



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JANUARY 22, 2024

**LEWISVILLE CITY HALL
DEVELOPMENT SERVICES CONFERENCE ROOM
2ND FLOOR
151 WEST CHURCH STREET
LEWISVILLE, TEXAS**

REGULAR SESSION MEETING – 4:00 P.M.

-
- 1. Call to Order and Announce That a Quorum is Present.**
 - 2. Approve the Minutes from the December 11, 2023 Meeting.**
 - 3. Consideration of a Letter of Design Approval for Patio Cover for a Single-Family Residence; Located at 134 North Edna Avenue; as Requested by Brenda Keith Mendoza and Henry Mendoza, the Property Owners. (24-01-1-LDA)**
 - 4. 2024 Bond Program Presentation**
 - 5. Announcements**
 - 6. Adjournment**

I do hereby certify that the above notice of meeting of the City of Lewisville Old Town Design Review Committee was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2024 by _____ A.M.

Planning Department

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Lewisville City Hall & Development Services Conference Room are wheelchair accessible. Access to the building and special parking are available at the front entrance along Church Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Planning Department at (972) 219-3455 or by FAX (972) 219-3698 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**MINUTES
OLD TOWN DESIGN REVIEW COMMITTEE
DECEMBER 11, 2023**

Committee Members Present: Chair Randy Tetzlaff, Vice-Chair Amy Puckett, Kelly Blackall,

Committee Members Absent: Audra Smolinski, Odin Clack

City Staff Present: Michele Berry, Planning Manager

Item 1: Call to Order and Announce That a Quorum is Present

With a quorum present, the Old Town Design Review Committee meeting was called to order by Chair Randy Tetzlaff at 4:00 p.m. on Monday, December 11, 2023, in the Community Development Conference Room, 2nd Floor, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Item 2: Approve the Minutes From the November 13, 2023 Meeting

The first item on the agenda was the approval of the minutes from the November 13, 2023 Meeting. *A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the minutes as presented. The motion passed unanimously (3-0).*

The order of the following two items were switched. Item 4 was reviewed and considered by the committee first then proceeded with item 3.

Item 4:

Consideration of a Letter of Design Approval for Modifications to the Exterior of a Multifamily Buildings Located at 538 East Main Street; as Requested by Miguel Castro, the Property Owner. (23-11-21-LDA)

Michele Berry, Planning Manager, gave a brief overview of the proposed modifications to the exterior of multifamily buildings with a recommendation to approve with one condition: a. to ensure the re-built entryway matches the existing entryways. There was no discussion on this item. *A motion was made by Kelly Blackall and seconded by Amy Puckett to approve modifications to the exterior of multifamily buildings with one condition: a. to ensure the re-built entryway matches the existing entryways. The motion passed unanimously (3-0).*

Item 3:

Consideration of a Letter of Design Approval for a Multi-Tenant Wall Sign for Bridal Pros; Located at 190 West Main Street, Suite 105A; as Requested by Gabriel Gonzalez, G Creative Signs, on Behalf of Maria Davalos, the Business Owner. (23-12-22-LDA)

Page 2
Minutes - Old Town Design Review Committee
December 11, 2023

Michele Berry, Planning Manager, gave a brief overview of the proposed multi-tenant wall sign with a recommendation to approve with conditions: a. to modify the sign to fit within the sign band and b. to relocate the gooseneck lighting for symmetry. There was no discussion on this item. A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the multi-tenant wall sign with two conditions: a. modify the sign to fit within the sign band, going over the green flashing above the awning if needed, and b. relocate the gooseneck lighting for symmetry. The motion passed unanimously (3-0).

Item 5: Adjournment

There being no other items to discuss, the meeting was adjourned at 4:14 p.m.

These minutes approved by the Old Town Design Review Committee on January 22, 2024.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Randy Tetzlaff, Chair

TO: Old Town Design Review Committee

FROM: Michele Berry, Planning Manager

MEETING

DATE: January 22, 2024

SUBJECT: Consideration of a Letter of Design Approval for Patio Cover for a Single Family Residence; Located at 134 North Edna Avenue; as Requested by Brenda Keith Mendoza and Henry Mendoza, the Property Owners. (24-01-1-LDA)

BACKGROUND

The applicant is requesting approval for a new patio cover on the rear of their single-family residence at 134 North Edna Avenue. They will be doing the construction themselves.

ANALYSIS

The applicant is proposing a 6 foot by 12 foot patio cover in the fences area of their backyard. The cover will be attached to the rear of the home and will not be visible from North Edna Avenue or Richland Street. The proposed materials and design are simple, four-inch posts will support a PVC roof material. The PVC is white to match the home and the posts will be painted white as well. The design guidelines state that the building materials should “Contribute the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity.” Using the white materials will help the patio cover have visual continuity with the white home.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee approve the patio cover as presented.

Date: 1/4/2024

Address: 134 N. Edna Ave, Lewisville, TX. 75057

RE: Request for patio covering on back door.

To whom it may concern,

My name is Brenda Keith-Mendoza and my Husband's name is Henry G. Mendoza. We are requesting an approval letter for a patio cover on our back door. Realizing your time is very valuable, we appreciate your assistance in reviewing our proposed patio cover. We would like to be able to walk out our back door and relax, enjoying nature and not having the sun or rain bother us. I have lived here for over sixty five years right here in our beautiful town of Lewisville and enjoy being a member of our great town which is growing like crazy. So, once again thank you for reviewing this and helping a long time third generation family right here in the heart of Lewisville., TX.

