



City of Lewisville, TX

Joint Meeting of the Planning and Zoning Commission and Transportation Board Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, February 16, 2021

6:30 PM

A Zoom Meeting will be held for this Meeting. Links for the Meeting are Contained Below.

Joint Session - 6:30 P.M.

The joint Planning and Zoning Commission and Transportation Board meeting scheduled for Tuesday, February 16, 2021, will only be open to the public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/92682340451> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 926 8234 0451. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press *9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 817.938.4409 or e-mail planning@cityoflewisville.com.

Comments will be accepted via e-mail until 5:00 p.m. prior to the meeting. To submit a comment, please e-mail planning@cityoflewisville.com with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

Planning and Zoning Commission

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. Approval of the Minutes of the February 2, 2021 Joint Meeting with the Overlay Board.

C. Regular Hearing - Plats

(The following plats have variances requested or are being recommended for disapproval with listed deficiencies and will be considered following a regular hearing in accordance with Local Government Code Section 212)

1. Regular Hearing: Final Plat of Bison Grove Business Park Addition, Lots 1-4, Block A; on 62.1356 Acres, Being a Replat of the Commerce Center Addition Lot 1, Block A and 56.0515 Acres Out of the Burrell Hunter Survey, Abstract Number 554; Zoned Light Industrial (LI); Located at the Northwest Corner of South Edmonds Lane and Spinks Road.

D. Public Hearing - Zoning & Special Use Permits

1. PUBLIC HEARING: Consideration of a Zone Change Request From Light Industrial (LI) to Public Use District (PU) on Approximately 12.925 Acres of Land Legally Described as a Portion of Lot 1, Block A, Sinacola and Sons Addition and Lot 1, Block A, C.H.I. Addition Located at 900 North Kealy Avenue; and From Heavy Industrial District (HI) to Public Use District (PU); on Approximately 37.774-Acres of Land Legally Described as Portions of Lots 1A, 1B & All of Lot 1C, Block A, Stockard Addition Located at 613 College Street; as Requested by Larry Patterson on Behalf of Upper Trinity Regional Water District, the Property Owner. (Case No. 21-01-1-Z)
2. PUBLIC HEARING: Consideration of Special Use Permit for a Minor Automobile Services Facility Including Tune-Up and Repair Services; on Approximately 1.887-Acres, Legally Described as Lot 9, Block A of Fairway Business Park Addition, Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by David Taylor, D Taylor Automotive LLC, on Behalf of AIP Eagle Court LLC, the Property Owner. (Case No. 21-01-2-SUP).

E. Other Business

The Transportation Board will meet following the Planning and Zoning Commission.

F. Adjournment

Transportation Board

G. Call to Order and Announce that a Quorum is Present.

H. Approval of Minutes

1. Approval of the Minutes of the August 2, 2020 Meeting

I. Visitors/Citizens Forum

(At this time, any person with business before the Board not scheduled on the Agenda may speak to the Board. No formal action can be taken on these items at this meeting.)

J. New Business

1. Consideration of an Amendment to Section 15-104, Trucks Operation Restricted, of the Lewisville City Code to Restrict the Operation of Trucks on Shelby Drive Between Southbound SH 121 (or Southbound Frontage Road of Sam Rayburn Tollway) and Vista Del Lago Drive including the Intersection of Vista Del Lago Drive, and Make a Recommendation to the City Council Regarding the Amendment.
2. Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Specific Streets, Establishing the Speed Limit of 35 MPH on Highland Drive Between Denton Tap Road and MacArthur Boulevard, and Make a Recommendation to the City Council Regarding the Amendment.
3. Consideration of an Amendment to Section 15-36, Maximum Speed Limits Near Schools, of the Lewisville City Code to Establish a School Speed Zone on Farm to Market Road 544 From 500 Feet West of Windhaven Parkway to 2,414 Feet East of Windhaven Parkway, and Make a Recommendation to the City Council Regarding the Amendment.

K. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission and Transportation Board was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2021 by _____ AM.

City Secretary

MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 2, 2021

Item A:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chair MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Francisca Al-waely (Teleconference).

Members absent: Erum Ali.

Staff members present: Michele Berry, Planning Manager (Teleconference); June Sin, Planner (Teleconference).

Item B:

The second item on the agenda was to approve the minutes from the January 19, 2021, meeting. *A motion was made Karen Locke to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (6-0).*

Item C:

Public Hearings – Zoning & Special Use Permits were next on the agenda. There were two items for consideration:

1. Public Hearing: Consideration of a Zone Change Request from Mixed Use District (MU) to Planned Development - Mixed Use District (PD-MU); on Approximately 11.15-Acres, Legally Described as a Portion of Lot 2R, Block A, Summit Ridge Apartments Addition; Located at the Southwest Quadrant of Grandy's Lane and Interstate Highway 35E (North Stemmons Freeway) and North of the Kansas City Southern Railroad; as Requested by Joseph Hornisher, Kimley-Horn, Inc., on Behalf of R. O'Neal Gray II, Santa Fe Realty Corp, the Property Owner. (Case No. 20-10-3-PZ).

Staff gave a brief overview of the proposed zone change and recommended approval. The applicant was present via teleconference. Chair Miksa opened the public hearing. Matt Brendel, Legacy Partners, was present and available for questions. Discussion was held regarding the specifics of amenity accessibility, whether adequate parking was provided on-site, pricing of units and occupancy percentages. Mr. Brendel and staff provided further detail for both the residential and commercial components of the subject property. With no one else coming forward to speak the public hearing was closed. *A motion was made by Karen Locke to recommend approval of the zoning change request. The motion was seconded by William Meredith. The motion passed*

unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, February 15th, 2021 for a second public hearing and final decision.

2. Public Hearing: Consideration of a Special Use Permit for a Minor Automobile Service Facility; on Approximately 0.8028 -Acres, Legally Described as Lot 2, Block A, Market at Valley Ridge Parkway Addition; Located on the East Side of South Valley Parkway Approximately 350 Feet North of West Round Grove Road (FM 3040), Zoned Local Commercial District (LC); as Requested by Lauren Lackey, Landev Engineers, on Behalf of Colton Wright, Outparcel Valley Parkway LLC, the Property Owner. (Case No. 20-11-7-SUP).

Staff gave a brief overview of the proposed special use permit request with a recommendation of approval. The applicant was present via teleconference and available for questions. Chair Miksa opened the public hearing. With no one coming forward to speak the public hearing was closed. A motion was made by William Meredith to recommend approval of the special use permit request. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, March 1st, 2021 for a second public hearing and final decision.

Item D:

Announcements was next on the agenda. There was one item for announcement:

A training for Commissioners will be held at tonight's meeting.

Chair Miksa gave a brief statement that training for Commissioners will be held following the Overlay District Board Meeting and that the Overlay District Board meeting would begin after the adjournment of the Planning and Zoning Commission meeting.

There being no other business to discuss, the meeting was adjourned at 7:02 p.m.

OVERLAY DISTRICT BOARD MEETING

Item E:

The Lewisville Overlay District Board meeting was called to order at 7:02 pm by Chair MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Francisca Al-waely (Teleconference).

Members absent: Erum Ali.

Staff members present: Michele Berry, Planning Manager (Teleconference); June Sin (Teleconference).

Item F:

New Business was next on the agenda. There were three items for consideration:

1. Approve minutes of the January 19, 2021 Meeting.

A motion was made by John Lyng to approve the minutes as presented, seconded by Francisca Alwaelly. The motion passed unanimously (6-0)

2. Consideration of Seven Alternative Standards Associated with a Proposed Industrial Building on a 15.753-Acre Lot, Legally Described as Lewisville Square Addition, Block A, Lot 1A; Located at 280 East Corporate Drive; Zoned Light Industrial (LI) District, as Requested by Austin McDaniel of Landev Engineers on Behalf of Howard Hakin of Accurate Steel Fab (ASF), the Potential Property Owner (Case No. 19-11-2-ALTSTD).

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the seven proposed alternative standards. Staff provided a recommendation that the Board recommend approval for the alternative standards a.), b.), d.) through g.), and approve alternative standard c.) with the condition that the easement is provided but no connection need be constructed at this time. The applicant was present via teleconference and available for questions. Member John Lyng asked if the adjacent property has any concerns. Staff indicated that they had not heard anything from the project engineer. Member William Meredith asked a question regarding the trail easement, which staff further clarified. Staff also provided additional information regarding the other requested variances. *A motion was made by William Meredith to recommend approval of alternative standards a.), b.), d.) e.), f.) and g.) as presented and alternative standard c.) with the condition that the easement is provided but no connection need be constructed at this time. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).*

3. Consideration of Six Alternative Standards Associated with a Proposed Mixed Use Planned Development; on Approximately 11.15 Acres Legally Described as a Portion of Lot 2R, Block A, Summit Ridge Apartments Addition; Located at the Southwest Quadrant of Grandy's Lane and Interstate Highway 35E (North Stemmons Freeway) and North of the Kansas City Southern Railroad; Currently Zoned Mixed Use (MU) District with Requested Zoning of Planned Development - Mixed Use (PD-MU) District; as Requested by Joseph Hornisher, Kimley Horn, on Behalf of R. O'Neal Gray II, Santa Fe Realty Corp, the Property Owner. (Case No. 21-01-1-OBD).

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the six proposed alternative standards and clarified that a previously approved administrative modification was determined to require a recommendation by the Overlay District Board. Staff provided a recommendation that the Board recommend approval for the alternative standards a.) through f.) as presented. The applicant was present via teleconference and available for questions. Member William Meredith asked questions about the walking path along a portion of the property and parking requirements. Both staff and Matt Brendel, Legacy Partners, provided additional information regarding the planned development standards. *A motion was made by Karen Locke to recommend approval of alternative standards a.), b.), c.), d.) e.) and f.) as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).*

Item G:

Other Business was next on the agenda. There was one item for discussion:

1. Training of the Planning and Zoning Commission and Overlay District Board

Michele Berry, Planning Manager, led the training session for the Commission and Board regarding which included a presentation and discussion of the APA Virtual Cross-Chapter Collaborative 2020. Commissioners shared insights gained from the conference and inquired at ways they and the City might promote affordable housing.

There being no other business to discuss, the Overlay District Board meeting was adjourned at 8:37 P.M.

Respectfully Submitted,

Michele Berry, AICP
Planning Manager

Respectfully Submitted,

Michele Berry, AICP
Planning Manager

Approved,

MaryEllen Miksa, Chair
Overlay District Board

Approved,

MaryEllen Miksa, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: February 16, 2021
SUBJECT: **Regular Hearing: Final Plat of Bison Grove Business Park Addition, Lots 1-4, Block A; on 62.1356 Acres, Being a Replat of the Commerce Center Addition Lot 1, Block A and 56.0515 Acres Out of the Burrell Hunter Survey, Abstract Number 554; Zoned Light Industrial (LI); Located at the Northwest Corner of South Edmonds Lane and Spinks Road.**

BACKGROUND:

On September 16, 2019 City council approved an amendment to the City's Land Development Regulations regarding plats and replats to conform to new legislative procedures. Chapter 212 of the Texas Local Government Code specifies that the Planning and Zoning Commission (P&Z) or the official responsible for the approval of plat, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City. This bill went into effect on September 1, 2019.

ANALYSIS:

Chapter 212 of the Texas Local Government Code requires a written list of reasons for disapproval to be provided for plats that are disapproved. Each reason specified in the written statement must be directly related to the requirements of the land development regulations and include a citation to the applicable law, including statute or municipal ordinance, that is the basis for the reason for disapproval.

The final plat of Bison Grove Business Park Addition was submitted on January 18, 2021 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances

Section 6-27 - Title Opinion

- Title Opinion required with any ROW dedication

Section 6-73(c) Final Plan

- (10) Label or list the zoning setbacks
- (11) Label the zoning of all adjacent lots
- (14) List the ROW of each street per the thoroughfare plan
- (15) Provide a private drainage easement for the detention pond
- (15) Provide mutual access, fire protection and utility easements where necessary across lot lines
- (21) Provide an exhibit showing all existing buildings
- (25) Provide the correct final plat signature block

Section 6-28 - Tax certificate

- Provide a tax certificate showing a \$0 balance

Section 6-76 – Abandonment of real property

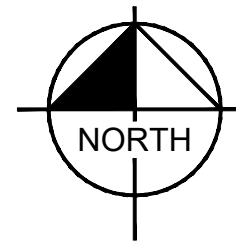
- Include a note on the plat regarding the ROW abandonment

The applicant may resubmit a revised final plat reflecting discrepancies cited by Staff comments. Staff shall then determine within 15 days if the revised application and response adequately addresses each reason for the disapproval.

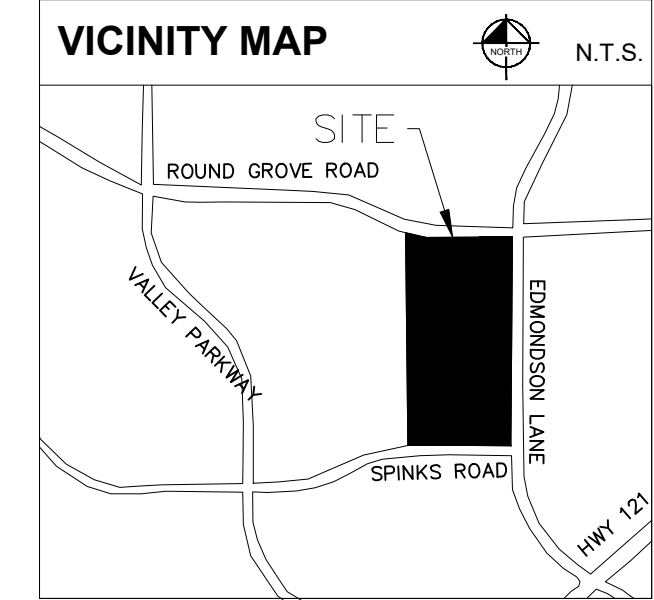
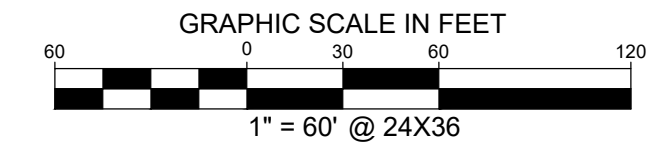
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Bison Grove Business Park Addition for the deficiencies listed above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.

MATCHLINE (SEE SHEET 2)



R.O.W. DEDICATION
0.0697 ACRES
3,036 SQ. FT.



LINE NO.	BEARING	LENGTH
L1	S76°20'47"E	72.66'
L2	N58°39'13"E	5.88'
L3	N89°17'42"E	115.04'
L4	N44°17'42"E	12.54'
L5	S00°00'00"E	39.64'
L6	N89°16'35"E	30.70'
L7	S00°39'00"E	162.07'
L8	S45°39'00"E	16.48'
L9	S00°43'25"E	166.27'
L10	S45°43'25"E	17.42'
L11	S00°40'55"E	341.61'
L12	S44°13'47"W	28.33'
L13	N89°09'36"E	21.54'
L14	N00°00'00"E	34.14'
L15	S89°09'36"W	21.94'
L16	N89°08'37"E	120.96'
L17	S00°43'25"E	8.85'
L18	S89°07'54"W	159.23'
L19	S44°08'40"W	14.11'
L20	N89°25'45"E	83.21'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°30'16"	1275.21'	55.74'	S75°14'12"E	55.74'
C2	4°58'03"	239.63'	20.78'	S80°54'28"E	20.77'
C3	12°08'05"	260.37'	55.14'	S84°29'29"E	55.04'
C4	9°52'07"	236.74'	40.78'	S06°44'28"W	40.73'
C5	12°12'08"	263.26'	56.07'	S05°34'28"W	55.96'
C6	11°13'22"	265.82'	52.07'	S05°53'55"W	51.98'
C7	12°34'41"	263.29'	57.80'	S05°33'56"W	57.68'
C8	10°07'09"	268.74'	47.46'	N05°43'53"E	47.40'
C9	11°28'47"	262.82'	52.66'	S05°23'17"W	52.57'
C10	4°15'52"	239.00'	17.79'	N80°55'09"W	17.78'
C11	11°51'48"	261.00'	54.04'	N84°43'07"W	53.94'
C12	4°53'13"	239.00'	20.38'	N80°36'30"W	20.38'
C13	12°42'13"	261.00'	57.87'	N84°30'59"W	57.75'
C14	14°11'58"	700.00'	173.48'	N83°28'16"W	173.03'

LOT 1, BLOCK A
VALLEY PARKWAY DISTRIBUTION
CENTER
DOC. NO. 2012-138
D.R.D.C.T.

