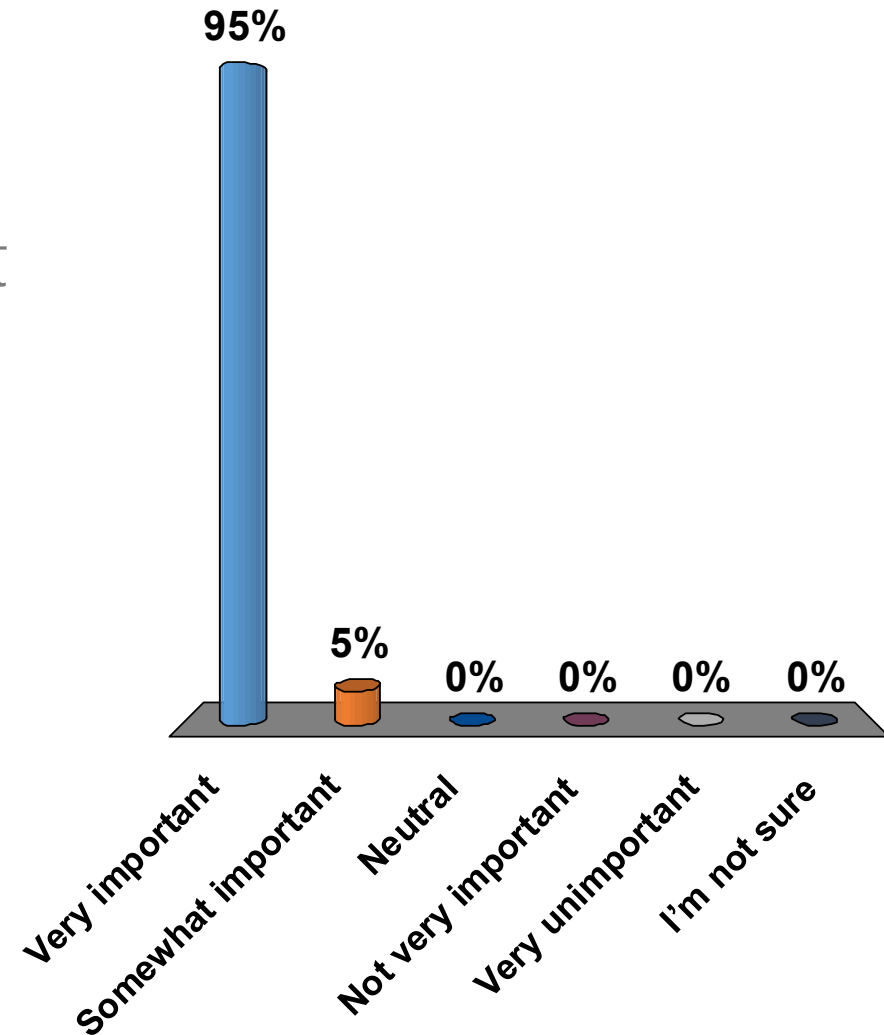
Desirable community character

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



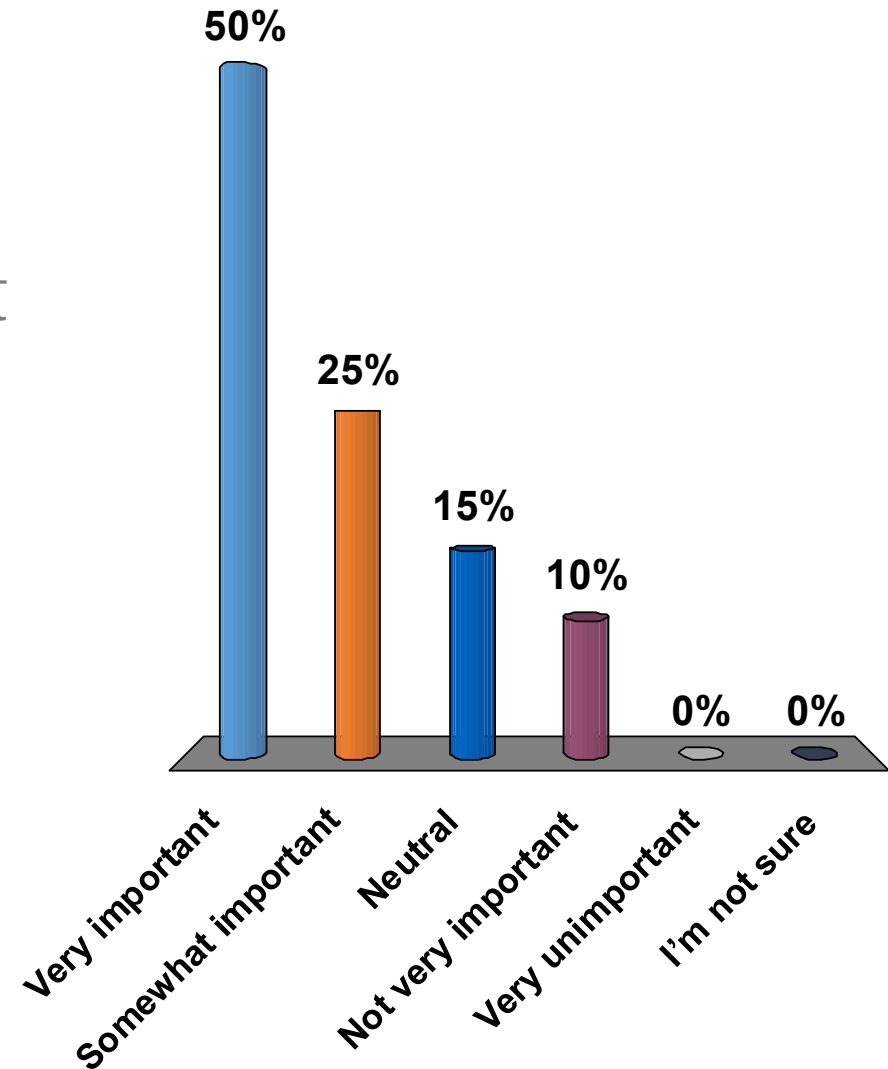
Feeling safe

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