Sincerely;

Brenda Keith-Mendoza

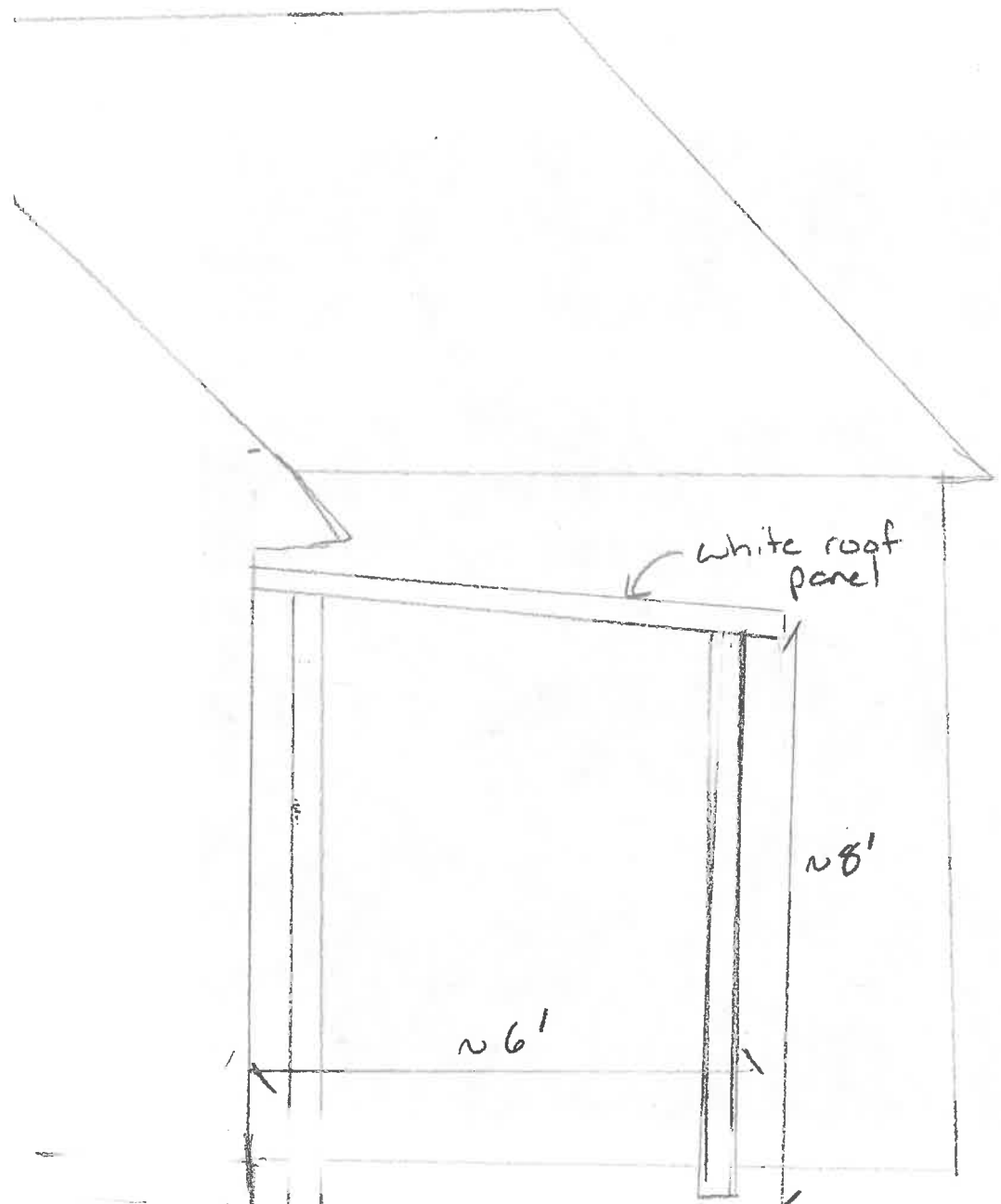
Brenda Keith-Mendoza, Henry G. Mendoza



fence to remain
6' by 12' patio cover, covering a portion of the fenced yard
concrete slab existing
4" x 4" posts - painted white to match home
roof slightly sloped to allow water to run-off, mostly flat and white.