CALLED 28.994 ACRES
IDI/IT VALLEY PARKWAY
DOC. NO. 2012-140115
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

BRAZOS ELEC. POWER
COOPERATIVE, INC.
EASEMENT AND
RIGHT-OF-WAY
VOL. 1454, PG. 227
D.R.D.C.T.

Call out private utility and drainage
easements as needed where crosses
lot lines.

Is the gas site going to part of Lot 1?

Provide a survey showing existing buildings and
other features that impact the property
[Sec.6-73(c)(21)]

There are multiple fire
protection and fire
hydrants lines on
these properties that
must be contained in
private easements.
Please indicate these
easements.

Have the detention pond in a
private drainage/detention pond
easement. Include a note that
the property owner will maintain
the pond.

LOT 1, BLOCK A
19.3960 ACRES
844,892 SQ. FT.

CALLED 43.517 ACRES
EOC-ROUND GROVE, LLC
DOC. NO. 2014-32497
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

TRACT II
LOT 1, BLOCK C
MAJESTIC ADDITION
LOTS 1-3, BLOCK A
& LOT 1, BLOCK C
CAB. X, PG. 870
P.R.D.C.T.

PART OF DFW LEWISVILLE
PARTNERS, GP
DOC. NO. 2016-82125
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

BRAZOS ELEC. POWER
COOPERATIVE, INC.
EASEMENT AND
RIGHT-OF-WAY
VOL. 1454, PG. 227
D.R.D.C.T.

5/8" IR "G&A
AND ASSOC"

$\Delta=6^{\circ}58'15"$
 $R=1439.00'$
 $L=175.08'$
 $CB=S85^{\circ}39'22"W$
 $C=174.97'$

SPINKS ROAD
R.O.W. DEDICATION
0.0488 ACRES
2,127 SQ. FT.
(VARIABLE WIDTH RIGHT-OF-WAY)

R.O.W. DEDICATION
0.0491 ACRES
2,139 SQ. FT.

R.O.W. DEDICATION
0.0491 ACRES
2,139 SQ. FT.

Call out ROW to the center line of Spinks to determine if
ROW dedication is needed. Ch6-92

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

R.O.W. DEDICATION
0.1093 ACRES
4,762 SQ. FT.

EDMONDS LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

FINAL PLAT
BISON GROVE
BUSINESS PARK ADDITION
LOTS 1-4, BLOCK A
62.1356 ACRES, ZONED "LI"
BEING A REPLAT OF
ROUND GROVE ROAD
COMMERCE CENTER ADDITION
LOT 1, BLOCK A
AND OF UNPLATTED LAND
BEING 56.0515 ACRES OUT OF THE
BURRELL HUNTER SURVEY, ABSTRACT NO. 554
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBG	JAD	NOV. 2020	064477412	1 OF 3

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1304
CONTACT: NATHAN FORNEY, P.E.
nathan.forney@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.
andy.dobbs@kimley-horn.com

OWNER:
EDWARD O COBB III
810 WEST ROUND GROVE ROAD,
LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

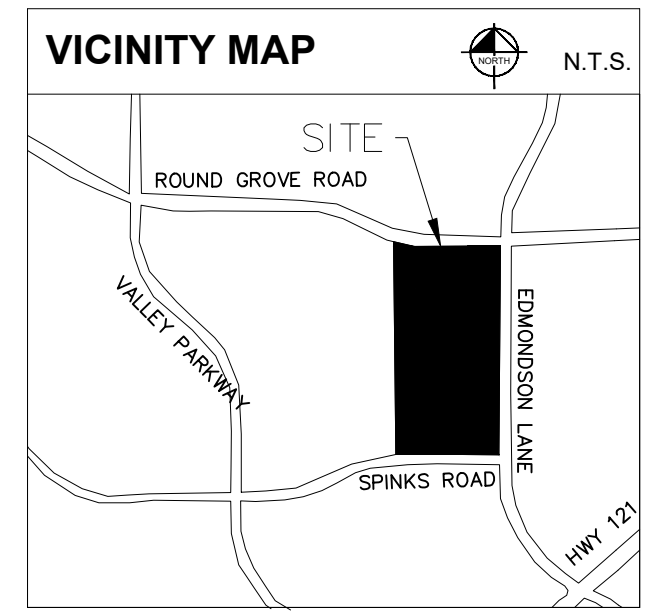
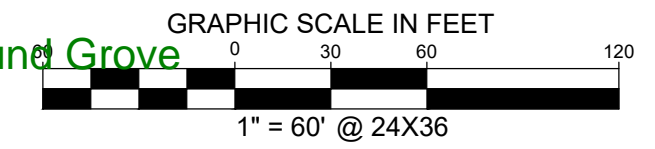
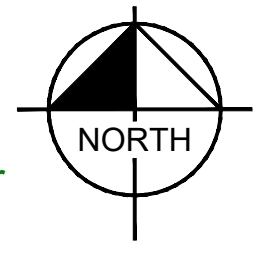
OWNER:
EOC - ROUND GROVE, LLC
810 WEST ROUND GROVE ROAD,
LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

OWNER:
THOMAS V COBB
810 WEST ROUND GROVE ROAD,
LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

BLANKENSHIP, MATTHEW 11/30/2020 5:59 PM LAST SAVED 11/30/2020 5:47 PM

ROUND GROVE ROAD (VARIABLE WIDTH RIGHT-OF-WAY)

Call out the center line of FM 3040 and Edmonds Lane. For FM 3040 so the distance to the centerline at a few locations. It needs to be determined if ROW dedication is required Per6-92. Refer to the City's thoroughfare plan for ROW requirements.



Title opinion required with all ROW dedications [Sec. 6-27]

**R.O.W. DEDICATION
0.0087 ACRES
377 SQ. FT.**

**R.O.W. DEDICATION
0.0489 ACRES
2,131 SQ. FT.**

**R.O.W. DEDICATION
0.0583 ACRES
2,541 SQ. FT.**

**R.O.W. DEDICATION
0.0697 ACRES
3,036 SQ. FT.**

**LOT 1, BLOCK A
ROUND GROVE ROAD COMMERCE CENTER
ADDITION
CAB. U, PG. 211
P.R.D.C.T.**

CALLLED 6.116 ACRES
EOC-ROUND GROVE, LLC
DOC. NO. 2013-150283
D.R.D.C.T.

ZONED "LI" - LIGHT INDUSTRIAL

The ROW will be abandoned by this Plat. Staff will need the land appraisal and abandonment documents executed before the Plat can be approved. Per Ch6-76

CALLLED 43.517 ACRES
EOC-ROUND GROVE, LLC
DOC. NO. 2014-32497
D.R.D.C.T.

ZONED "LI" - LIGHT INDUSTRIAL

CALLLED 12.533 ACRES
EOC-ROUND GROVE, LLC
DOC. NO. 2014-32498
D.R.D.C.T.

ZONED "LI" - LIGHT INDUSTRIAL

**LOT 3, BLOCK A
20.6749 ACRES
900,597 SQ. FT.**

**LOT 4, BLOCK A
12.0523 ACRES
524,997 SQ. FT.**

Ensure adequate easement coverage exists for existing water line.

If any cross lot drainage exists that utilizes private drainage easement, ensure adequate facilities in place to continue collecting drainage.

per zoning code, 0' required (15' if next to a side street) [Sec.6-73(c)(10)]

Show the private drainage easement going through the property. Also show mutual access, private water and sewer easements, utility easements etc. across lots. The Plat should include language on who is responsible for maintenance. Per6-71

NO.	BEARING	LENGTH
L1	S76°20'47"E	72.66'
L2	N58°39'13"E	5.88'
L3	N89°17'42"E	115.04'
L4	N44°17'42"E	12.54'
L5	S00°00'00"E	39.64'
L6	N89°16'35"E	30.70'
L7	S00°39'00"E	162.07'
L8	S45°39'00"E	16.48'
L9	S00°43'25"E	166.27'
L10	S45°43'25"E	17.42'
L11	S00°40'55"E	341.61'
L12	S44°13'47"W	28.33'
L13	N89°09'36"E	21.54'
L14	N00°00'00"E	34.14'
L15	S89°09'36"W	21.94'
L16	N89°08'37"E	120.96'
L17	S00°43'25"E	8.85'
L18	S89°07'54"W	159.23'
L19	S44°08'40"W	14.11'
L20	N89°25'45"E	83.21'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°30'16"	1275.21'	55.74'	S75°14'12"E	55.74'
C2	4°58'03"	239.63'	20.78'	S80°54'28"E	20.77'
C3	12°08'05"	260.37'	55.14'	S84°29'29"E	55.04'
C4	9°52'07"	236.74'	40.78'	S06°44'28"W	40.73'
C5	12°12'08"	263.26'	56.07'	S05°34'28"W	55.96'
C6	11°13'22"	285.82'	52.07'	S05°53'55"W	51.98'
C7	12°34'41"	263.29'	57.80'	S05°33'56"W	57.68'
C8	10°07'09"	288.74'	47.46'	N05°43'53"E	47.40'
C9	11°28'47"	262.82'	52.66'	S05°23'17"W	52.57'
C10	4°15'52"	239.00'	17.79'	N80°55'09"W	17.78'
C11	11°51'48"	261.00'	54.04'	N84°43'07"W	53.94'
C12	4°53'13"	239.00'	20.38'	N80°36'30"W	20.38'
C13	12°42'13"	261.00'	57.87'	N84°30'59"W	57.75'
C14	14°11'58"	700.00'	173.48'	N83°28'16"W	173.03'

MATCHLINE (SEE SHEET 1)

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0685G and Map No. 48121C0545G for Lewisville, Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within

ZONE X defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

- IRF = IRON ROD FOUND
- IRSC = 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
- XF = "X" CUT IN CONCRETE FOUND
- XS = "X" CUT IN CONCRETE SET
- R.O.W. = RIGHT-OF-WAY
- DOC. NO. = DOCUMENT NUMBER
- SQ. FT. = SQUARE FEET
- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

**FINAL PLAT
BISON GROVE
BUSINESS PARK ADDITION
LOTS 1-4, BLOCK A
62.1356 ACRES, ZONED "LI"**

BEING A REPLAT OF
ROUND GROVE ROAD
COMMERCE CENTER ADDITION
LOT 1, BLOCK A
AND OF UNPLATTED LAND
BEING 56.0515 ACRES OUT OF THE
BURRELL HUNTER SURVEY, ABSTRACT NO. 554
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB	JAD	NOV. 2020	064477412	2 OF 3

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1304
CONTACT: NATHAN FORNEY, P.E.
nathan.forney@kimley-horn.com

OWNER:
EDWARD O COBB III
810 WEST ROUND GROVE ROAD, LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.
andy.dobbs@kimley-horn.com

OWNER:
EOC - ROUND GROVE, LLC
810 WEST ROUND GROVE ROAD, LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land situated in the Burrell Hunter Survey, Abstract No.554, City of Lewisville, Denton County, Texas and being all of Lot 1, Block A Round Grove Road Commerce Center Addition an addition to the City of Lewisville, Texas according to plat recorded in Cabinet U, Page 211, Plat Records Denton County, Texas and being all of Willow Grove Drive right-of-way shown on plat recorded in Cabinet U, Page 211 of said Plat Records and being all of a called 43.517 acre tract of land described in Special Warranty Deed to EOC-Round Grove, LLC recorded in Document No. 2014-32497 of the Official Records of Denton County, Texas and being all of a called 12.533 acre tract of land described in Warranty Deed to EOC-Round Grove, LLC recorded in Document No. 2014-32498 of the Official Records Denton County, Texas and being all of a called 27,000 square feet tract of land described in Warranty Deed to Thomas V. Cobb recorded in Volume 4219, Page 2246 of the Deed Records Denton County, Texas and being all of a called 12,900 square feet tract of land described in Warranty Deed to Thomas V. Cobb recorded in Volume 4379, Page 536 of the Deed Records Denton County, Texas and being all of a called 9,600 square feet tract of land described in Warranty Deed to Thomas V. Cobb recorded in Volume 2703, Page 680 of the Deed Records Denton County, Texas and being all of a called 27,000 square feet tract of land described in Warranty Deed to E.O.Cobb recorded in Volume 4219, Page 2242 of the Deed Records Denton County, Texas and being all of a called 12,900 square feet tract of land described in Warranty Deed to E.O.Cobb recorded in Volume 4379, Page 540 of the Deed Records Denton County, Texas and being all of a called 9,600 square feet tract of land described in Warranty Deed to E.O.Cobb Cobb recorded in Volume 2703, Page 682 of the Deed Records Denton County, Texas and being all of a called 1 acre tract of land described in Warranty Deed to E.O.Cobb, Ltd. recorded in Volume 4350, Page 1213 of the Deed Records Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 5199" found for northwest corner of said Lot 1, Block A Round Grove Road Commerce Center and being the northeast corner of Lot 1, Block A Advantage Self Storage Addition an addition to the City of Lewisville, Texas according to plat recorded in Cabinet U, Page 116, Plat Records Denton County, Texas and being in the south right-of-way line of Round Grove Road (a variable width right-of-way);

THENCE with said south right-of-way line of Round Grove Road, the following courses and distances:

North 89°10'20" East, a distance of 92.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 71°56'05" East, a distance of 40.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 78°09'12" East, a distance of 77.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 58°39'13" East, a distance of 22.23 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 8°48'17", a radius of 1195.92 feet, a chord bearing and distance of South 86°25'16" East, 183.60 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 183.78 feet to a point for corner;
North 89°10'20" East, a distance of 61.85 feet to a "X" cut in concrete set for corner;
South 0°49'40" East, a distance of 7.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 89°25'45" East, a distance of 385.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 83°50'55" East, a distance of 105.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 89°23'45" East, a distance of 175.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 89°46'15" East, a distance of 47.16 feet to a 5/8" iron rod set for corner at the northwest end of a right-of-way corner clip at the intersection of said south right-of-way line of Round Grove Road and the west right-of-way line of Edmonds Lane (a variable width right-of-way) and being the northeast corner of said 12.533 acre tract;

THENCE with said right-of-way corner clip, South 45°51'00" East, a distance of 52.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the southeast end of right-of-way corner clip;

THENCE with said west right-of-way line of Edmonds Lane, South 0°43'25" East, a distance of 2142.96 feet to a "X" cut in concrete set for corner being in the north line of Spinks Road (a variable width right-of-way) and being the southeast corner of said 43.517 acre tract;

THENCE with said north right-of-way line of Spinks Road, the following courses and distances:

South 89°08'30" West, a distance of 1065.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 6°58'15", a radius of 1439.00 feet, a chord bearing and distance of South 85°39'22" West, 174.97 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 175.08 feet to a 5/8" iron rod with plastic cap stamped "G&A AND ASSOC" found for southwest corner of said 43.517 acre tract and being the southeast corner of Lot 1, Block C Majestic Addition an addition to the City of Lewisville, Texas according to plat recorded in Cabinet X, Page 870, Plat Records Denton County, Texas;

THENCE departing said north right-of-way line of Spinks Road, North 0°12'40" West, a distance of 1653.32 feet to a 5/8" iron rod with plastic cap stamped "DUNAWAY AND ASSOC" found for southwest corner of said Lot 1, Block A Round Grove Road Commerce Center Addition;

THENCE with the west line of said Lot 1, Block A Round Grove Road Commerce Center Addition, North 0°15'00" West, a distance of 594.58 feet to the POINT OF BEGINNING and containing 62.1356 acres or 2,706,628 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Include a note about the ROW abandonment

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EOC-ROUND GROVE, LLC, THOMAS V COBB and EDWARD O COBB III, through the undersigned authority, does hereby adopt this plat designating the herein above described property as BISON GROVE BUSINESS PARK ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

EOC-ROUND GROVE, LLC,
a Texas limited partnership

By: _____
Name: Thomas Cobb
Title: Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Thomas Cobb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

NOTARY PUBLIC in and for the STATE OF _____

THOMAS V COBB

By: _____
Name: Thomas Cobb
Title: Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Thomas Cobb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

NOTARY PUBLIC in and for the STATE OF _____

EDWARD O. COBB III

By: _____
Name: Thomas Cobb
Title: Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Thomas Cobb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

NOTARY PUBLIC in and for the STATE OF _____

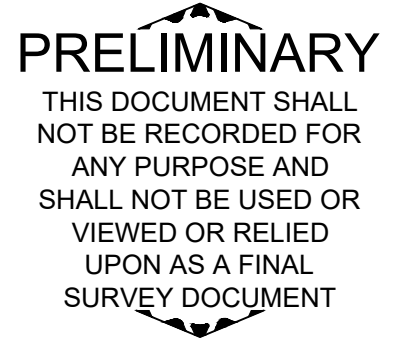
SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulation of the City Plan Commission of the City of Lewisville, Texas.