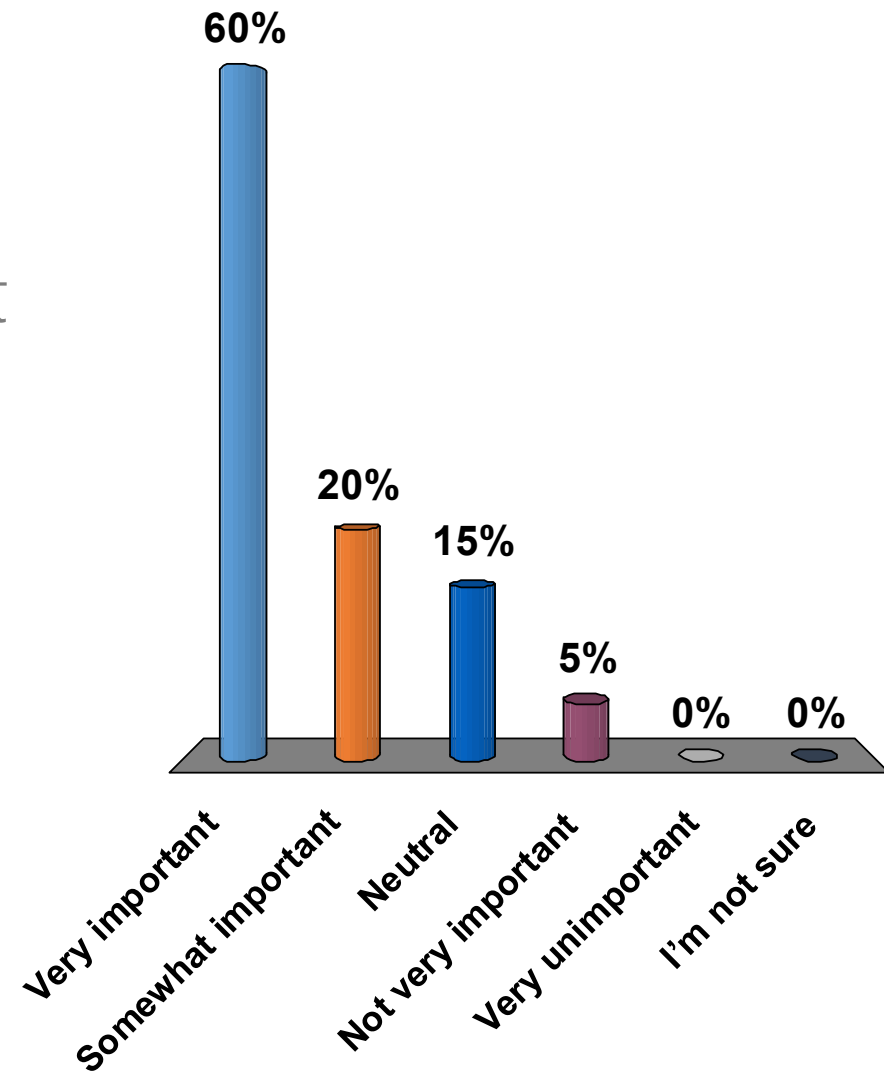
Having more restaurants

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



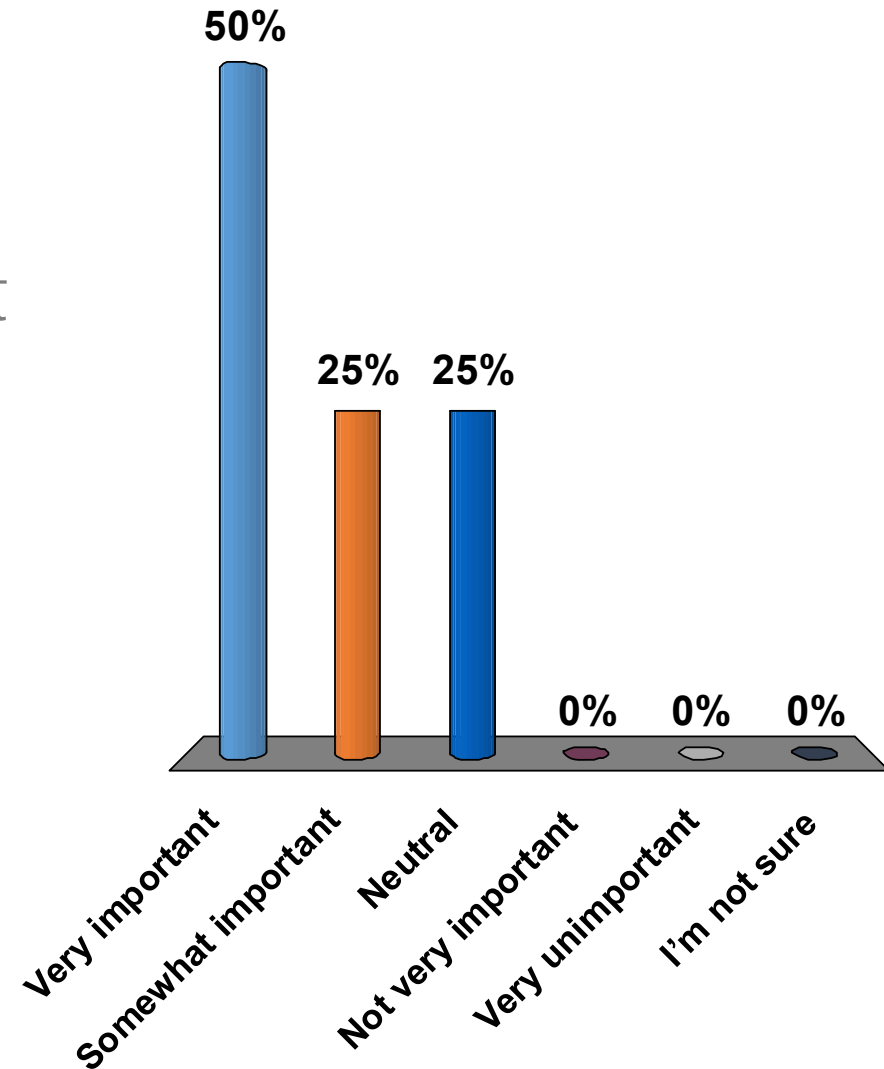
Having more medical services

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