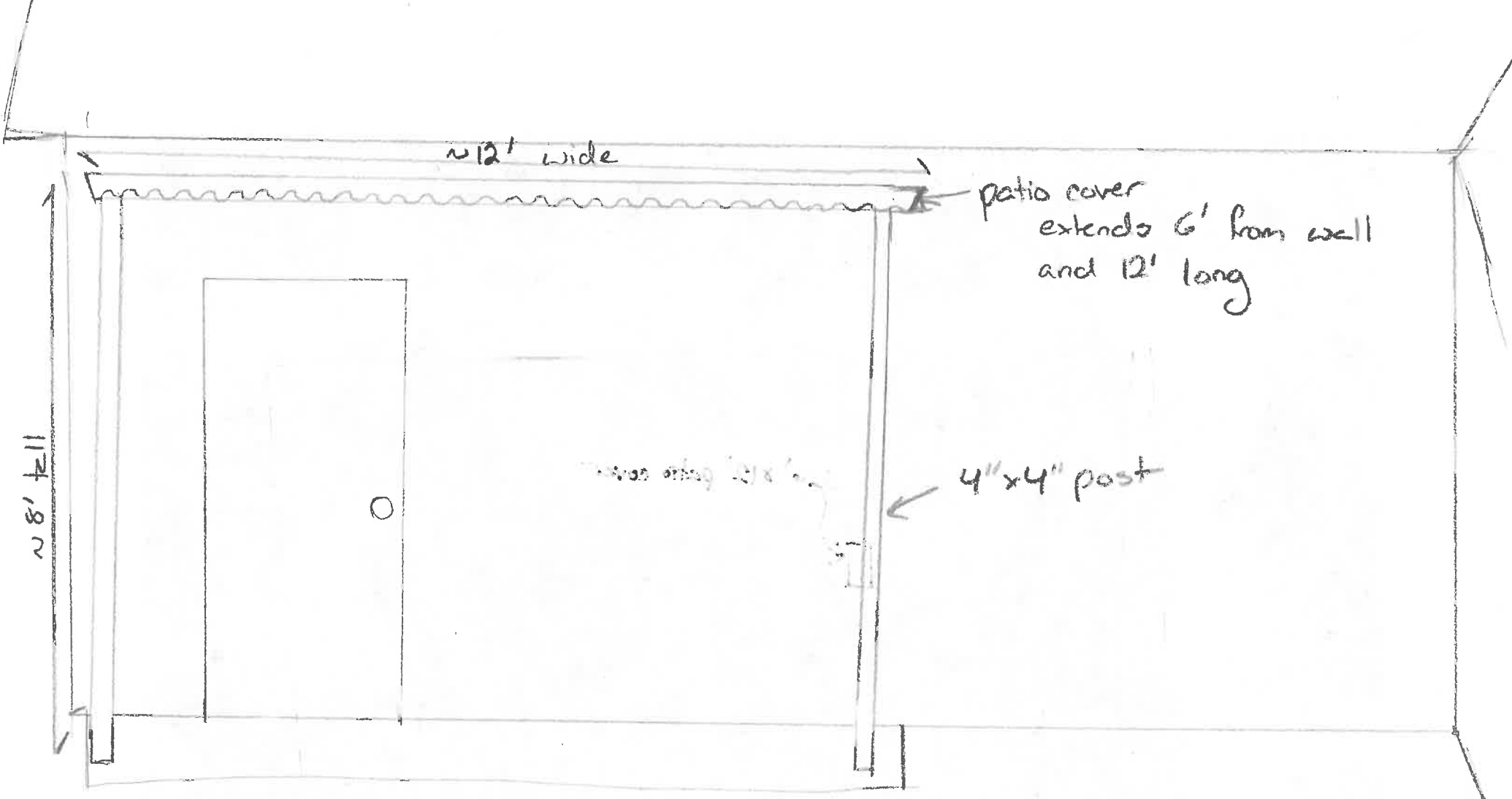


white roof panel

~6'

~8'

4" x 4" posts painted white



large barrel well to north, a concrete cover along 12' of 12'
 concrete slab structure
 small section of stucco
 which has to be placed between stone walls of concrete
 foot of concrete

Palruf

26 in. x 12 ft. Corrugated PVC Roof Panel in White

★★★★★ (175) Questions & Answers (68)



Hover Image to Zoom

Palruf

26 in. x 12 ft. Corrugated PVC Roof Panel in White

★★★★★ (175) Questions & Answers (68)



Hover Image to Zoom



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

2024 BOND PROGRAM

Boards & Commissions

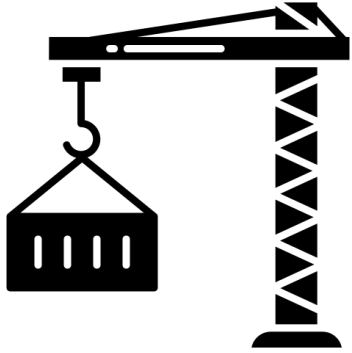
Bond Program

What is a General Obligation Bond Program?

- General Obligation (GO) bonds are one source of funding projects identified in a capital improvement program
- Voter-approval is required for the issuance of GO bonds
- Typically used to fund projects that will serve the community such as roads, parks and trails, facilities, and public safety purposes
- Bonds are issued over a number of years
- GO bonds are backed by the full faith and credit of the City, supported through an ad valorem tax on property

Why Do Bond Programs Exist?

- Bond issuance is the major means for governments to finance capital improvements
- Provides necessary funds to support high-cost projects
- Allows the acquisition of assets as needed
- Spreads the cost of debt service to those who benefit from the asset
- Better able to manage budget and tax rate