DATED THIS _____ DAY OF _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

All Variances (if any) from the General Development Ordinance Approved by City Council.

Date: _____

MaryEllen Milks → _____, Chairman
Planning and Zoning Commission
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of BISON GROVE BUSINESS PARK ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 2020, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

Witness my hand on this the _____ day of _____, 20____.

City Secretary
City of Lewisville, Texas

FINAL PLAT
BISON GROVE
BUSINESS PARK ADDITION
LOTS 1-4, BLOCK A
62.1356 ACRES, ZONED "LI"
BEING A REPLAT OF
ROUND GROVE ROAD
COMMERCE CENTER ADDITION
LOT 1, BLOCK A
AND OF UNPLATTED LAND
BEING 56.0515 ACRES OUT OF THE
BURRELL HUNTER SURVEY, ABSTRACT NO. 554
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MGB	JAD	NOV. 2020	064477412	3 OF 3

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1304
CONTACT: NATHAN FORNEY, P.E.
nathan.forney@kimley-horn.com

OWNER:
EDWARD O COBB III
810 WEST ROUND GROVE ROAD, LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.
andy.dobbs@kimley-horn.com

OWNER:
EOC - ROUND GROVE, LLC
810 WEST ROUND GROVE ROAD, LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

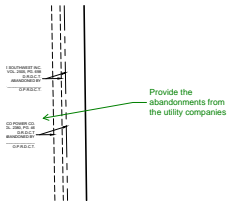
OWNER:
THOMAS V COBB
810 WEST ROUND GROVE ROAD, LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

DWG NAME: K:\DAL_SURVEY\064477412 - SWG ROUND GROVE BUSINESS PARK ADDITION LEWISVILLE.FP.DWG - PLOTTED BY: BLANKENSHIP, MATTHEW 11/03/2020 5:59 PM LAST SAVED 11/02/2020 5:47 PM



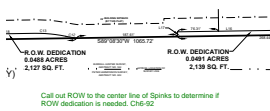
Bison Grove Final Plat Markup Summary

DRussell (8)



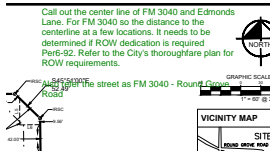
Author: DRussell

Provide the abandonments from the utility companies



Author: DRussell

Call out ROW to the center line of Spinks to determine if ROW dedication is needed. Ch6-92



Author: DRussell

Call out the center line of FM 3040 and Edmonds Lane. For FM 3040 so the distance to the centerline at a few locations. It needs to be determined if ROW dedication is required Per6-92. Refer to the City's thoroughfare plan for ROW requirements.

Also refer the street as FM 3040 - Round Grove Road



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



Author: DRussell

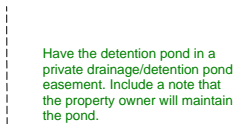
The ROW will be abandoned by this Plat. Staff will need the land appraisal and abandonment documents executed before the Plat can be approved. Per Ch6-76



Author: DRussell

Include a note about the ROW abandonment

Include a note about the ROW abandonment



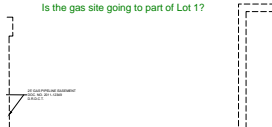
Author: DRussell

Have the detention pond in a private drainage/detention pond easement. Include a note that the property owner will maintain the pond.



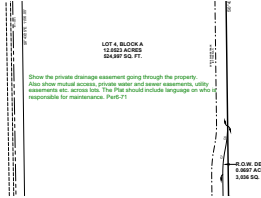
Author: DRussell

Is the gas site going to part of Lot 1?





LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



Author: DRussell

Show the private drainage easement going through the property. Also show mutual access, private water and sewer easements, utility easements etc. across lots. The Plat should include language on who is responsible for maintenance. Per6-71

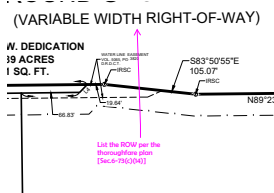
Ippolito (1)

There are multiple fire protection and fire hydrants lines on these properties that must be contained in private easements. Please indicate these easements.

Author: Ippolito

There are multiple fire protection and fire hydrants lines on these properties that must be contained in private easements. Please indicate these easements.

Jon Beckham (6)



Author: Jon Beckham

List the ROW per the thoroughfare plan [Sec.6-73(c)(14)]

List the ROW per the thoroughfare plan [Sec.6-73(c)(14)]

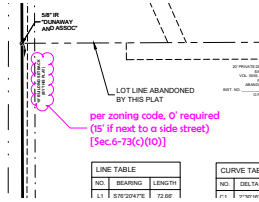
Bl

Author: Jon Beckham

List the ROW per the thoroughfare plan [Sec.6-73(c)(14)]



LEWISVILLE
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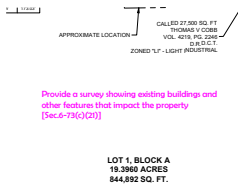
Author: Jon Beckham

per zoning code, 0' required (15' if next to a side street) [Sec.6-73(c)(10)]



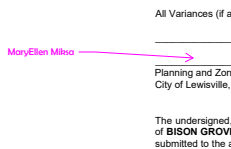
Author: Jon Beckham

Title opinion required with all ROW dedications [Sec. 6-27]



Author: Jon Beckham

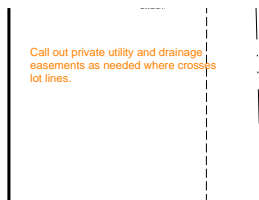
Provide a survey showing existing buildings and other features that impact the property [Sec.6-73(c)(21)]



Author: Jon Beckham

MaryEllen Miksa

kchearon (3)



Author: kchearon

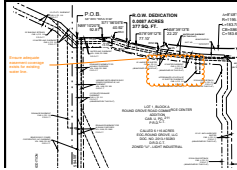
Call out private utility and drainage easements as needed where crosses lot lines.



LEWISVILLE

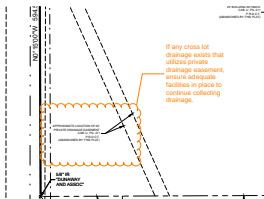
Deep Roots. Broad Wings. Bright Future.

Author: kchearon



Ensure adequate easement coverage exists for existing water line.

Author: kchearon



If any cross lot drainage exists that utilizes private drainage easement, ensure adequate facilities in place to continue collecting drainage.

MEMORANDUM

TO: Planning and Zoning Commission

FROM: June Sin, Planner

DATE: February 16, 2021

SUBJECT: **Public Hearing: Consideration of a Zone Change Request from Light Industrial (LI) to Public Use District (PU) on Approximately 12.925 Acres of Land Legally Described as A Portion of Lot 1, Block A, Sinacola and Sons Addition and Lot 1, Block A, C.H.I. Addition Located at 900 North Kealy Avenue; and From Heavy Industrial District (HI) to Public Use District (PU); on Approximately 37.774-acres of Land Legally Described as Portions of Lots 1A, 1B & All of Lot 1C, Block A, Stockard Addition Located at 613 College Street; as Requested by Larry Patterson on Behalf of Upper Trinity Regional Water District, the Property Owner. (Case No. 21-01-1-Z)**

BACKGROUND:

Upper Trinity Regional Water District owns the subject properties generally located north of DCTA railroad and south of Valley Ridge Boulevard. Their treatment plant is located directly north of subject properties is already zoned Public Use. The applicant plans to consolidate all of its property under a Public Use (PU) District.

ANALYSIS:

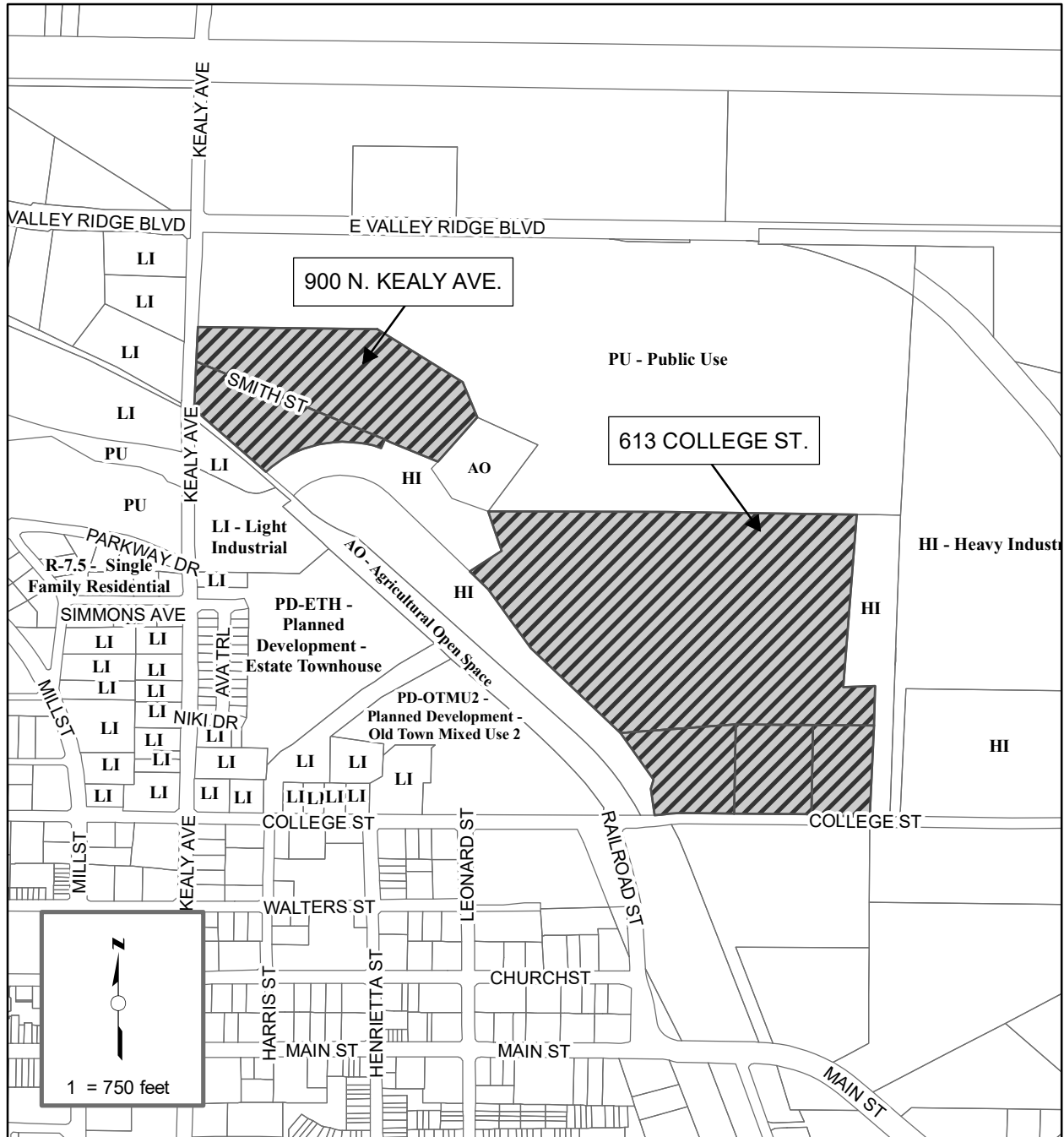
The properties include five lots total. Two lots to the east of N. Kealy Avenue are zoned Light Industrial (LI) and contains a headquarter complex, a maintenance facility and an annex office building. Three lots to the north of E. College Street are vacant and zoned Heavy Industrial (HI).

The Public Use district allows civic centers, municipal offices and other buildings and uses owned or operated by public governmental agencies. Upper Trinity is a conservation district that operates a regional water treatment. There are no developments proposed at this time, but the applicant plans to consolidate all of its property under a single zoning district.

RECOMMENDATION:

It is staff's recommendation that the Planning and Zoning Commission recommend approval of the zone change request from Light Industrial (LI) and Heavy Industrial (HI) to Public Use (PU) as requested.