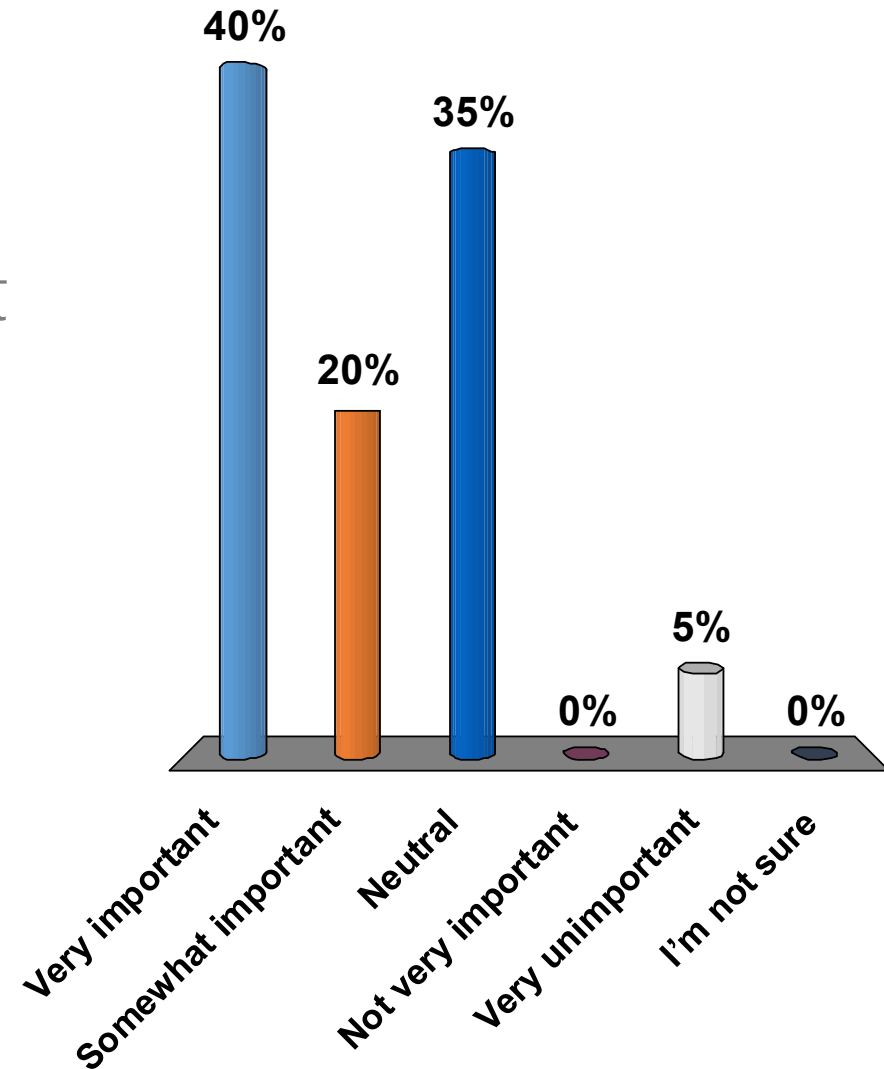
Having more shopping

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



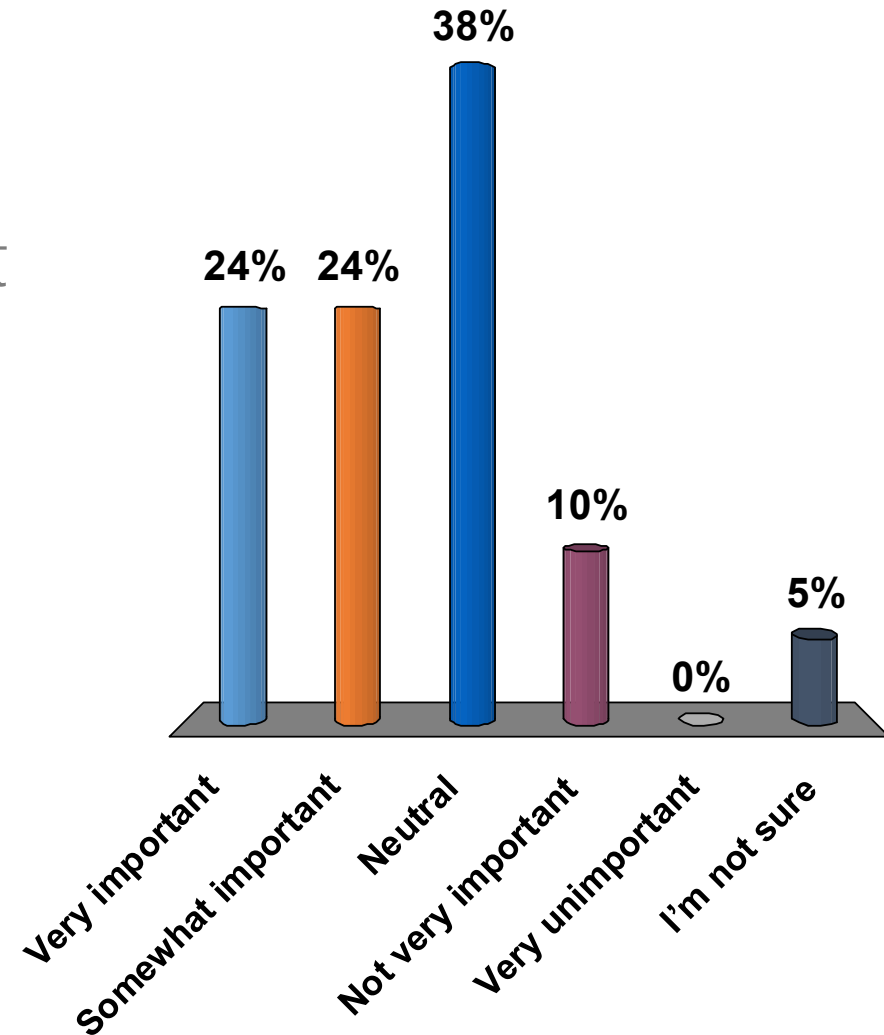
Having stronger neighborhood organizations