Projects
Constructed



Potential Projects
Developed



Blue Ribbon
Committee Meets



Lewisville Residents Vote



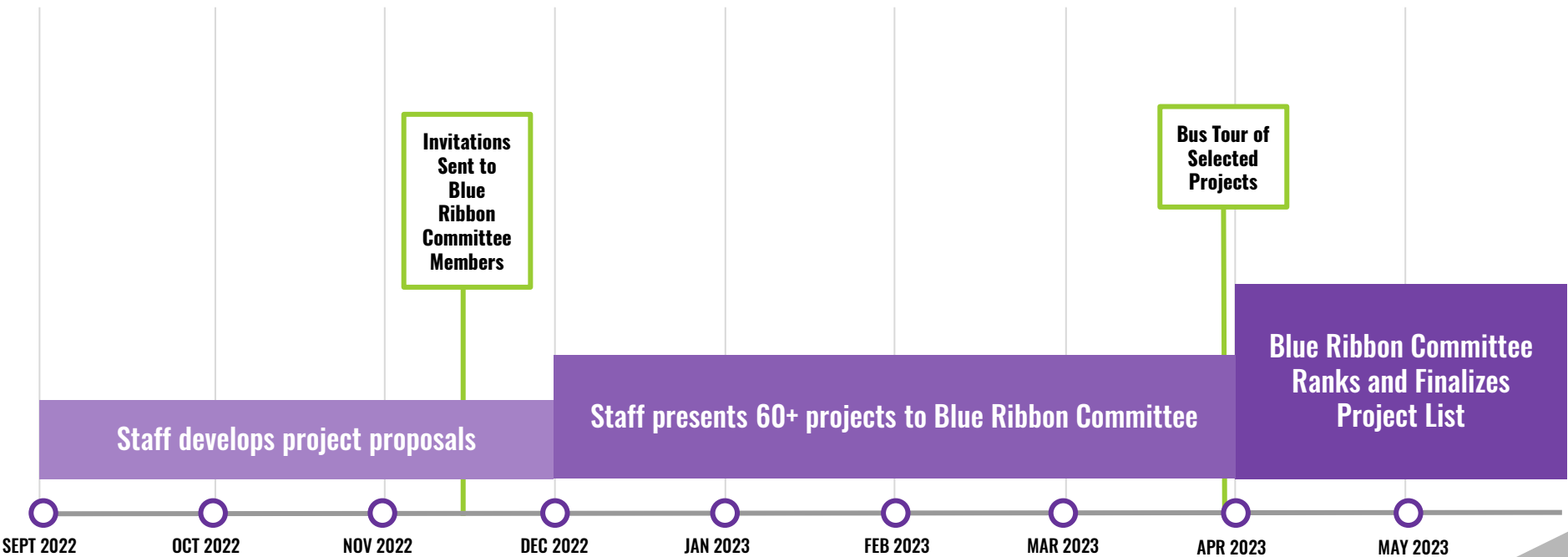
Public Input
Meetings
Held



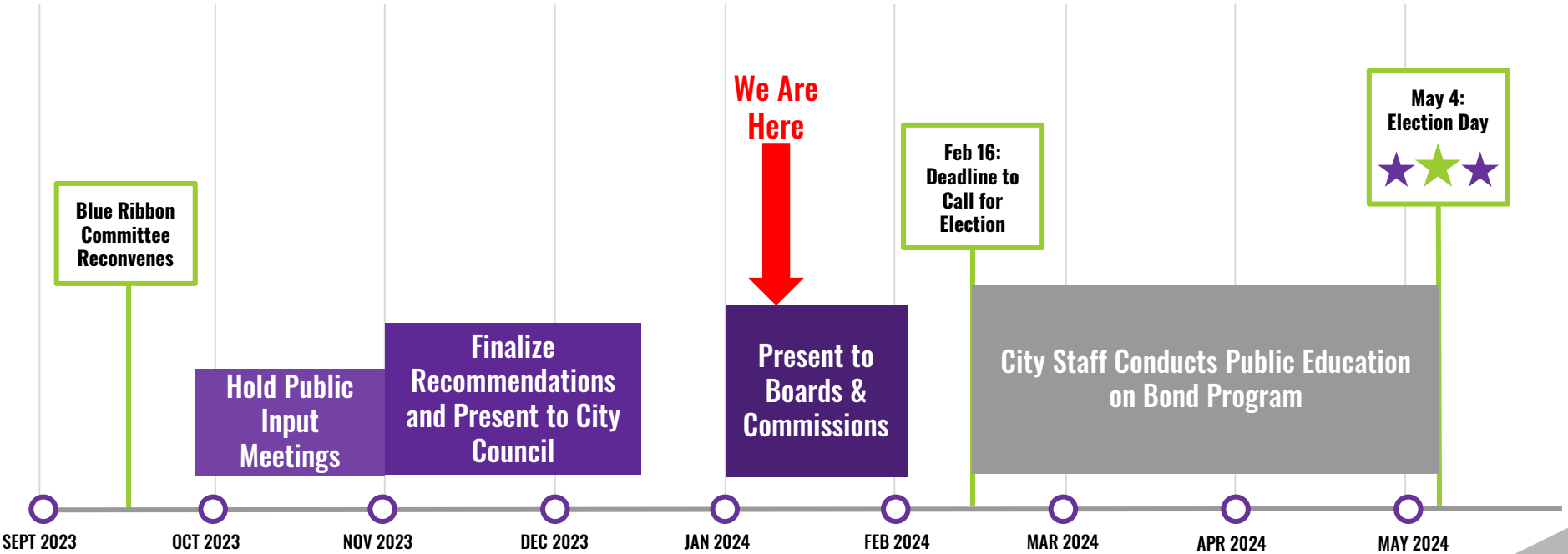
Projects Presented
to City Council



What Has Happened So Far?



What Has Happened So Far?



Blue Ribbon Committee - Community Outreach

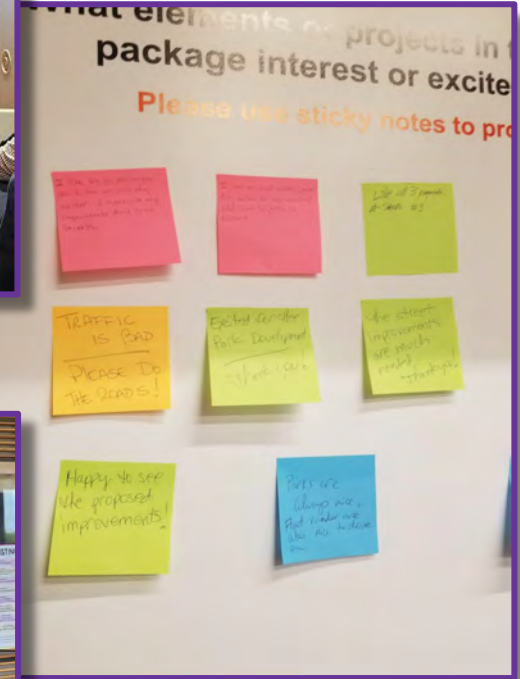
Blue Ribbon Capital Projects Advisory Committee

- **8 Member Committee of City of Lewisville Residents**
 - **Attended 20 meetings**
 - **Dedicated more than 40 hours to participating in Blue Ribbon meetings, public input sessions, and a City tour**
 - **Invested numerous extra hours in scrutinizing over 1,000 pages of project data and assessing individual project rankings**



Community Outreach

- Community Survey
- Joint Public Input Meeting with the Lewisville Ambassadors Program
- Three Additional Public Input Meetings
 - Lewisville Grand Theater
 - Thrive
 - Killian Middle School



Project Prioritization and Propositions

How Were the Projects Selected?

- **68** projects totaling **\$1B+** submitted by staff based on infrastructure condition, planning efforts, and known impacts to project areas
- Projects were prioritized based on:
 - Transportation, circulation, and public safety
 - Existing infrastructure
 - Revitalization and balanced growth
 - Quality of life
 - Equity
 - External funding, timing, and location, impact on operational budget
 - Special considerations
- City staff and Blue Ribbon Committee ranked all projects separately, then met to discuss results
- Blue Ribbon Committee fine-tuned project prioritization
 - Projects able to be funded within recommended bond capacity made the final list