Location Map - Upper Trinity Regional Water District



ZONING CASE NO. 21-01-1-Z

- PROPERTY OWNER:** UPPER TRINITY REGIONAL WATER DISTRICT
- APPLICANT:** UPPER TRINITY REGIONAL WATER DISTRICT
- PROPERTY LOCATION:** 12.925 ACRES AT 900 NORTH KEALY AVENUE AND 37.774 ACRES AT 613 COLLEGE STREET.
- CURRENT ZONING:** LIGHT INDUSTRIAL DISTRICT (LI), HEAVY INDUSTRIAL DISTRICT (HI)
- REQUESTED ZONING:** PUBLIC USE DISTRICT (PU)

Aerial Map - Upper Trinity Regional Water District



This Section (Office Use Only)	
Case:	
PZ:	CC:
Sign/s Picked Up By:	



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

**ZONE CHANGE
APPLICATION**

Owner/s (name): UPPER TRINITY REGIONAL WATER DISTRICT	
Company Name:	
Mailing Address: PO Box 305 (900 N. KEALY), LEWISVILLE TX 75067	
Work #: 972-219-1228	Cell #: 972-742-5973
E-Mail: DJANEWAY@UTRWD.COM	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): <i>Larry N. Patterson</i>	Date: 1/22/2021
Printed Name: LARRY N. PATTERSON, EXECUTIVE DIRECTOR	

Applicant/Agent (name):	
Company Name:	
Mailing Address:	
Work #:	Cell #:
E-Mail:	
Applicant/Agent Signature	Date:
Printed Name:	

Current Zoning: LI/HI/PU	Requested Zoning: PU	Acres: 47.722
Legal Description (Lot/ Block/Tract/Abstract): LOT 1, BLOCK A, SINACOLA AND SONS ADDN, LOT 1, BLOCK A, CHI ADDN, LOT 1A, 1B, 1C BLOCK A STOCKARD ADDN, S/E EAST PORTION OF LOT 1A TOTALING 3.445 ACRES		
Address/Location: UTRWD ENTIRE PLANT AND HEADQUARTERS SITE 901 N. KEALY, LEWISVILLE TX 75067		

Application and Sign Fees:

	Less than 1/2 acre	\$ 150.00
	1/2 acre up to 4.99 acres	\$ 250.00
	5 acres up to 24.99 acres	\$ 400.00

X	25 acres up to 49.99 acres	\$ 750.00
	50 acres up to 99.99 acres	\$1,000.00
	100 acres and more	\$1,500.00

Qty: 5	Zone Change Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ 175.00
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Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due (application & sign fee)	\$ 925.00
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LEGAL DESCRIPTION
PART OF LOT 1 BLOCK A
SINACOLA AND SONS ADDN 8 01301

EXHIBIT "A"

Being all that certain lot, tract or parcel of land situated in the E. Sutton Survey, Abstract Number 1167, City of Lewisville, Denton County, Texas, being part of Lot 1, Block A, Sinacola & Sons Addition, an addition to the City of Lewisville according to the plat thereof recorded in Cabinet H, Page 258 of the Plat Records of Denton County, Texas, together with the Certificate of Correction thereof recorded in Volume 2920, Page 528 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "x" in concrete found at the southwest corner of Lot 1, Block A, Sinacola & Sons Addition, being the northwest corner of C.H.I. Addition, an addition to the City of Lewisville according to the plat thereof recorded in Cabinet B, Page 220 of the Plat Records of Denton County, Texas, and being on the east right-of-way line of Kealy Avenue, a public roadway, (60 foot R.O.W.);

THENCE N 00°38'05" E (Record), 207.56 feet, along the west line of Lot 1 and the east right-of-way line of Kealy Avenue, to a ½" capped rebar (stamped G&A 5078) set at the northwest corner of Lot 1 and the southwest corner of Lot 1, Block A, Upper Trinity Regional Water Treatment Plant Addition (UTRWTP), an addition to the City of Lewisville according to the plat thereof recorded in Cabinet L, Page 198, of the Plat Records of Denton County, Texas;

THENCE S 89°56'05" E, 698.67 feet, along the north line of Lot 1, Sinacola & Sons Addition and the westerly south line of UTRWTP, to a ½" rebar found at an angle point therein;

THENCE S 54°56'01" E, 398.58 feet, along said line, to a ½" rebar found at an angle point therein;

THENCE S 19°56'04" E, 182.52 feet, continuing along said line, to a ½" rebar found at the northwest corner of Smith Cemetery;

THENCE S 34°39'09" W, 247.29 feet, along the west line of Smith Cemetery, to a ½" rebar found at the southeast corner of Lot 1, Sinacola & Sons Addition, being an ell corner of Lot 3, Sinacola & Sons Addition;

THENCE N 67°16'55" W, along the south line of Lot 1, Sinacola & Sons Addition, and the north line of Lot 3 of same, passing the northwesterly corner thereof and the northeast corner of C.H.I. Addition, a total distance of 1028.63 feet, to the **POINT OF BEGINNING** and containing approximately 9.145 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK A C.H.I. ADDN
801 KEALY - ANNEX

Exhibit "A"

[Legal Description]

Lot 1, Block A, of the C.H.I. Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Cabinet B, Page 220, of the Plat Records, Denton County, Texas.

LEGAL DESCRIPTION
PART OF LOT 1-B, BLOCK A
OF THE REPLAT OF LOT 1
STOCKARD ADDN

4456 00419

EXHIBIT "A"

Being a 29.784 acre tract of land situated in the E. Sutton Survey, Abstract No. 1167, Denton County, Texas, and being a portion of Lot 1-B of the Replat of Lot 1, Block A of Stockard Addition, an Addition to the City of Lewisville, Texas, according to the map or plat thereof recorded in Cabinet D, Page 226 of the Plat Records of Denton County, Texas, said 29.784 acre tract being more particularly described as follows:

BEGINNING at an iron rod set for the northwest corner of Lot 1-C, of said Replat, same being the easternmost northeast corner of Lot 1-A of said Replat;

THENCE along the common line of said Lot 1-B and said Lot 1-A the following calls:

South 85 degrees 18 minutes 26 seconds West, a distance of 453.78 feet to an iron rod found;

North 42 degrees 55 minutes 41 seconds West, a distance of 537.90 feet to a fence corner post;

North 33 degrees 22 minutes 45 seconds West, a distance of 396.87 feet to an iron rod set for the southernmost corner of Lot 3 of the Replat of Lot 1, Block A of Stockard Addition, an Addition to the City of Lewisville, Texas, according to the map or plat thereof recorded in Cabinet H, Page 258 of said Plat Records;

THENCE along the common line of said Lot 1-B and said Lot 3 the following calls:

North 46 degrees 04 minutes 49 seconds East, a distance of 150.00 feet to an iron rod set;

North 20 degrees, 59 minutes 09 seconds West, a distance of 198.97 feet to an iron rod found for the southernmost corner of Smith Cemetery, same being the southernmost southwest corner of Lot 1, Block A of Upper Trinity Regional Water Treatment Plant Addition, an Addition to the City of Lewisville, Texas, according to the map or plat thereof recorded in Cabinet L, Page 198 of said Plat Records;

THENCE North 89 degrees 56 minutes 19 seconds East, along the south line of said Upper Trinity Regional Water Treatment Plant Addition, a distance of 1475.20 feet to an iron rod set for the northeast corner of the herein described tract;

THENCE over and across said Lot 1-B the following calls:

South 01 degrees 53 minutes 09 seconds West, a distance of 810.97 feet to an iron rod set;

North 89 degrees 57 minutes 00 seconds East, a distance of 100.06 feet to an iron rod set;

South 01 degrees 53 minutes 09 seconds West, a distance of 168.72 feet to an iron rod set;

4456 00420

THENCE South 89 degrees 57 minutes 58 seconds West, continuing over and across said Lot 1-B, passing at a distance of 244.26 feet the northeast corner of said Lot 1-C, in all a total distance of 542.98 feet to the POINT OF BEGINNING and containing 29.784 acres or 1,297,406 square feet of land more or less and being subject to any and all easements that may affect.

REB/pjs
1399:99286EXA

LEGAL DESCRIPTION PT OF LOTS 1-A, 1-B AND ALL OF LOT 1-C REPLAT OF LOT 1 BLOCK A STOCKARD ADDN

Being a 7.990 acre tract of land situated in the E. Sutton Survey, Abstract No. 1167, in the City of Lewisville, Denton County, Texas, and being parts of Lot 1-A, 1-B, and all of Lot 1-C of Replat of Stockard Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Cabinet D, Page 226, of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

Beginning at a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" found for the southeast corner of the herein described tract, same point being the southwest corner of that certain called "Tract 2" of a tract of land described by deed to Miteff Family Partnership, as recorded in Volume 4388, Page 1039 of the Real Property Records of Denton County, Texas, same point being in the south line of Lot 1-B and the north line of College Street, same point from which a ½ inch iron rod found for the southwest corner of Lot 2B, Block A of Replat of Stockard Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Cabinet O, Page 398, P.R.D.C.T., bears North 88 degrees 44 minutes 08 seconds East, a distance of 50.02 feet;

Thence South 88 degrees 44 minutes 08 seconds West, with the north line of said College Street, passing the south corners of said Lot 1-B, Lot 1-C and Lot 1-A, a distance of 855.84 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" found for corner;

Thence traversing over and across said Lot 1-A, the following three (3) courses and distances:

- 1) North 08 degrees 15 minutes 17 seconds West, a distance of 97.10 feet to a power pole found for corner;
- 2) North 14 degrees 38 minutes 36 seconds East, a distance of 43.02 feet to a power pole found for corner;
- 3) North 31 degrees 31 minutes 44 seconds West, a distance of 250.59 feet to a ½ inch iron rod found next to a fence corner post for corner, same point being in the north line of said Lot 1-A and in the south line of said Lot 1-B;

Thence North 84 degrees 04 minutes 36 seconds East, with the south line of said Lot 1-B, a distance of 453.78 feet to a ½ inch iron rod with cap marked "Matthews and Biggs" found for the northwest corner of said Lot 1-C;

Thence North 88 degrees 44 minutes 08 seconds East, partially with the south line of said Lot 1-B and with the entire north line of said Lot 1-C, passing at a distance of 298.72 feet a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" found for the northeast corner of said Lot 1-C in the west line of said Lot 1-B, continuing on said course and traversing over and across said Lot 1-B, a total distance of 542.99 feet

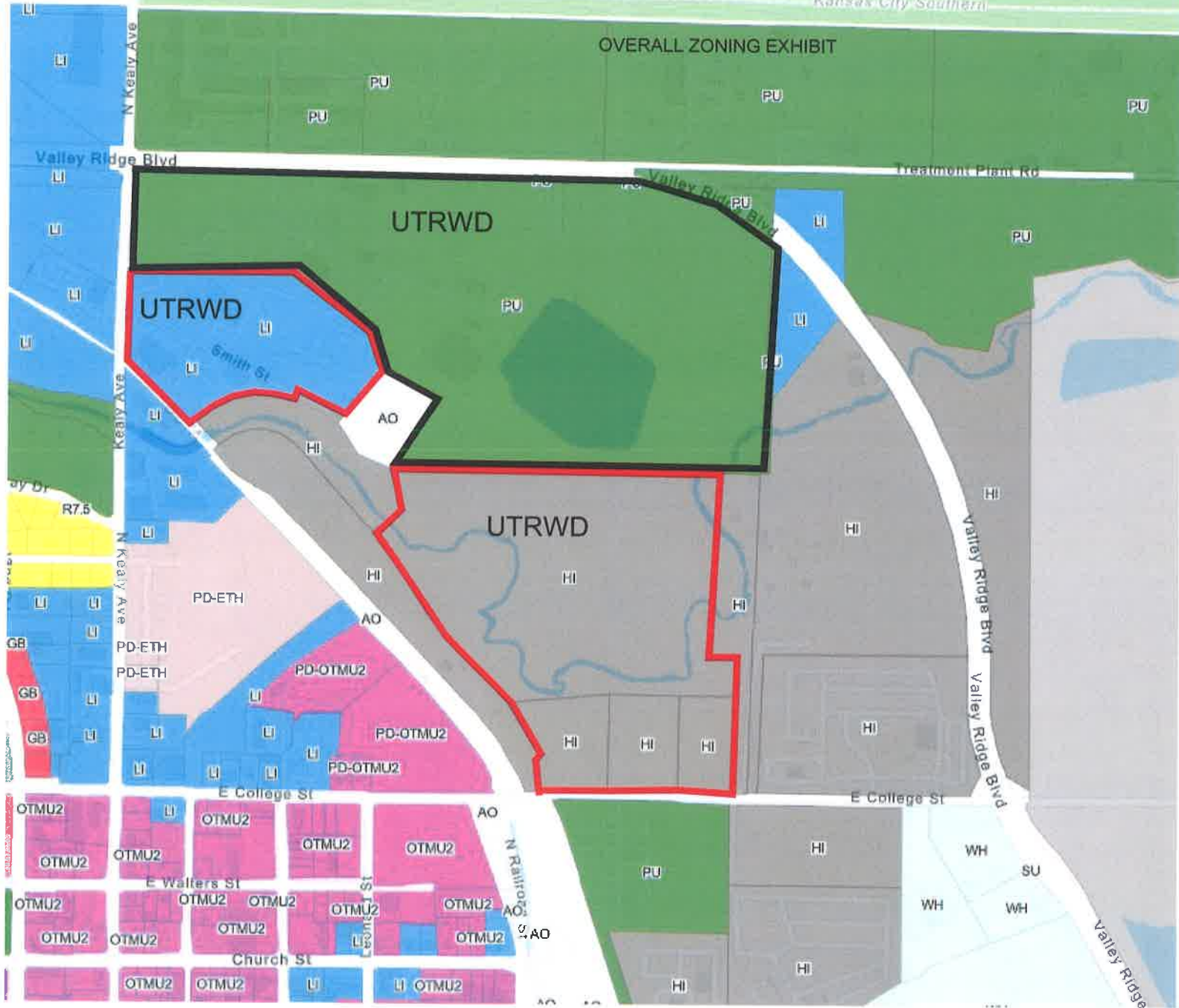
to a ½ inch iron rod with yellow cap stamped “Arthur Surveying Company” found for corner in the west line of said Tract 2;

Thence South 00 degrees 39 minutes 19 seconds West, with the west line of said Tract 2, a distance of 391.27 feet to the Point of Beginning and containing a total of 7.990 acres of land more or less, and being subject to any and all easements that may affect.

Kansas City Southern

Kansas City Southern

OVERALL ZONING EXHIBIT



MEMORANDUM

TO: Planning & Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: February 16, 2021
SUBJECT: **PUBLIC HEARING: Consideration of a Special Use Permit for a Minor Automobile Services Facility including Tune-Up and Repair Services; on Approximately 1.887-Acres, Legally Described as Lot 9, Block A of Fairway Business Park Addition, Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by David Taylor, D Taylor Automotive LLC, on Behalf of AIP Eagle Court LLC, the Property Owner. (Case No. 21-01-2-SUP).**

BACKGROUND:

D Taylor Automotive is a minor automotive service shop that specializes in auto upholstery and custom aftermarket car work such as custom lights and lift kits. They are looking to operate out of 1504 Eagle Court, a recently developed office warehouse. The proposed business only operates on cars inside their establishment and will not store and customer cars outside of the building. The property is zoned Light Industrial and a Special Use Permit (SUP) is required for all minor automotive work.

ANALYSIS:

Site, Landscaping and Building

The proposed business will be located in Suite 9 of the Alltrades Industrial Park located at 1504 Eagle Court. The building is at the end of a cul-de-sac with minimal street frontage and visibility. The Industrial Park was developed in 2019 and meets all of Lewisville's development regulations. D Taylor Automotive is not making any changes to the site and will only be operating in 1,800 square feet of the tenant spaces. The site, landscaping and building will not be altered from what was approved in 2019. As a part of this Special Use Permit the applicant is committing to not storing any customer cars outside after business hours. Please see the attached exhibits and pictures for the site specifications.

Signage

No additional free-standing signage is proposed with this Special Use Permit. The business will only display a small sign on the entrance.

Outside Storage

No vehicle will be stored outside overnight. Vehicles will be worked on inside the building. Customers may drop off vehicles in the morning and vehicles may be picked up after hours in the evening, but they shall not be stored outside overnight.

There is existing outside storage on the site exceeding the area approved on the site plan. Staff is working with Code Enforcement and the property owner to remove the outside storage in excess of the 10 percent limitation per the Light Industrial zoning district. The proposed use will not need any outside storage.