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

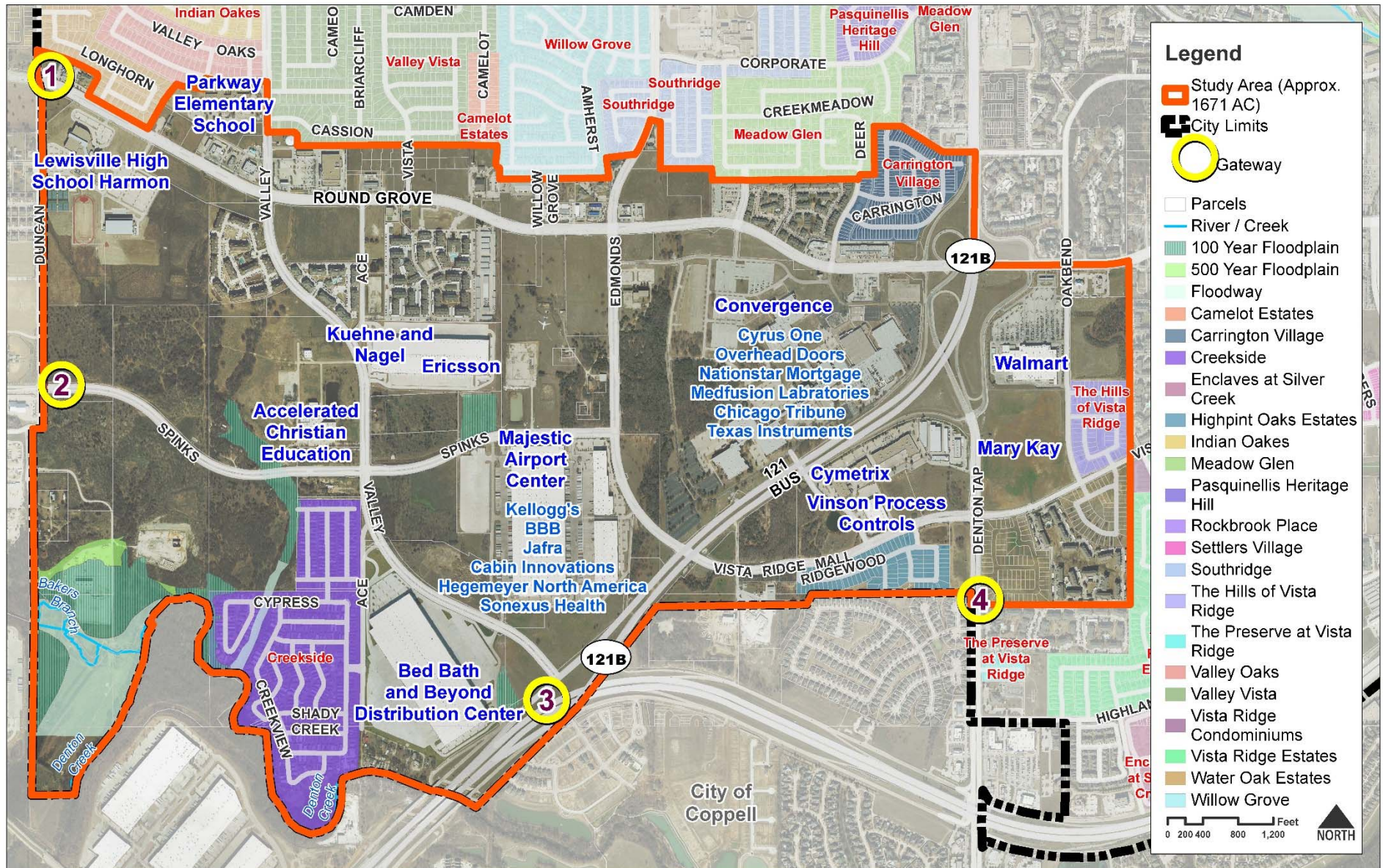


Thanks for your input!