POTENTIAL PROJECT LISTING BY PRIORITY

1	\$540,000 Corporate Drive Supplemental Funding	9	\$29,480,630 Northeast Old Town Streets	17	\$3,000,000 Levee Improvement District (LID) Trails
2	\$2,067,180 McKenzie-Hembry Neighborhood Rehab, Phase 2	10	\$8,424,758 West College Street Paving and Drainage, Phase 2	18	\$13,839,206 Valley Ridge Blvd. Extension (Construction Funding)
3	\$3,503,405 South Kealy Avenue, Phase 2	11	\$24,546,164 Vista Ridge Park and Amphitheater	19	\$11,686,007 South Cowan Ave. Paving and Drainage (Construction Funding)
4	\$8,712,960 South Charles Street (Purnell Street to I-35E)	12	\$18,835,125 Lake Park Redevelopment	20	\$15,954,361 Meadow Glen Neighborhood Rehab, Phases 1 and 2
5	\$2,500,000 Fire Station #4 - Land Purchase	13	\$9,563,232 Lewisville Valley 4 (Construction Funding)	21	\$9,611,399 Gene Carey Animal Shelter and Adoption Center Expansion
6	\$32,228,582 Vista Mall Street Infrastructure	14	\$11,327,709 Lewisville Valley 1 (Construction Funding)	22	\$2,970,250 Alley Replacement
7	\$8,628,553 Purnell Street - Redbud Street Connection	15	\$4,844,645 Huffines Blvd. (Corporate Dr. to Stonewall Dr.)	23	\$4,500,000 Land Acquisition for Parks and Open Space
8	\$2,610,550 10-Minute Walk to a Park - Trails and Walkability Connections	16	\$28,123,695 South Mill Street, Phase 2	24	\$4,905,000 Castle Hills Trails Corridor

The information presented here represents the preliminary recommendations of the Blue Ribbon Committee for potential projects to include in a possible May 2024 bond election. The dollar amounts and projects could change before the final recommendations are presented to the City Council for consideration, and could be changed by the City Council before the election is called. This information is being presented in the interest of gathering public input prior to City Council action.

■ Potential Ballot Propositions (including allocation for public art)

PROPOSITION 1 - \$198,900,000: Street Improvements

PROPOSITION 2 - \$47,900,000: Parks, Open Space, & Recreation Improvements

PROPOSITION 3 - \$16,600,000: Public Safety Improvements

Proposition 1 - Potential Streets Improvement Projects - \$198,900,000

- Corporate Drive (Supplemental Funding)
- McKenzie-Hembry Neighborhood Rehab, Phase 2
- South Kealy Avenue, Phase 2
- South Charles Street (Purnell to I-35E)
- Vista Mall Street Infrastructure
- Purnell - Redbud Connection
- Northeast Old Town Streets
- West College Street Paving and Drainage, Phase 2
- Lake Park Street Infrastructure



Proposition 1 - Potential Streets Improvement Projects

- Lewisville Valley 1 (Construction Funding)
- Lewisville Valley 4 (Construction Funding)
- Huffines Blvd (Corporate Drive to Stonewall)
- South Mill Street, Phase 2
- Valley Ridge Extension (Construction Funding)
- South Cowan Avenue Paving and Drainage (Construction Funding)
- Meadow Glen Neighborhood Rehab, Phases 1 and 2
- Alley Replacement



Proposition 2 - Potential Parks, Open Space, & Recreation Improvement Projects - \$47,900,000

- 10-Minute Walk to a Park Initiative - Trails and Walkability Connections
- Vista Ridge Park and Amphitheater
- Park and Trail Improvements at Lake Park
- Levee Improvement District Trails
- Land Acquisition for Parks and Open Space
- Castle Hills Trails Corridor



■ Proposition 3 - Potential Public Safety Improvement Projects - \$16,600,000

- Lewisville Lake Fire Support
- Lewisville Lake Swim Area Safety Improvements
- Fire Station #4 - Land Purchase
 - Originally built in 1988
- Animal Shelter Expansion