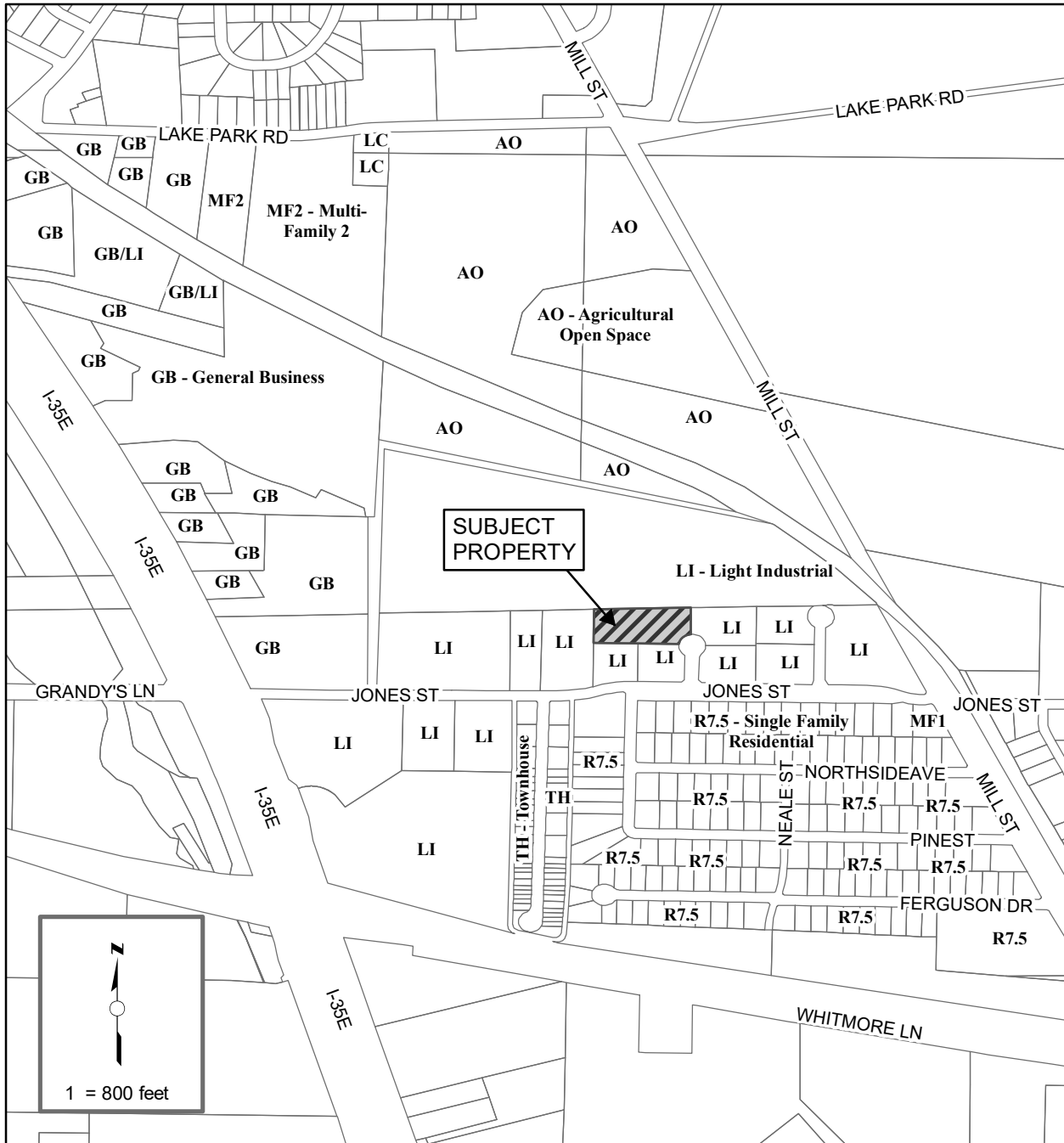
Summary

D Taylor Automotive is looking to operate out of a tenant space in the Alltrades Industrial Park. The business will have minimal impact on adjacent properties.

RECOMMENDATION:

That the Planning and Zoning Commission recommend approval the Special Use Permit as presented.

Location Map - 1504 Eagle Court



ZONING CASE NO. 21-01-2-SUP

PROPERTY OWNER: AIP EAGLE COURT LLC

APPLICANT: DAVID TAYLOR, D TAYLOR AUTOMOTIVE LLC

PROPERTY LOCATION: LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK ADDITION (1.587-ACRES)
LOCATED AT 1504 EAGLE COURT

REQUESTED ZONING: LIGHT INDUSTRIAL DISTRICT (LI)

REQUESTED USE: MINOR AUTOMOBILE SERVICES INCLUDING TUNE-UP AND REPAIR SERVICES

Aerial Map - 1504 Eagle Court



PZ: _____ CC: _____
 Sign/s Picked Up By: _____

**SPECIAL USE PERMIT (SUP)
 APPLICATION**

Owner/s (name): AIP Eagle Court LLC
Company Name: AIP Eagle Court LLC
Mailing Address: 1504 ~~1504~~ Eagle Court, Suite 9 Lewisville
Work #: 855 _____ **Cell #:** 214-837-7032 TX 75057
E-Mail: ~~_____~~ ted.rea@alltradesindustrial.com
Owner Signature (Owner/s must Sign or Submit Letter of Authorization): *[Signature]* **Date:** 1-28-2021
Printed Name: John E. Rea

Applicant/Agent (name): David Taylor
Company Name: D. Taylor Automotive, LLC
Mailing Address: 1504 Eagle Court, Suite 5, Lewisville 75057
Work #: _____ **Cell #:** 214-926-4936
E-Mail: dt10703@live.com
Applicant/Agent Signature *[Signature]* **Date:** 1/28/21
Printed Name: David Taylor

Current Zoning: _____ **Requested Zoning:** _____ **Acres:** _____
Legal Description (Lot/ Block/Tract/Abstract): _____

Address/Location: _____

Application and Sign Fees:

Less than 1/2 acre	\$ 150.00
1/2 acre up to 4.99 acres	\$ 250.00
5 acres up to 24.99 acres	\$ 400.00

25 acres up to 49.99 acres	\$ 750.00
50 acres up to 99.99 acres	\$1,000.00
100 acres and more	\$1,500.00

Qty: _____ **SUP Signs - \$35 each.**
 1 sign required for each 5 acres (max. 5 per site) **\$** _____

Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due
 (application & sign fee) **\$** _____

Special Use Permit Letter

D Taylor Automotive, LLC

1504 Eagle Court

Suite 5

Lewisville, TX 75057

Contact: Dave Taylor

214-926-4936

D Taylor Automotive / Midnight Custom Cars (Father & Son business established in 2015) is a custom automotive shop that specializes in auto upholstery, both repairs and custom work (seats, headliners, door panels, carpet, convertible tops, etc.), Install suspensions (lift/lowering springs, coil overs, airbag/strut and air management), Install custom LED and Fiber Optic lighting and we install Customer purchased aftermarket parts/products. I am requesting a Special Use Permit for Minor Automobile Services Including Tune Up and Repair Services.

We are a low volume shop that works on high end cars/trucks. We do work (repairs) for local Auto Dealers and other shops. The shop consists of the usual shop equipment and tools; compressor, car lifts (2ea), sewing machines (2ea), lay out sewing room, tire changer and balance machine, and hand tools.

We do not store more than 3 cars in the shop at a time and will not have any Customer vehicles parked outside during nonbusiness hours. We operate 6 days a week (M-F & Sat) between the hours of 10am – 5pm. We have Instagram, Facebook (@midnightcustomcars) and website (Midnightcustomcars.com) that you can go review to see the work we do. We do have Customers that come from all over the US to have work completed by our shop.

GENERAL NOTES:

- 1. No driveway connections shall be allowed on Jones Street from Block A, Lots 8, 11, 12, and 15R.
2. The basis of bearings for this survey is the plat for Fairway Business Park, recorded in Cabinet Q, Page 285, Plat Records, Denton County, Texas and as monumented on the ground.
3. According to the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Panel 534 of 750, Map Number 48121C0534 E, Map effective date April 2, 1997, the subject property is located in Zone "X" defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.
4. According to the City of Lewisville, the subject property is zoned "LI" (Light Industrial) and "WH" (Warehouse). The setbacks are per the City of Lewisville zoning ordinances.

OWNERS

- LOTS 1 & 2: Dill Development, LTD, 1520 N. Stemmons Freeway, Lewisville, TX 75067-2201, Phone (972) 436-3581
LOTS 3 & 4: Schoenig Family, LTD, 1000 Copper Canyon Road, Argyle, TX 76227-9720, Phone (972) 434-2887
LOT 5: Marion Sherrill, 446 Copperas Trail, Lewisville, TX 75077-7256, Phone (972) 436-1401

OWNERS

- LOT 6: Snow Man Investments, LLP, 1702 S SH121, Suite 406, Lewisville, TX 75067-8961, Phone (972) 221-1107
LOTS 7 & 8: PETCC Family Partnership, LTD, 17418 Atherington Place, Spring, TX 77379, Phone (281) 376-8959
LOTS 9, 10, 14, & 15: Fairway Business Park, LTD, 2016 Justin Road, Suite 300, Lewisville, TX 75077-8104, Phone (972) 966-1111

OWNERS

- LOTS 11 & 12: James R. Denham, et al (Beverly A. Denham, Garrett Denham, Eric W. Martin, Kimberly L. Walter, Brian E. Waller, & Sherry D. Martin), 796B Zackery Road, Aubrey, TX 76227-3287, Phone (940) 382-0475
LOT 13: Rainbows Creation, LLC, 1301 W FM 407, Suite 207, Lewisville, TX 75077, Phone (469) 546-3000
LOT 16: Brazos Electric Power Coop, Inc. C/O H & H Associates, Rt 2, Box 103, Grapeland, TX 75844, Phone (254) 750-6500

DEVELOPER

Renaissance Group, Inc. 7000 Goodlett Farms, Suite 100, Cordova, TN 38018, Phone (901) 532-5533
Dunaway Associates, L.P. 1501 Merrimac Circle, Suite 100, Fort Worth, TX 76107-6572, Phone (817) 335-1121

STATE OF TEXAS X
COUNTY OF DENTON X

WHEREAS, Oil Development, LTD, Schoenig Family LTD, Marion Sherrill, Snow Man Investments, LLP, PETCC Family Partnership, LTD, Fairway Business Park, LTD, James R. Denham, Beverly A. Denham, Garrett Denham, Eric W. Martin, Kimberly L. Walter, Brian E. Martin, Sherry D. Martin, Rainbows Creation, LLC, and Brazos Electric Power Coop, Inc., are the sole owners of the following described property to wit:

Being all of Lots 1 through 16, Block A, Fairway Business Park, on addition the City of Lewisville, according to the plat recorded in Cabinet Q, Page 285, Plat Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEING a P.K. Nail found for the northwest corner of said Lot 16, Block A, Fairway Business Park being the southwest corner of tract A-1 of the tract of land described in the deed to United States Of America recorded in Volume 378, Page 478;

THENCE South 77°00'40" East, with the common line of said Lot 16, and said tract A-1, a distance of 1,644.35 feet to a point for the northeast corner of said Lot 16, being in the westerly right-of-way line of relocated M.K. & T. Railroad, being the beginning of a non-tangent curve to the right having a central angle of 13°06'02", a radius of 2864.93 feet and a chord bearing and distance of South 47°31'13" East - 653.64 feet and from said point a found concrete monument with brass disk stamped "TOP OF ENGINEERS" bears North 261°43'00" West - 0.29 feet;

THENCE with the westerly right-of-way line of said relocated M.K. & T. Railroad and with said non-tangent curve to the right in a southeasterly direction, an arc length of 655.07 feet to a 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. INC." set (hereinafter called 5/8 inch iron rod set) and being in the westerly right-of-way line of North Mill Street (a variable width right-of-way);

THENCE South 25°45'41" East, with the westerly right-of-way line of said North Mill Street, a distance of 404.01 feet to a 5/8 inch iron rod set;

THENCE South 34°56'47" West, departing the westerly right-of-way line of said North Mill Street, a distance of 18.27 feet to a 5/8 inch iron rod set in the north right-of-way line of Jones Street (a variable width right-of-way), being the beginning of a non tangent curve to the right having a central angle of 15°40'49", a radius of 270.00 feet and a chord bearing and distance of North 76°53'43" West - 73.66 feet;

THENCE with the north right-of-way line of said Jones Street and with said non-tangent curve to the right in a northwesterly direction, an arc length of 133.89 feet to a 5/8 inch iron rod set for the beginning of a reverse curve having a central angle of 20°55'45", a radius of 330.00 feet and a chord bearing and distance of North 78°51'10" West 119.87 feet;

THENCE continuing with the north right of way line of said Jones Street and with said reverse curve, an arc length of 120.54 feet to a 1/2 inch iron rod found;

THENCE North 89°19'03" West, continuing with the north right-of-way line of said Jones Street, a distance of 174.43 feet to a 1/2" iron rod found;

THENCE North 44°19'03" West, departing the north right-of-way line of said Jones Street, a distance of 28.28 feet to a 1/2 inch iron rod found in the east right-of-way line of Fairway Drive (60' width right-of-way);

Continued...
THENCE North 00°40'57" East, a distance of 97.69 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found for the beginning of a curve to the right having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

With said curve to the right in a northwesterly direction, an arc length of 14.20 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found for the beginning of a reverse curve having a central angle of 28°26'36", a radius of 62.00 feet and a chord bearing and distance of North 89°19'03" West - 72.47 feet;

With said reverse curve in a northwesterly direction, an arc length of 312.16 feet to a 5/8 inch iron rod set for the beginning of a reverse curve having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

With said reverse curve in a southeasterly direction, an arc length of 14.20 feet to a 1/2 inch iron rod found for the end of said curve;

South 00°40'57" West, a distance of 97.69 feet to a 5/8 inch iron rod found;

South 45°40'57" West, a distance of 28.28 feet to a 5/8 inch iron rod found in the north right-of-way line of aforementioned Jones Street;

THENCE North 89°19'03" West, with the north right-of-way line of said Jones Street, a distance of 430.00 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found;

THENCE North 44°19'03" West, departing the north right-of-way line of said Jones Street, a distance of 28.28 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found in the east right-of-way line of Eagle Court (60' width right-of-way);

THENCE with the right-of-way line of Eagle Court the following courses and distances as follows:

North 00°40'57" East, a distance of 97.69 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found for the beginning of a curve to the right having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

With said curve to the right in a northwesterly direction, an arc length of 14.20 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found for the beginning of a reverse curve having a central angle of 28°26'36", a radius of 62.00 feet and a chord bearing and distance of North 89°19'03" West - 72.47 feet;

With said reverse curve in a northwesterly direction, an arc length of 312.16 feet to a 5/8 inch iron rod set for the beginning of a reverse curve having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

Continued...
THENCE with the right-of-way line of Fairway Drive the following courses and distances as follows:

North 00°40'57" East, a distance of 247.49 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

With said curve to the right in a northwesterly direction, an arc length of 14.20 feet to a 1/2 inch iron rod found for the beginning of a reverse curve having a central angle of 28°26'36", a radius of 62.00 feet and a chord bearing and distance of North 89°19'03" West - 72.47 feet;

With said reverse curve in a northwesterly direction, an arc length of 312.16 feet to a 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. Inc." set (hereinafter called 5/8 inch iron rod set) for the beginning of a reverse curve having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of South 28°26'12" East - 13.68 feet;

With said reverse curve in a southeasterly direction, an arc length of 14.20 feet to a 5/8 inch iron rod set for the end of said curve;

South 00°40'57" West, a distance of 247.49 feet to a 1/2 inch iron rod with yellow cap stamped "Coleman" found;

South 45°40'57" West, a distance of 28.28 feet to a 5/8 inch iron rod set in the north right-of-way line of aforementioned Jones Street;

THENCE North 89°19'03" West, with the north right-of-way line of said Jones Street, a distance of 430.00 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found;

THENCE North 44°19'03" West, departing the north right-of-way line of said Jones Street, a distance of 28.28 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found in the east right-of-way line of Eagle Court (60' width right-of-way);

THENCE with the right-of-way line of Eagle Court the following courses and distances as follows:

North 00°40'57" East, a distance of 97.69 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found for the beginning of a curve to the right having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

With said curve to the right in a northwesterly direction, an arc length of 14.20 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found for the beginning of a reverse curve having a central angle of 28°26'36", a radius of 62.00 feet and a chord bearing and distance of North 89°19'03" West - 72.47 feet;

With said reverse curve in a northwesterly direction, an arc length of 312.16 feet to a 5/8 inch iron rod set for the beginning of a reverse curve having a central angle of 54°14'18", a radius of 15.00 feet and a chord bearing and distance of North 27°48'06" East - 13.68 feet;

With said reverse curve in a southeasterly direction, an arc length of 14.20 feet to a 1/2 inch iron rod found for the end of said curve;

South 00°40'57" West, a distance of 97.69 feet to a 5/8 inch iron rod found;