Open House Activities

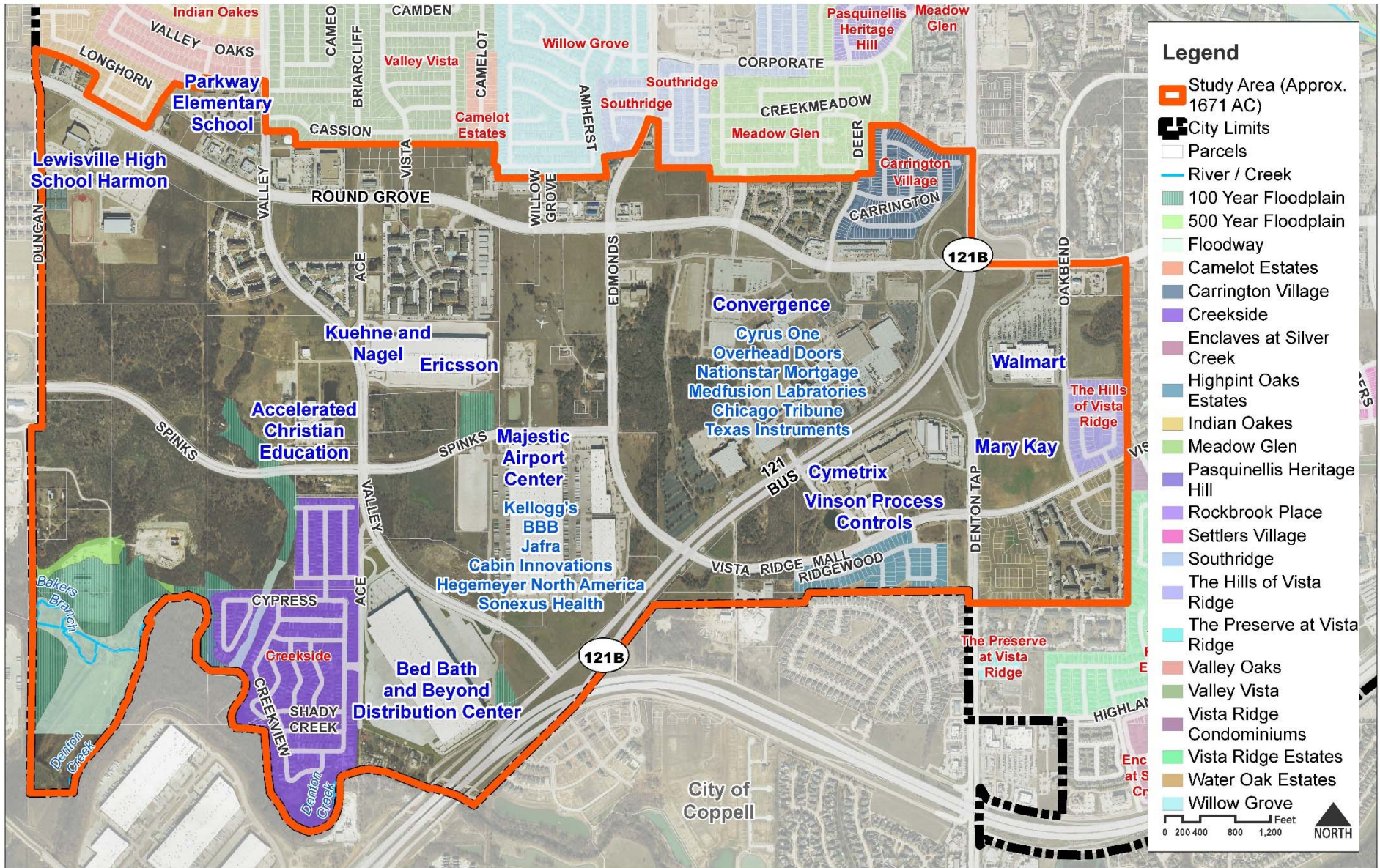
Eleven Stations – Visit Them All!