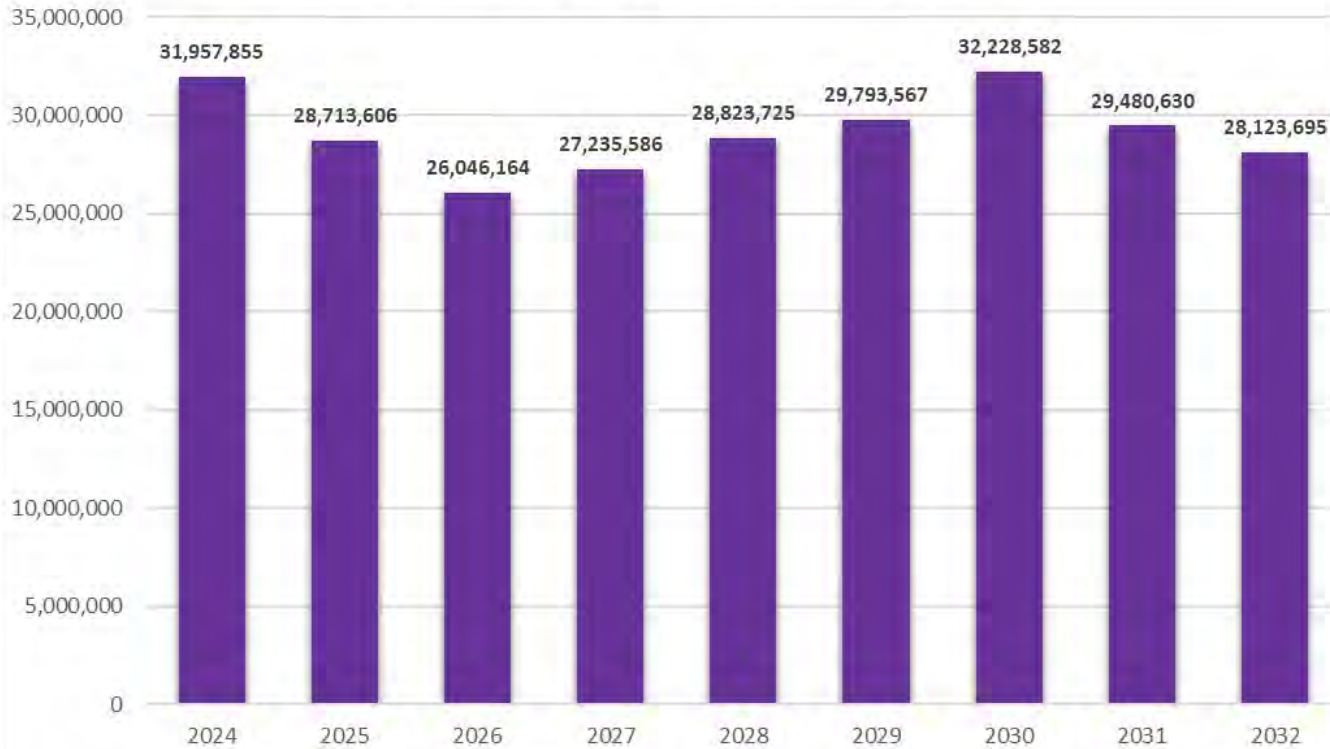
Public Art Component

- Public art is an allowable use of bond proceeds when included as part of a capital bond program
- Must be spelled out in bond proposition language
- City will typically include a public art component in a bond program
- 2015 bond program provided funds for public art for the following capital projects
 - Thrive Recreation Center - completed
 - Parks Trail System - completed
 - Corporate Drive - unable to complete public art, funds absorbed into cost of project

Public Art Component

- **2021 bond program did not include a public art component**
 - Public safety project - proceeds needed to fund construction costs
 - Utilized other funding sources to support public art for this project
- **2024 bond program proposes \$1M funding in support of public art**
 - Public art opportunities identified for each proposition (9 of 24 projects)
 - Streets (\$400K) – Vista Mall Street Infrastructure, Northeast Old Town Streets, and South Mill Street
 - Parks, Open Space, & Recreation (\$400K) - Vista Ridge Park/Amphitheater, Lake Park Development, CH Trail Corridors, 10 Minute WTP, and LID Trails
 - Public Safety (\$200K) – Gene Carey Animal Shelter

Potential GO Bond Issuance by Year



The 2024 Bond Program is considered a 10-year plan. Project timing and market conditions will determine if we need to extend issues into the final year (FY 2033)



Supplemental Funding - Proposed GO Bond Funded Projects

■ Total Cost of 24 Potential Projects - \$322,770,349

- Supplemental Funding Sources
 - \$23,450,000 - Denton County Bond Funding
 - \$10,295,125 - 4B Funding
 - \$25,621,813 - Utility Fund Cash and Bonds

Total GO Bond Project Cost - \$263,403,411

Denton County Bond Funding - \$23,450,000

- \$6,000,000 - Corporate Drive Supplemental Funding
- \$5,200,000 - McKenzie-Hembry Neighborhood Rehab, Phase 2
- \$2,175,000 - South Kealy Avenue, Phase 2
- \$2,750,000 - South Charles Street (Purnell Street to I-35E)
- \$5,000,000 - West College Street Paving and Drainage, Phase 2
- \$2,325,000 - Huffines Blvd (Corporate Drive to Stonewall Dr)

4B Funding - Lake Park Redevelopment - \$10,295,125



Utility Fund Cash and Bond Funding - \$25,621,813

- \$2,000,000 - McKenzie-Hembry Neighborhood Rehab, Phase 2
- \$1,250,000 - South Kealy Avenue, Phase 2
- \$2,000,000 - South Charles Street (Purnell Street to I-35E)
- \$2,171,813 - Vista Mall Street Infrastructure
- \$1,500,000 - Purnell Street - Redbud Street Connection
- \$2,500,000 - Northeast Old Town Streets
- \$2,500,000 - West College Street Paving and Drainage, Phase 2
- \$1,800,000 - Lewisville Valley 4 Construction Funding
- \$1,800,000 - Lewisville Valley 1 Construction Funding
- \$100,000 - Huffines Blvd (Corporate Drive to Stonewall Dr)
- \$2,500,000 - South Mill Street, Phase 2
- \$500,000 - Valley Ridge Blvd Extension (Construction Funding)
- \$1,500,000 - South Cowan Avenue Paving and Drainage (Construction Funding)
- \$3,500,000 - Meadow Glen Neighborhood Rehab, Phases 1 and 2

Status of 2015 Bond Program

Streets

- **Old Town TOD - Main & Mill** - Complete
- **Midway - Huffines to 544** - Complete
- **Timberbrook Subdivision** - Complete
- **Indian Oaks Subdivision** - Bid Awarded, Pending Construction
- **North Mill Street** - Pending Bid Award
- **Holford's Prairie Road** - Design Complete, Pending ROW Acquisition
- **South Kealy** - Design Complete, Obtaining ROW
- **College Street - Cowan to Mill** - Design Complete, Pending Bid Advertisement
- **McKenzie & Hembry** - Design Complete, Pending ROW Acquisition⁽²⁴⁾
- **East College - Mill to Railroad** - 90% Design, Obtaining ROW
- **Jones/Cowan/Kealy-Jones** - FLAP Grant, FHWA Managed, Design 90% Complete, Ongoing Utility and COE Coordination
- **Elm and Poydras Street** - Pending Bid Award

(24) - Supplemental Funding Proposed in
2024 Bond Program

Streets

- **Civic Circle & Valley Parkway** - Pending Bid Award
- **North Cowan with Water Line** - Design 60% Complete
- **Mill Street at 121** - TxDOT Funded, In Design
- **Northwest Old Town/Jones Street** - NWOT is in the early stages of design due to multiple scope changes and escalation issues - Jones Street from Mill to Cowan is complete
- **East Jones (LLELA)** - FHWA dropped this portion of the above project from the FLAP Grant due to raw waterline relocation issue
- **Valley 4 Subdivision** - Funded with Series 2023 bonds, projected start date Q1 2025⁽²⁴⁾
- **Railroad Street** - Funded with Series 2022 bonds, projected start date Q1 2024
- **Cowan Street - Phase 1** - Funded with Series 2021 bonds, projected start date Q1 2024⁽²⁴⁾
- **Valley 1 Subdivision** - Funded with Series 2023 bonds, projected start date Q1 2025⁽²⁴⁾
- **Valley Ridge East** - Funded with Series 2023 bonds, projected start date Q1 2024⁽²⁴⁾
- **Meadow Glen Subdivision** - Funded with Series 2023 bonds, projected start date Q1 2025⁽²⁴⁾