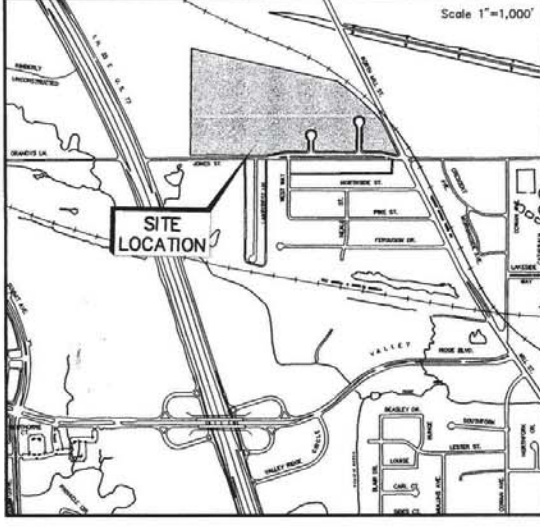
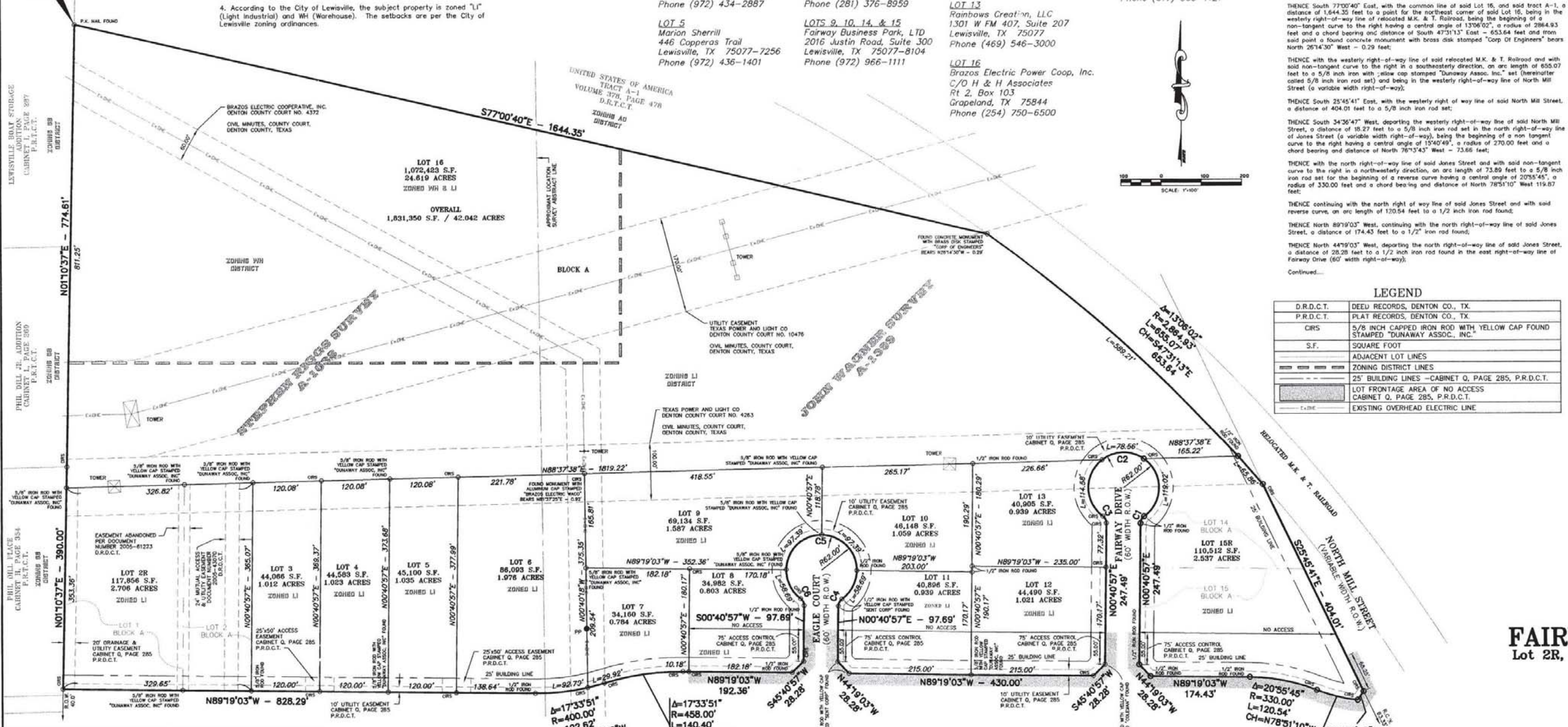
South 45°40'57" West, a distance of 28.28 feet to a 5/8 inch iron rod found in the north right-of-way line of aforementioned Jones Street;

THENCE North 89°19'03" West, with the north right-of-way line of said Jones Street, a distance of 430.00 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found;

THENCE North 44°19'03" West, departing the north right-of-way line of said Jones Street, a distance of 28.28 feet to a 1/2 inch iron rod with yellow cap stamped "Sent Corp" found in the east right-of-way line of Eagle Court (60' width right-of-way);

THENCE with the right-of-way line of Eagle Court the following courses and distances as follows:

POINT OF BEGINNING



CERTIFICATION: I, the undersigned, hereby certify that this map is an accurate representation of a survey made on the ground under my direction and supervision in the month of March, 2006. All monuments shown on this plat actually exist and the location, size, and type of materials thereof are accurately shown.
Signature: Stephen R. Group
Date: 3-29-06

STATE OF TEXAS S
COUNTY OF TARRANT S
BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN R. GROUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND SEAL OF OFFICE THIS 29 DAY OF March, 2006.
Signature: Bruce Trainor
Date: April 5, 2006

JONES STREET (VARIABLE WIDTH R.O.W.)
CURVE TABLE:
Curve Delta Radius Length Chord Chord Direction
C1 54°14'18" 15.00 14.20 13.68 N27°48'06"E
C2 28°26'36" 62.00 312.16 72.47 N89°19'03"W
C3 54°14'18" 15.00 14.20 13.68 S28°26'12"E
C4 54°14'18" 15.00 14.20 13.68 N27°48'06"E
C5 28°26'36" 62.00 312.16 72.47 N89°19'03"W
C6 54°14'18" 15.00 14.20 13.68 S28°26'12"E

CITY OF LEWISVILLE, TEXAS
CITY SECRETARY
The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the FAIRWAY BUSINESS PARK Addition to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council, as required by the ordinances of the City of Lewisville on the 29th day of March, 2006, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.
Witness my hand this 29th day of April, 2006.
Signature: Julie Helzlsouer
Date: 04-04-2006

CITY OF LEWISVILLE, TEXAS
All variances (if any) from the General Development Ordinance approved by City Council.
Signature: Bruce Trainor
Date: 04-04-2006

Dunaway Associates, L.P. Engineers, Planners, Surveyors, Landscape Architects. 1501 Merrimac Circle, Suite 100, Fort Worth, TX 76107. Tel: (817) 335-1121, Fax: (817) 335-7437. SHEET 1 OF 2 MARCH 17, 2006. FILED 04-06-2006 PG. 986 P.R.D.C.T.

Final Plat of FAIRWAY BUSINESS PARK Lot 2R, Lots 3-13, Lot 15R and Lot 16, Block A 42.042 Acres Zoned LI and WH being a replat of FAIRWAY BUSINESS PARK Lots 1 thru 16 of Block A an addition to the City of Lewisville, Denton County, Texas, According to the plat recorded in Cabinet Q, Page 285, Plat Records, Denton County, Texas situated in the Stephen Riggs Survey, Abstract Number 1088 and the John Wagner Survey, Abstract Number 1399 Denton County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DILL DEVELOPMENT, LTD., MARION SHERRILL SCHOENIG FAMILY, LTD., SNOW MAN INVESTMENTS, LLP, PETOC FAMILY PARTNERSHIP, LTD., FAIRWAY BUSINESS PARK, LTD., JAMES R. DENHAM ETAL, BEVERLY A. DENHAM, GARRETT DENHAM, ERIC W. WALTER, KIMBERLY L. WALTER, BRIAN E. MARTIN, SHERRY D. MARTIN, RAINBOWS CREATION, LLC, AND BRAZOS ELECTRIC POWER COOPERATIVE, INC., THE UNDERSIGNED, AUTHORITY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS:

**Lots 2R, Lots 3-13, and Lot 15R, Block A
FAIRWAY BUSINESS PARK**

An addition to the City of Lewisville, Denton County, Texas and does hereby dedicate to the public use forever, the streets and alleys shown hereon; and does hereby dedicate to the easement strips shown on the plot for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plot. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, manholes, streetlights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

WITNESS MY HAND THIS 30th DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PHIL DILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 30th DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 28th DAY OF March, 2006

Debra J. Schoenig
Debra J. Schoenig
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Debra J. Schoenig, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 28th DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 27th DAY OF March, 2006

Marion Sherrill
Marion Sherrill
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARION SHERRILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 27th DAY OF March, 2006

Jack B. Toranzo
Jack B. Toranzo
(PRINTED NAME)
2-12-09
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES R. DENHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 31st DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHERRY D. MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 3rd DAY OF April, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 30th DAY OF March, 2006

Mike Melton
Mike Melton
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MIKE MELTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 30th DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 24th DAY OF March, 2006

Paul Gutierrez, Jr.
Paul Gutierrez, Jr.
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAUL GUTIERREZ, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 24th DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 22nd DAY OF March, 2006

Bill Davidson
Bill Davidson
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BILL DAVIDSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 22nd DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 31st DAY OF March, 2006

James R. Denham
James R. Denham
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES R. DENHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 31st DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARRETT DENHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 31st DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC W. WALTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 1st DAY OF April, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 31st DAY OF March, 2006

Beverly A. Denham
Beverly A. Denham
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BEVERLY A. DENHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 31st DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 31st DAY OF March, 2006

Garrett Denham
Garrett Denham
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARRETT DENHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 31st DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 1st DAY OF April, 2006

Eric W. Walter
Eric W. Walter
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC W. WALTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 1st DAY OF April, 2006

Val Young
Val Young
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 1st DAY OF April, 2006

Kimberly L. Walter
Kimberly L. Walter
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KIMBERLY L. WALTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 1st DAY OF April, 2006

Val Young
Val Young
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 3rd DAY OF April, 2006

Brian E. Martin
Brian E. Martin
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRIAN E. MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 3rd DAY OF April, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHERRY D. MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND THIS 3rd DAY OF April, 2006

Sherry D. Martin
Sherry D. Martin
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHERRY D. MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 3rd DAY OF April, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 28th DAY OF March, 2006

Bruce A. Klotzman
Bruce A. Klotzman
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRUCE A. KLOTZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 28th DAY OF March, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 31st DAY OF March, 2006

Johnny York
Johnny York
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
MCLENNAN COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF MCLENNAN §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHNNY YORK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 31st DAY OF March, 2006

Candace S. Denton
Candace S. Denton
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
MCLENNAN COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 1st DAY OF April, 2006

Val Young
Val Young
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VAL YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 1st DAY OF April, 2006

Val Young
Val Young
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

WITNESS MY HAND THIS 3rd DAY OF April, 2006

Brian E. Martin
Brian E. Martin
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRIAN E. MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 3rd DAY OF April, 2006

Sharon J. Kelley
Sharon J. Kelley
(PRINTED NAME)
2-12-08
NOTARY PUBLIC
DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHERRY D. MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

**Final Plat
of
FAIRWAY BUSINESS PARK
Lot 2R, Lots 3-13, Lot 15R and Lot 16, Block A**

42.042 Acres
Zoned LI and WH
being a replat of
FAIRWAY BUSINESS PARK
Lots 1 thru 16 of Block A

an addition to the City of Lewisville, Denton County, Texas,
According to the plat recorded in Cabinet Q,
Page 285, Plat Records, Denton County, Texas
situated in the Stephen Riggs Survey, Abstract Number 1088
and the John Wagner Survey, Abstract Number 1399
Denton County, Texas

Dunaway | Engineers
Planners
Surveyors
Landscape Architects
1501 Merriam Circle, Suite 100, Fort Worth, TX 76107
Tel: (817) 335-1121, Fax: (817) 335-7437

FILED 04-06-2006
CAB. PG. 987 P.R.D.C.T.
SHEET 2 OF 2 MARCH 17, 2006

Filed for Record
Denton County
Date: 03/20/06 11:44 AM
Page: 987
Instrument Number: 279153
Record Number: 279153
Book: 77
Page: 987



REV.	DATE	DESCRIPTION
A	06/05/18	CITY COMMENTS RD1
B	12/7/18	CITY COMMENTS RD2
C	1/15/19	CITY COMMENTS RD3
F	06/26/19	BULLETIN # 3



07/03/19

ALLTRADES INDUSTRIAL PARKS
1504 EAGLE COURT
LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK
1.587 ACRES
ZONED: LIGHT INDUSTRIAL

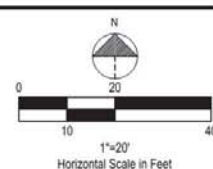
AS-BUILT
SITE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TH	EA

JOB NO.
2018211.01

C-111



- GENERAL SHEET NOTES**
- THE AGGREGATE TOTAL OF ALL EXTERIOR WALL ELEVATIONS (EXCLUDING DOOR AND WINDOWS) REQUIRED TO BE 80% MASONRY VENEER.
 - NO OUTSIDE STORAGE PROPOSED.
 - BUILDING HEIGHT IS 28'.

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT: EAGLE COURT	25'	34.8'
REAR: NORTH	0'	55.7'
SIDE: WEST	0'	53.8'
SIDE: SOUTH	0'	52.0'
SIDE: EAST	0'	81.6'

PARKING SETBACKS

	REQUIRED	PROVIDED
FRONT: EAGLE COURT	10'	37.6'
REAR: NORTH	0'	4.5'
SIDE: WEST	0'	1.6'
SIDE: SOUTH	0'	5.0'
SIDE: EAST	0'	7.5'

LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
FRONT: EAGLE COURT	10'	10'
REAR: NORTH	0'	0'
SIDE: WEST	0'	0'
SIDE: SOUTH	0'	0'
SIDE: EAST	0'	0'

PARKING SPACES

	REQUIRED	PROVIDED
NUMBER OF SPACES	17	75

PARKING REQUIREMENTS
1 SPACE PER 1000 SF (WAREHOUSE)
THEREFORE: 16,800 / 1000 = 17 SPACES REQUIRED.

LAND USE DATA

	% OF SITE AREA	AREA PROVIDED
BUILDING	24.4%	0.3876 AC.
PAVEMENT/IMPERVIOUS	63.4%	1.0055 AC.
LANDSCAPING	12.2%	0.1939 AC.
TOTAL	100%	1.5870 AC.

CURRENT ZONING: LIGHT INDUSTRIAL

- ADA PARKING REQUIREMENTS:**
- 1 SPACE PER 25 SPACES
 - THEREFORE: 75 / 25 = 3 SPACES
 - REQUIRED: 3 SPACES
 - PROVIDED: 4 SPACES (2 VAN ACCESSIBLE)

- LEGEND**
(SEE SHEET C-001 FOR GENERAL LEGEND)
- PROPOSED FIRE TRUCK ROUTE.
 - PROPOSED LIGHT DUTY CONCRETE
 - PROPOSED HEAVY DUTY CONCRETE
 - CONSTRUCTION KEYNOTE
 - PROPOSED PARKING SPACE NUMBER
 - PROPOSED UTILITIES. REFER TO SHEET C-141 FOR DESIGN INFORMATION.