Gateways - *DRAFT*



SOUTHWEST LEWISVILLE

Area Assets - *DRAFT*



Images of Your Future / Non-Residential

● *Want to See*

● *Don't Want to See*



SOUTHWEST LEWISVILLE

Lewisville, Texas



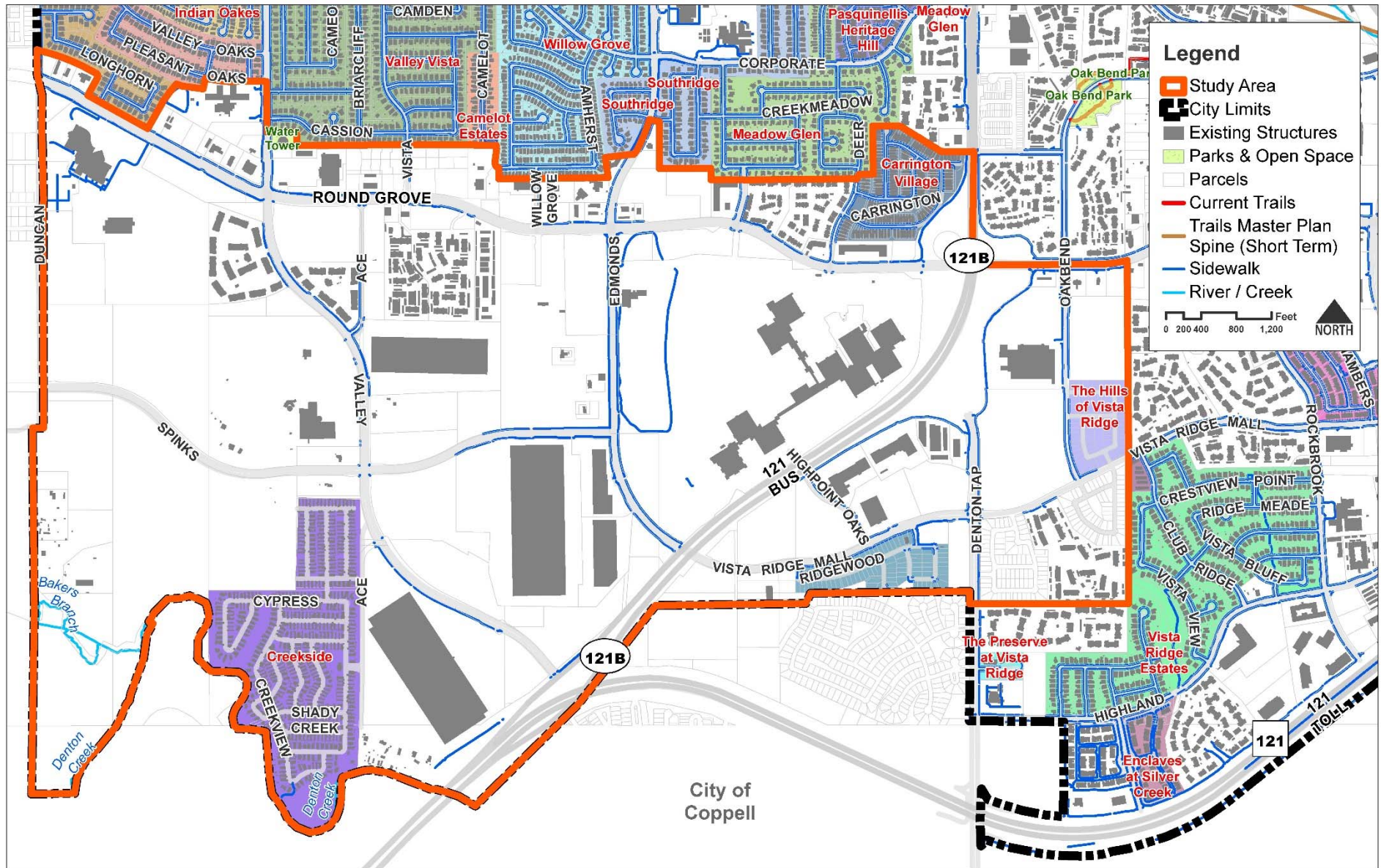
Images of Your Future / Residential

● *Want to See*

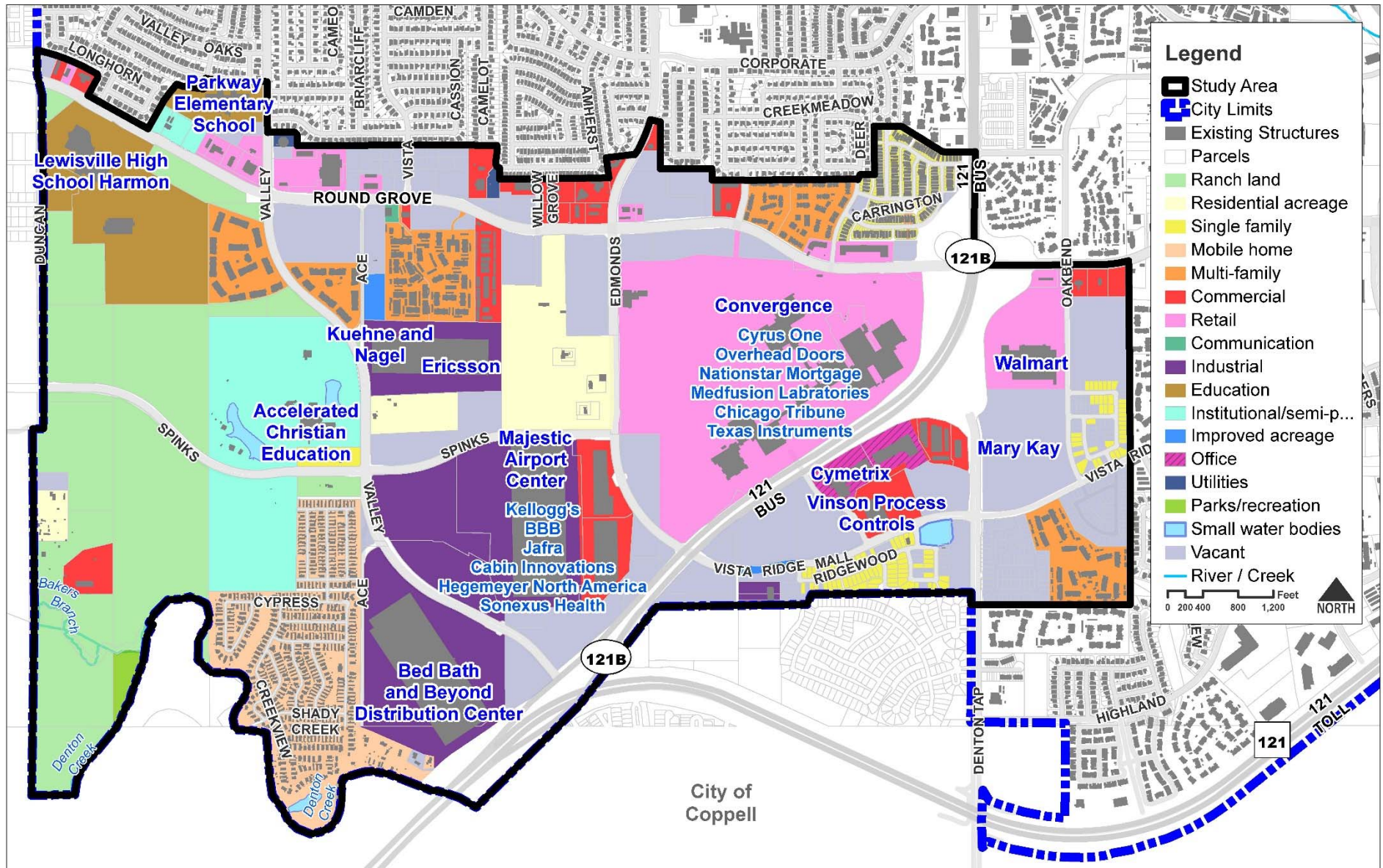