(24) - Supplemental Funding Proposed in
2024 Bond Program

■ Parks/Aquatics

- **Thrive/Pool** - Completed
- **Various Trail Design/Development** - Completed and In-Progress
- **Lake Park Day Use** - Part of Master Plan⁽²⁴⁾
- **Lake Park Campground/Pavilion** - Part of Master Plan⁽²⁴⁾

■ Public Safety

- **Fire Station #3 Relocation** - Completed
- **Police Facility Addition (now Public Safety Complex)** - CMAR In-Progress⁽²¹⁾

(21) - Supplemental Funding
Approved In
2021 Bond Program

(24) - Supplemental Funding
Proposed in 2024 Bond
Program

Status of 2021 Bond Program

Public Safety

- **Tittle McFadden Public Safety Complex**
 - **Issues in tranches-Series 2022 and Series 2023**
 - **Construction in progress**
 - **Estimated completion Spring/Summer 2025**

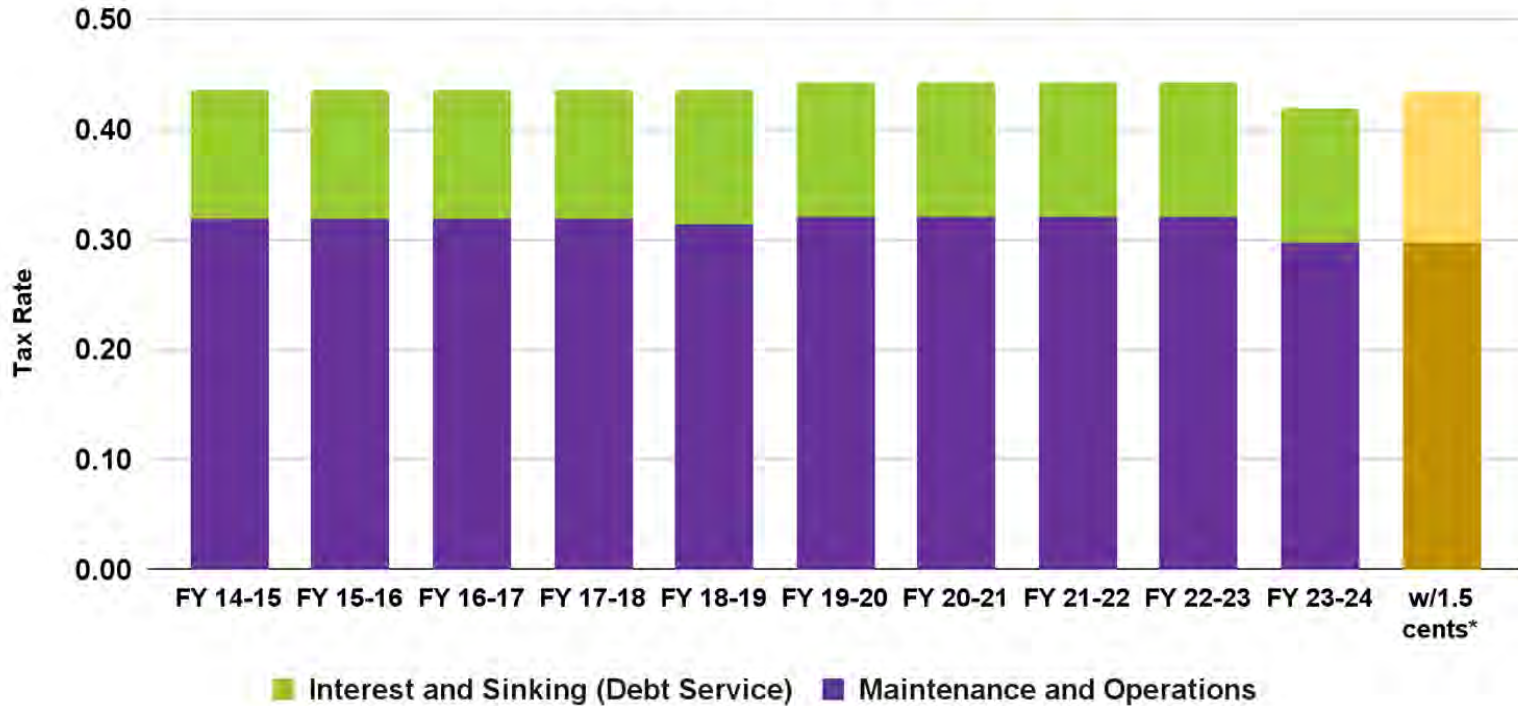




Historical Tax Rate Data and Potential Property Tax Impact

Stable Tax Rate

City Tax Rate Allocation



*The rightmost column outlines the potential rate increase following the approval of the 2024 bond program, which, in a “worst case scenario”, results in a 1.5-cent increase bringing the tax rate to .434079. It is worth noting that even with this increase, the rate would remain below the FY 2023 tax rate of .443301. Historically, the City has not had to consider the rate increase.