BUILDING DATA

BUILDING	DEPTH (FT)	WIDTH (FT)	# OF 30' x 60' UNITS	# OF 40' x 60' UNITS	1ST FLOOR GROSS AREA (S.F.)
BUILDING	60	280	8	1	16,800

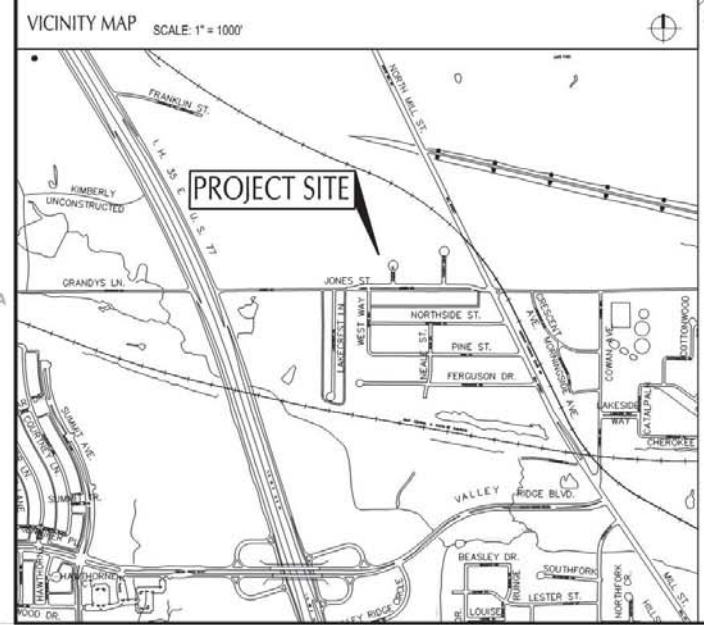
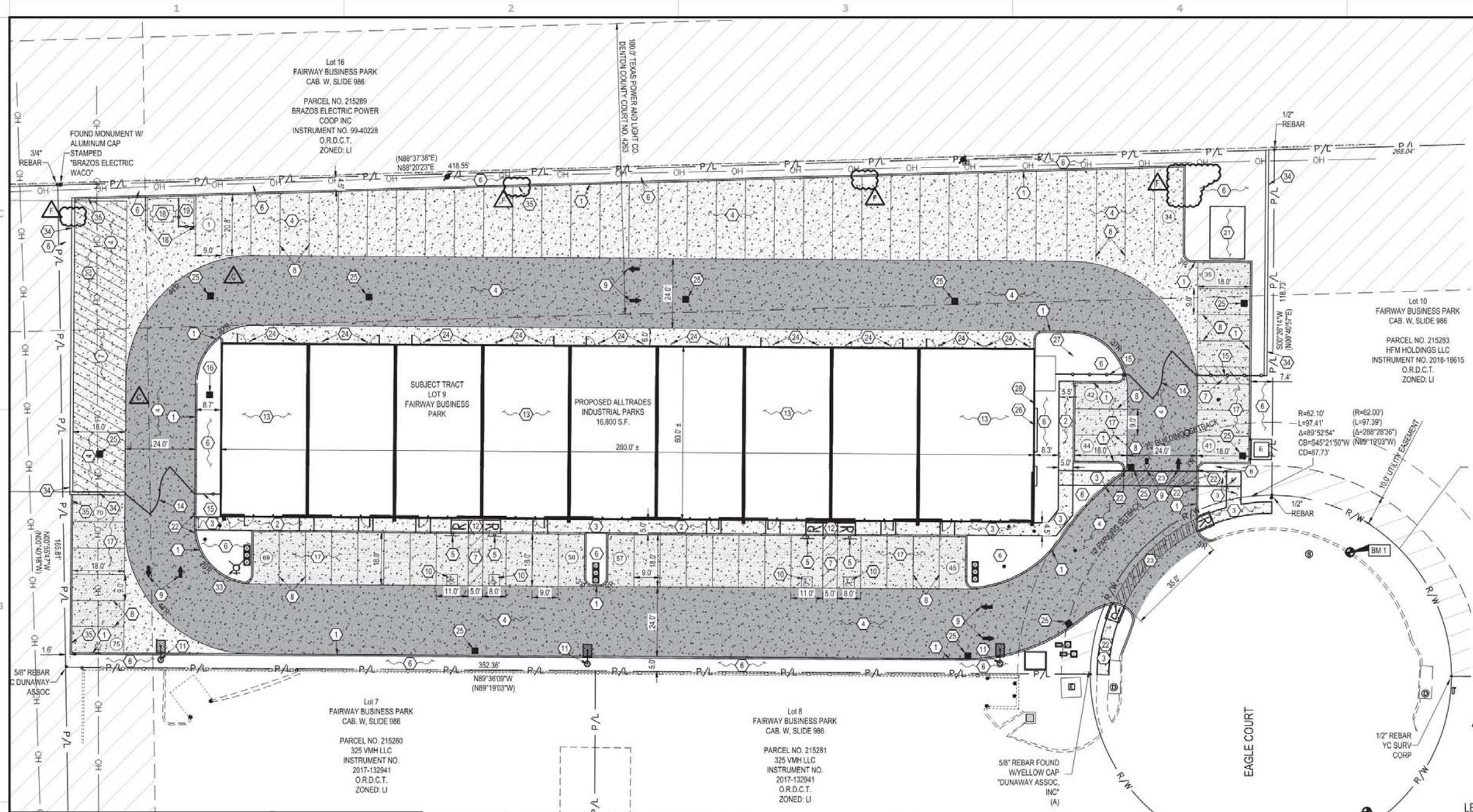


Call 2 Working Days Before You Dig

BENCHMARKS:
BASIS OF BEARING
NAD83, STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, USING THE WDS NETWORK COMPARED TO AN OPUS SOLUTION.
BASIS OF ELEVATION
NAVD83, UTILIZING GEOID 12A USING THE WDS NETWORK COMPARED TO AN OPUS SOLUTION.
BENCHMARK #1 - CUT "X" IN CONCRETE APPROXIMATELY 14' EAST OF A SANITARY SEWER MANHOLE IN A CUL-D-SACK. ELEVATION=545.94'
BENCHMARK #2 - CUT "X" IN CONCRETE LOCATED IN THE SOUTHEAST DRIVEWAY OF THE CUL-D-SACK. ELEVATION=546.13'

OWNER AND DEVELOPER
ALLTRADES INDUSTRIAL DEVELOPMENT LLC
14800 QUORUM DRIVE, SUITE 251
ADDISON, TX 75254
CONTACT: JAMES REA (214) 837-3838

ENGINEER/ARCHITECT
GPD GROUP PROFESSIONAL CORPORATION
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
CONTACT: TODD HUNTINGTON (489) 573-4301



- PLAN KEYNOTES**
- PROPOSED P.C.C. CURB. SEE SHEET C-501.
 - PROPOSED P.C.C. CURBED WALK. SEE SHEET C-501.
 - PROPOSED P.C.C. WALK. SEE SHEET C-501.
 - PROPOSED 7" P.C.C. (4000 PSI @ 28 DAYS PER ASTM C-31) PAVEMENT OVER 4" CRUSHED LIMESTONE BASE (TXDOT APPROVED). PROVIDE #3 REBAR PLACED 24" O.C. IN ACCORDANCE WITH TXDOT ITEM 440 (CONTROL JTS. 12" O.C.). SEE SHEET C-501 FOR DETAIL.
 - PROPOSED HANDICAPPED PARKING SIGN. SEE SHEET C-501.
 - PROPOSED LANDSCAPING AREA. SEE SHEET L-101. ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SEEDED PER SHEET L-001.
 - PROPOSED PAINTED TRANSVERSE STRIPING. SEE SHEET C-501.
 - PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
 - PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE - SEE SHEET C-501.
 - PROPOSED PAINTED INTERNATIONAL ADA SYMBOL PER ADA SPECIFICATIONS AND SHEET C-501.
 - PROPOSED LIGHT POLE AND FOUNDATION. SEE ELECTRICAL DRAWINGS AND SHEET C-501 FOR SPECIFICATIONS.
 - PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-501.
 - PROPOSED BUILDING. SEE ARCHITECTURE PLANS.
 - PROPOSED 6" TALL BLACK ALUMINUM DOUBLE SWING DRIVEWAY GATE WITH AUTOMATIC OPENER.
 - PROPOSED 6" TALL BLACK SPEARTOP ALUMINUM FENCE.
 - PROPOSED YARD DRAIN. SEE DETAIL SHEET C-503.
 - PROPOSED 5.5" P.C.C. (4000 PSI @ 28 DAYS PER ASTM C-31) PAVEMENT OVER 4" CRUSHED LIMESTONE BASE (TXDOT APPROVED). PROVIDE #3 REBAR PLACED 24" O.C. IN ACCORDANCE WITH TXDOT ITEM 440 (CONTROL JTS. 12" O.C.). SEE SHEET C-501 FOR DETAIL.
 - PROPOSED TRASH ENCLOSURE AND 8" TALL BRICK WALL. COLOR TO MATCH BUILDING. SEE ARCHITECTURE PLANS.
 - PROPOSED FENCED OFF AREA DESIGNATED FOR FORK LIFT.
 - PROPOSED LOADING AREA.
 - PROPOSED PAVILION. SEE ARCHITECTURE PLANS.
 - CURB TAPER. SEE SHEET C-501.
 - CROSS WALK STRIPING. SEE SHEET C-501.
 - PROPOSED BOLLARD. SEE SHEET C-501.
 - PROPOSED CATCH BASIN PER TXDOT SPECIFICATIONS. SEE SHEET C-141 AND C-503 FOR DESIGN INFORMATION.
 - PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
 - PROPOSED ELECTRICAL TRANSFORMER PER ELECTRICAL COMPANY SPECIFICATIONS. G.C. TO VERIFY EXACT LOCATION AND SIZE WITH UTILITY ENGINEER.
 - PROPOSED ELECTRIC METER PER ELECTRICAL COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - PROPOSED FIRE HYDRANT PER CITY OF LEWISVILLE STANDARDS. SEE SHEET C-503 FOR DETAILS.
 - PROPOSED 8" HIGH PRE-CAST CONCRETE RETAINING WALL. TO MATCH EXISTING WALL ALONG NORTH SIDE OF SITE. IN TYPE AND COLOR. RETAINING WALL TO BE INSTALLED BY SUPERIOR CONCRETE PRODUCTS. CONTACT HECTOR SOLIS @ 817-277-9255. ALTERNATIVES TO THIS SPECIFICATION TO BE APPROVED BY OWNER.
 - PROPOSED 18" P.C.C. CURB. SEE SHEET C-501.
 - NOT USED.

Drawing Name: O:\2018\201821101_Lewisville_TX\DWG\Construction\Documents\Civil\19_07_03_As-Built\2019_06_06_201821101_CDs.dwg
July 3, 2019 11:16 AM - jlam



REV.	DATE	DESCRIPTION
A	06/05/18	CITY COMMENTS RD1
B	12/7/18	CITY COMMENTS RD2
C	1/15/19	CITY COMMENTS RD3
E	4/24/19	BULLETIN # 2
F	06/26/19	BULLETIN # 3

GPD Group, Professional Corporation
Texas Registration No. 18819
06/27/2019



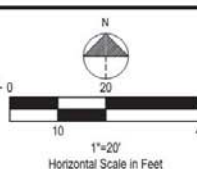
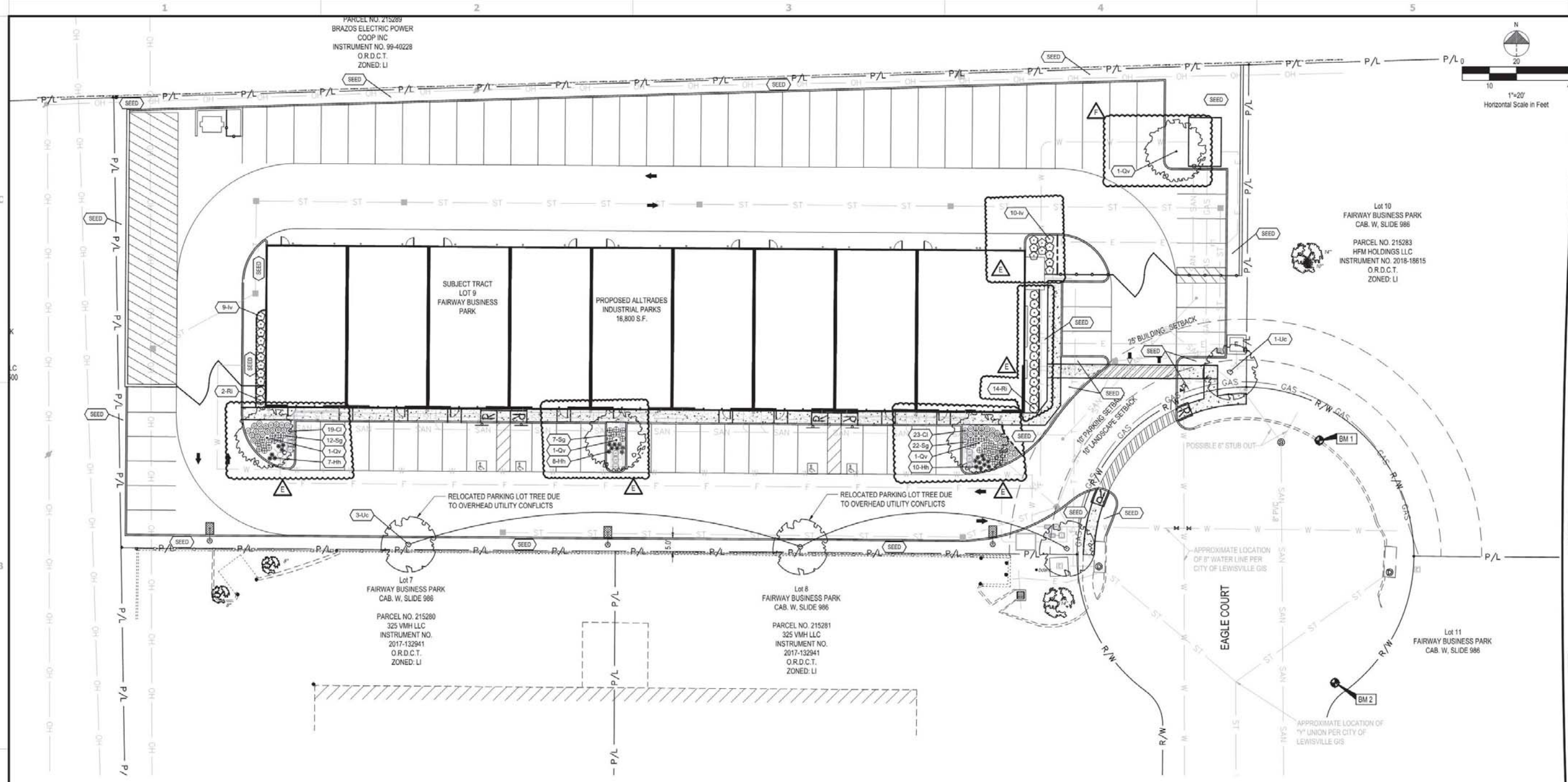
ALL TRADES INDUSTRIAL PARKS
1504 EAGLE COURT
LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK
1.587 ACRES
ZONED: LIGHT INDUSTRIAL
LANDSCAPE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TH	JA

JOB NO.
2018211.01

L-101



PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition	Remarks
Tree						
Qv	Quercus virginiana 'SDLN'	Cathedral Live Oak	4	3" Cal.	B&B	Matching
Uc	Ulmus crassifolia	Cedar Elm	4	3" Cal.	B&B	Matching
Shrub						
Iv	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	9	24" H. No. 3	Cont.	3' o/c
Ju	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	4	No. 5	Cont.	Per Plan
Ri	Raphiolepis indica 'Clara'	Clara Indian Hawthorn	16	24" H. No. 3	Cont.	3' o/c
Ground Cover / Perennial / Ornamental Grass						
Cl	Coreopsis lanceolata	Lanceleaf Coreopsis	42	No. 1	Cont.	2' o/c
Hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	25	No. 1	Cont.	Per Plan
Sg	Salvia greggii 'Furman's Red'	Furman's Red Autumn Sage	41	No. 3	Cont.	2' o/c

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Call 2 Working Days Before You Dig

INTERIOR PARKING LANDSCAPE CALCULATIONS

REQUIRED	PROVIDED	REQUIREMENT MET
SEC. 6-123.(4) ONE SHADE TREE FOR EACH 15 PARKING SPACES PROVIDED 75 PARKING SPACES / 15 = 5 TREES	5 TREES	YES

NOTES

- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED OR MULCHED SHALL BE SEEDED PER SHEET L-001.
- SEE SHEET L-001 FOR ALL PLANTING DETAILS.
- DUE TO OVERHEAD UTILITY CONFLICTS, REQUIRED PARKING LOT TREES HAS BEEN RELOCATED ON SITE.