● *Don't Want to See*



Neighborhood Vitality - *DRAFT*

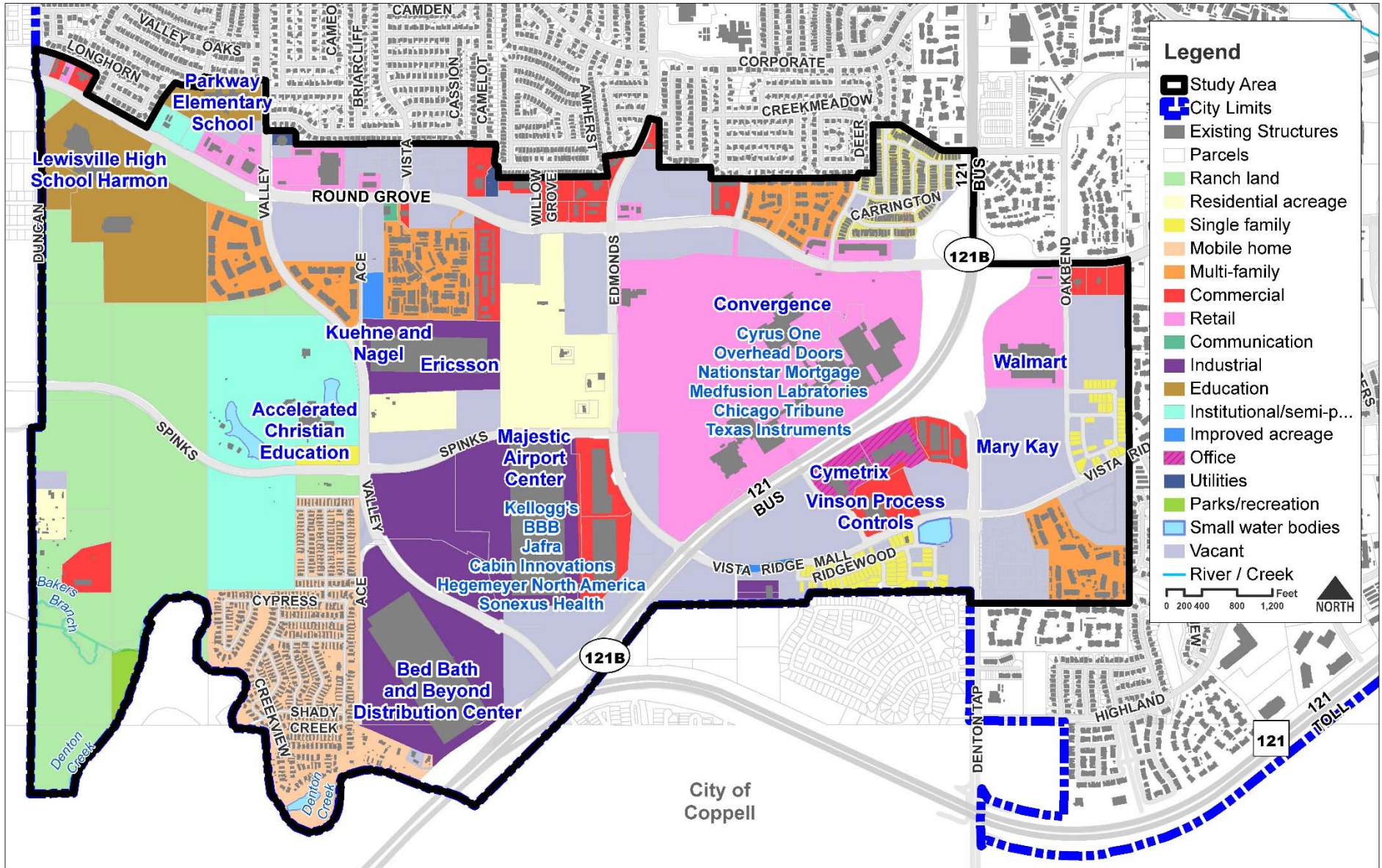


Existing Businesses - *DRAFT*



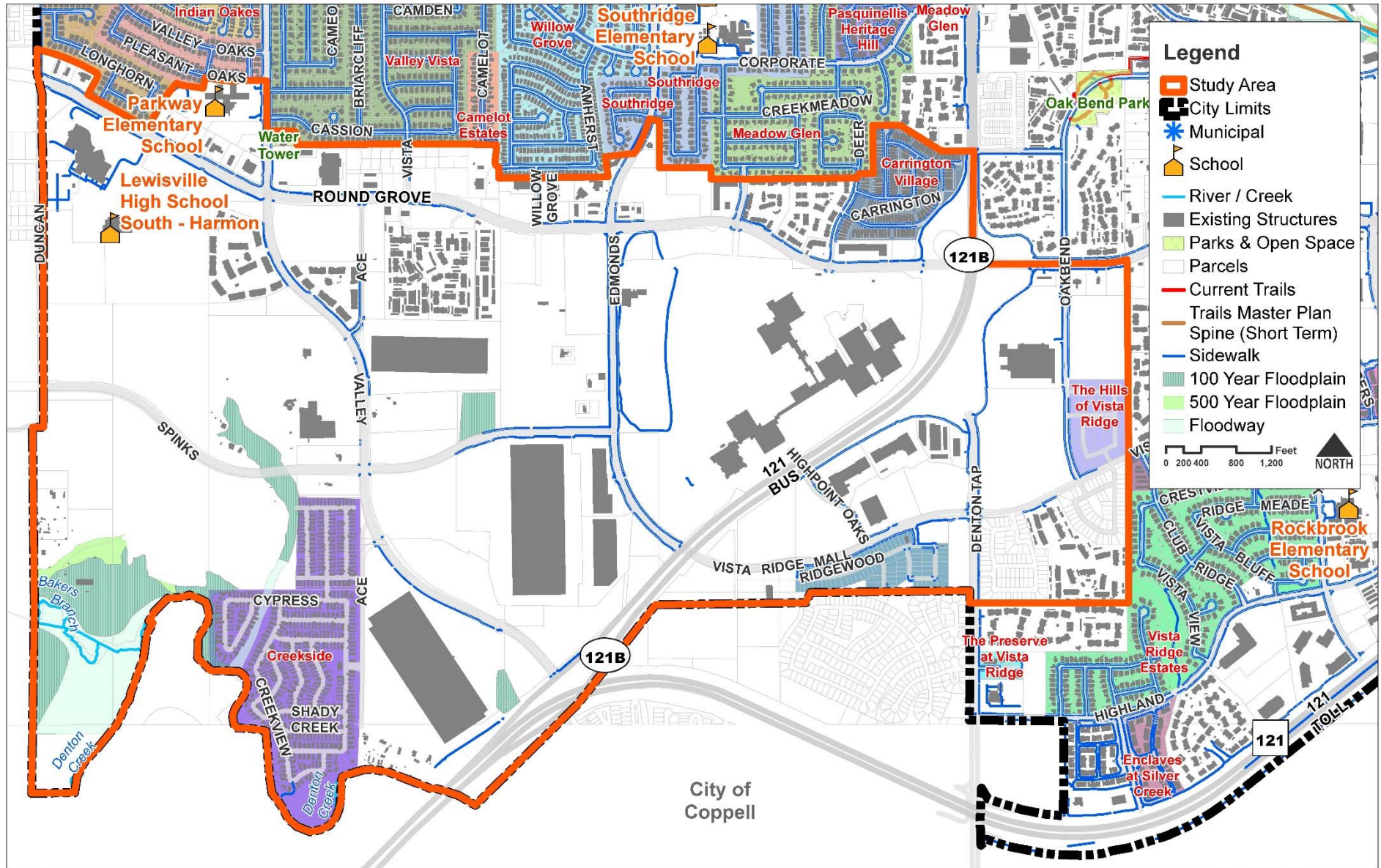
SOUTHWEST LEWISVILLE

Job & Business Potential - *DRAFT*



SOUTHWEST LEWISVILLE

Open Space, Recreation & Trails - *DRAFT*