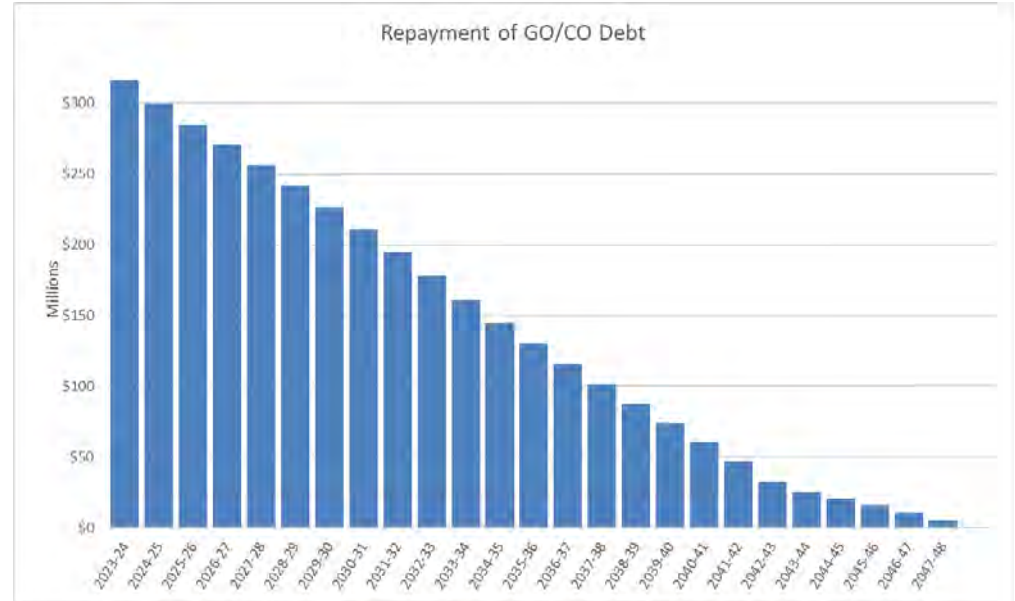
Overlapping Tax Rate

- Tax rates applicable to Lewisville property owners
- Reflects adopted rates for tax years 2022 and 2023
- Decreased tax rates for each taxing entity

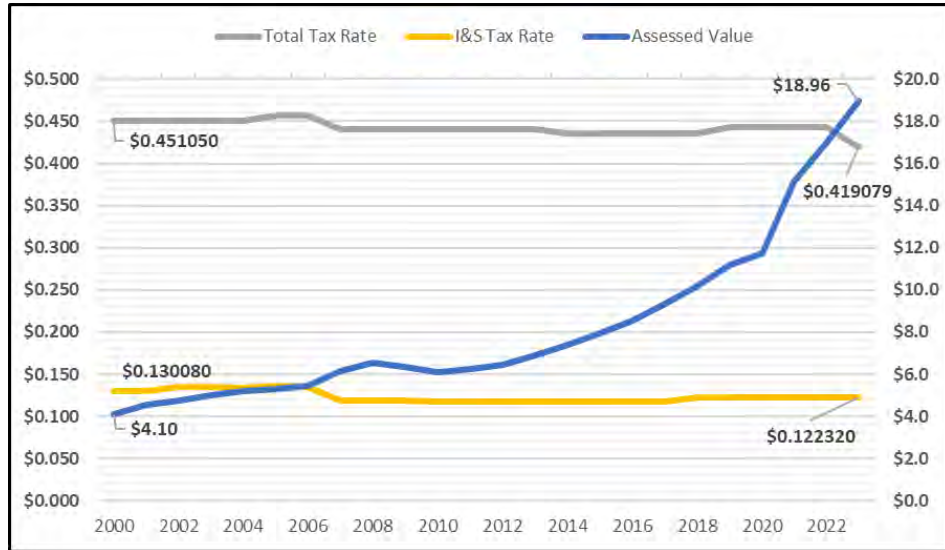
	<u>2022</u>	<u>2023</u>	<u>Change</u>
Lewisville ISD	1.236800	1.130100	(0.106700)
Denton County	0.217543	0.189485	(0.028058)
City of Lewisville	<u>0.443301</u>	<u>0.419079</u>	<u>(0.024222)</u>
Total	<u>1.897644</u>	<u>1.738664</u>	<u>(0.158980)</u>

Outstanding Ad Valorem Debt

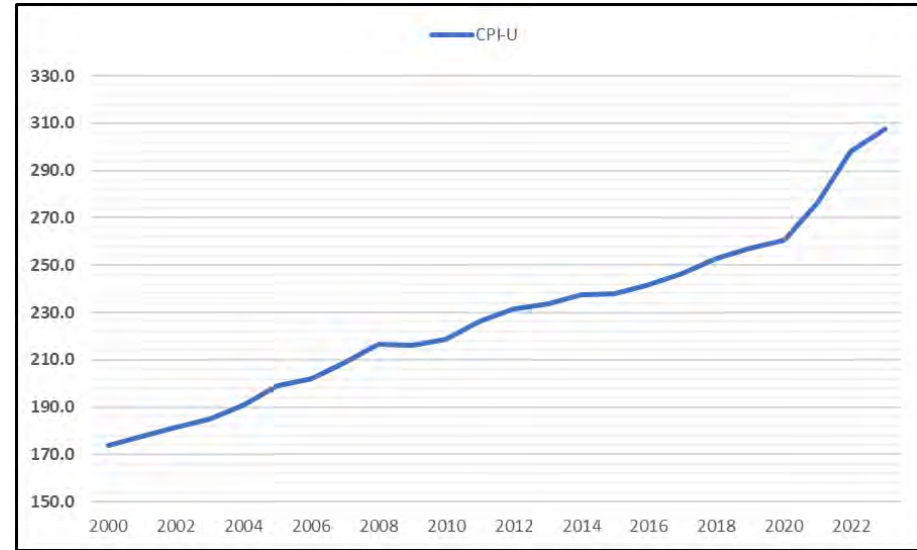
- **Total GO/CO Debt - \$329.3 million**
 - General Obligation - \$316.4 million
 - Certificates of Obligation - \$12.9 million
- **Self-Supporting Portion - \$73.4 million**
 - 4B Sales Tax, TIRZ, Utility Fund
- **Ad Valorem Supported - \$255.9 million**



City Assessed Value Growth, Tax Rate, and CPI



Assessed Value and Tax Rates



CPI

New Taxable Value Growth Trend



Potential Property Tax Impact (Worst Case Scenario)

Median Home Value: **\$351,567**

Total Bond Package: **\$263.4M**

Current Tax Rate: **\$0.419079** per \$100 valuation (or 41.9 cents)

Tax Rate Increase (Worst Case Scenario): **+\$0.015** per \$100 valuation (or 1.5 cents) to \$0.434079

Impact to Homeowner: **\$52.74 (annual) / \$4.39 (monthly)**

What's Next?

- **City Council calls for election**
 - Deadline to call for an election is February 16, 2024
- Residents vote on propositions on **May 4, 2024** ballot

Bond Program Q&A



Scan the QR code link to visit
the 2024 Proposed Bond
Election webpage