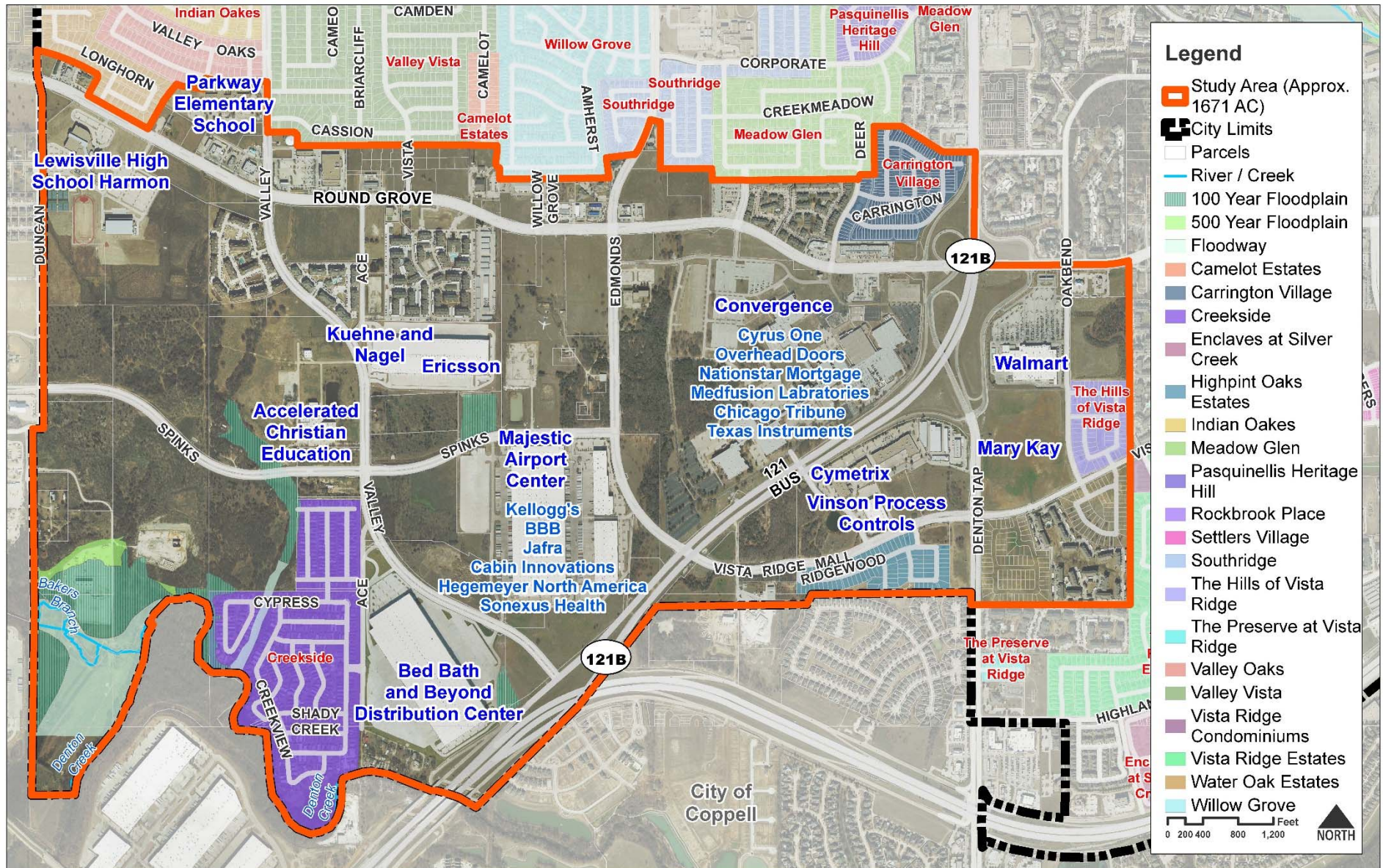


SOUTHWEST LEWISVILLE

Lewisville, Texas



Making Connections - *DRAFT*



SOUTHWEST LEWISVILLE

Other Stations

- Other Topics
- Kid's Corner
- iPad Survey – get a prize if you fill out the survey!

What Happens Next?

Southwest Lewisville 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.