LEGEND

- EXISTING TREE AND SIZE
- PROPOSED LANDSCAPE BED EDGE, SEE DETAIL PER SHEET L-001
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA
- PROPOSED AGGREGATE MULCH AREA (TO BE LOCATED BETWEEN BACK OF CURB AND WALL)

Existing Building Elevations



**MINUTES
TRANSPORTATION BOARD**

Tuesday August 4th, 2020

Item No. 1 Call to Order and Announce a Quorum is Present

Due to the closing of city facilities for in-person meetings, the Transportation Board meeting on Tuesday, August 4th, was held via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Chairman Mary Ellen Miksa called the Lewisville Transportation Board meeting to order at 06:52 p.m. and announced that a quorum was present with the following members in attendance:

Mary Ellen Miksa
William Meredith
Karen Locke
Francesca Alwaely
Erum Ali
John Lyng
Alvin Turner

Members Absent: None

Staff Present: Sagar Medisetty

Item No. 2 Selection of Chairman and Vice-Chairman

A motion was made by Mary Ellen Miksa and seconded by Karen Locke to select William Meredith as the Chairman for the Transportation Board. All members present voted aye (7-0), and the motion carried.

A motion was made by Karen Locke and seconded by John Lyng to select Erum Ali as the Vice-Chairman for the Transportation Board. All members present voted aye (7-0), and the motion carried.

Item No. 3 Approval of the Minutes

A motion was made by Erum Ali and seconded by Mary Ellen Miksa to approve the minutes of the July 7, 2020 meeting as submitted. All members present voted aye (7-0), and the motion carried.

Item No. 4 Visitors/Citizens Forum

At this time, any person with business before the Board not scheduled on the Agenda may speak to the Board. No formal action can be taken on these items at this meeting.

No speakers came forth.

Item No. 5 Consideration of an Amendment to Section 15-104, Trucks Operation Restricted, of the Lewisville City Code to Extend the Truck Restriction on Church Street to include the block between Mill Street and Kealy Avenue and Make a Recommendation to the City Council Regarding the Amendment.

Sagar Medisetty presented this item and explained the staff recommendation to extend the truck restriction on Church St for one block between Mill Street and Kealy Avenue. Mr. Meredith asked how the truck restriction would be enforced. Sagar Medisetty described that proper signage will be installed for the truck restriction and that there will be an initial period where Police Department will be issuing warnings to any errant truck drivers, but that eventually citations will be issued. Mr. John Lyng asked what kind of trucks are proposed to be restricted. Sagar Medisetty stated that they would include the larger 18-wheeler type trucks. The typical UPS delivery box trucks will be allowed.

Staff recommends the consideration.

A motion was made by Erum Ali to approve the item and seconded by Mary Ellen Miksa to approve the Consideration of an Amendment to Section 15-104, Trucks Operation Restricted, of the Lewisville City Code to Extend the Truck Restriction on Church Street to include the block between Mill Street and Kealy Avenue and Make a Recommendation to the City Council Regarding the Amendment.

The vote was 6 ayes, 0 nays and 1 absent. The motion carried.

Item No. 6 Adjournment

A motion to adjourn was made by Erum Ali and seconded by Alvin Turner. The vote was 6 ayes, 0 nays and 1 absent to adjourn.

The meeting adjourned at 7:06 pm.

Respectfully submitted,

David Salmon P.E.
City Engineer

THESE MINUTES APPROVED BY THE LEWISVILLE TRANSPORTATION BOARD.	
_____	_____
CHAIRMAN	DATE

AGENDA SUPPORT MATERIAL

February 16, 2021

Item No. 2 – Minutes

A copy of the minutes of the August 4, 2020 meeting is attached. If there are any questions or corrections, please contact Daphne Adair at 972-219-3490 or Sagar Medisetty at 972-219-5027.

Item No. 3 – Visitors/Citizens Forum

At this time, any person with business before the Board not scheduled on the Agenda may speak to the Board. No formal action can be taken on these items at this meeting.

Item No. 4 – Consideration of an Amendment to Section 15-104, Trucks Operation Restricted, of the Lewisville City Code to Restrict the Operation of Trucks on Shelby Drive between Southbound SH 121 (Southbound Frontage Road of Sam Rayburn Tollway) and Vista Del Lago Drive including the intersection of Vista Del Lago Drive and Make a Recommendation to the City Council Regarding the Amendment

Action Possible Action Informational Item

Presenter: Sagar Medisetty

Background:

Shelby Drive is a local street that provides access to the Vista Del Lago residential subdivision from the southbound frontage road of Sam Rayburn Tollway. The proposed truck restriction will prevent any commercial trucks from using Shelby Drive to and from SH 121.

Analysis:

Shelby Drive is a local residential street providing access to the Vista Del Lago residential subdivision. The Vista Del Lago subdivision could be accessed by only two (2) local streets that provide entry from SH 121 – namely, Shelby Drive and Levee Lane. The parcel immediately to the west of Shelby Drive with ‘Light Industrial’ zoning is currently undeveloped however has a proposed office warehouse development with access to Shelby Drive in the planning stages.

Large trucks could access future development in the vacant ‘Light Industrial’ zoned property immediately west of Shelby Drive directly from a driveway access off of southbound SH 121 and/or from MacArthur Boulevard. Therefore, staff proposes to restrict trucks on Shelby Drive between SH 121 and Vista Del Lago Drive.

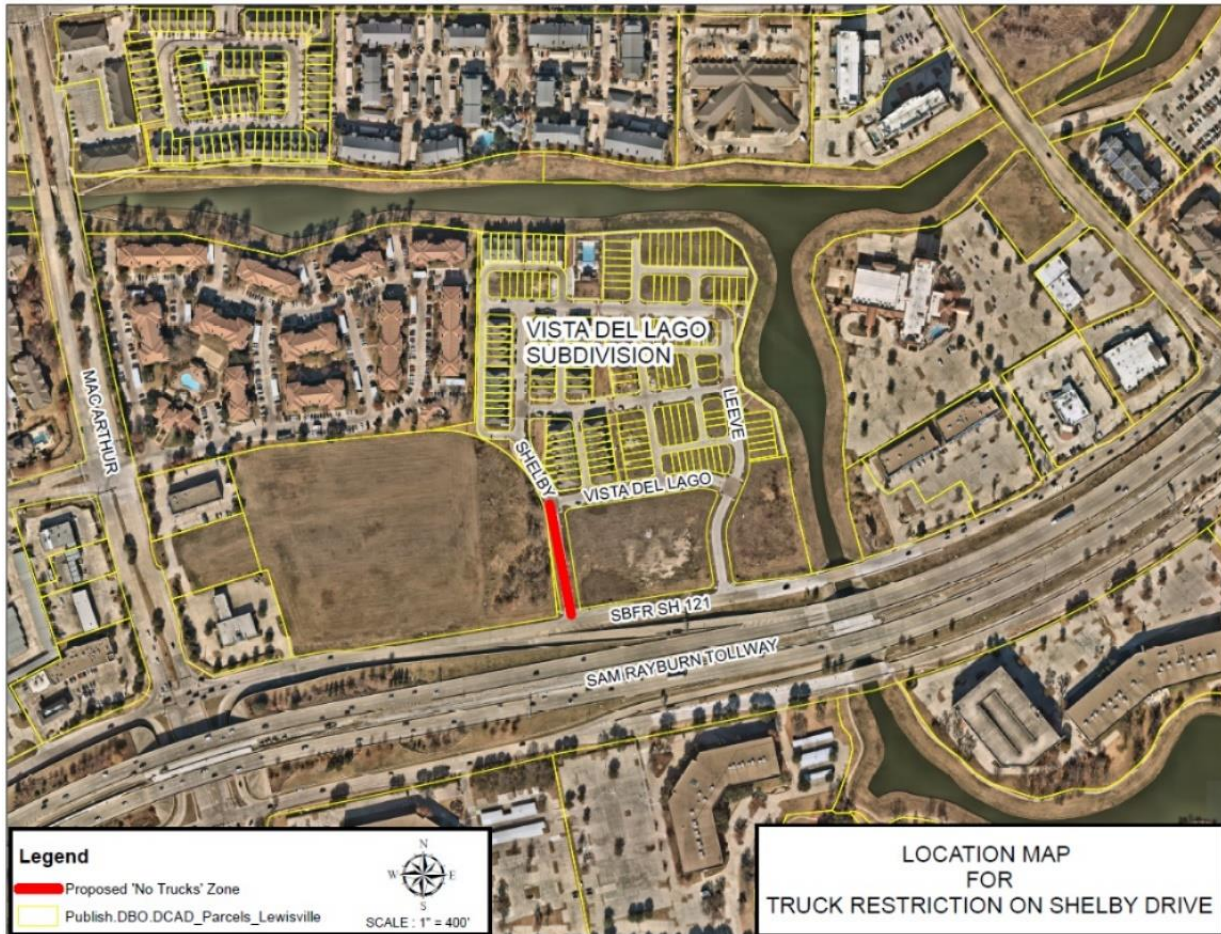


Figure 1: Map showing the proposed 'No Trucks' zone on Shelby Drive

Signs and pavement markings will be installed by Public Services.

Recommendation:

That the Transportation Board recommend to the City Council restriction of the operation of trucks on Shelby Drive between southbound SH 121 (southbound frontage road of Sam Rayburn Tollway) and Vista Del Lago Drive including the intersection of Vista Del Lago Drive.

Item No. 5 – Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Specific Streets, Establishing the Speed Limit of 35 MPH on Highland Drive between Denton Tap Road and MacArthur Boulevard, and Make a Recommendation to the City Council Regarding the Amendment.

Action Possible Action Informational Item

Presenter: Sagar Medisetty

Background:

Staff conducted speed studies on the entire section of Highland Drive between Denton Tap Road and MacArthur Boulevard. Based on the results from the study and the roadway characteristics, staff recommends lowering the speed limit from 40 mph to 35 mph and posting an advisory speed of 30 mph on the approach to the curves on the roadway.

Analysis:

Highland Drive is a 4-lane undivided roadway, classified as a C4U roadway in the City's Thoroughfare Plan. The existing speed limit on Highland Drive between Denton Tap Road and MacArthur Boulevard is 40 mph. Staff recently conducted engineering and speed studies on the entire section of Highland Drive. The City establishes the prima facie reasonable and prudent speed limits on roadways based on the 85th percentile speeds in accordance with the Texas Manual of Uniform Traffic Control Devices.

The 85th percentile speeds resulting from the traffic speed study are as follows:

- Highland Dr - between Denton Tap Rd and Hilldale Dr - 41 mph
- Highland Dr - between Hilldale Dr and Rockbrook Dr - 32 mph
- Highland Dr - between Rockbrook Dr and MacArthur Blvd - 41 mph

It is to be noted that during the speed study period, there was a Police Department's radar speed feedback device posted in the middle segment of Highland Drive between Hilldale Drive and Rockbrook Drive. This may have influenced the speed recordings resulting in a slight downward skew of the 85th percentile speed for that segment to 32 mph.

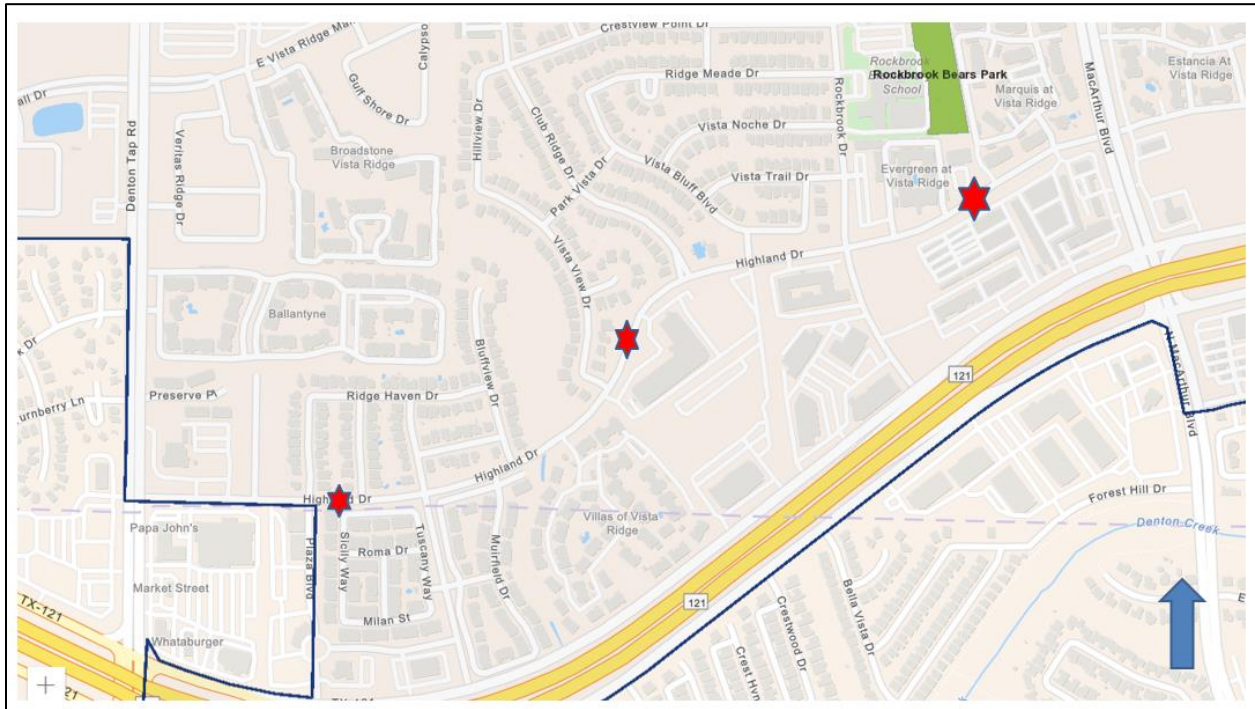


Figure 2: Approximate Speed Study Data Collection Locations

Roadway Characteristics of Highland Drive:

The middle segment of Highland Drive between Hilldale Drive and Rockbrook Drive has hills and curves on the roadway. The grade and alignment of the roadway has the potential to create sight visibility issues and impact the speed at which motorists can operate their vehicles. The property along Highland Drive is fully developed and mostly residential with some office and light industrial uses on the south side of the roadway.

Based on the speed study results, and the geometric characteristics on the roadway in certain segments, staff recommends the following:

- Lowering the speed limit to 35 mph on Highland Drive between Denton Tap & MacArthur Blvd
- Posting an advisory speed of 30 mph beneath the existing ‘Curve’ warning signs on both eastbound and westbound Highland Drive in advance of the curves.

The comparison of the existing and proposed speed limits on Highland Drive are summarized in the table below.

STREET SECTION	EXISTING SPEED LIMIT	PROPOSED SPEED LIMIT
Highland Drive – from Denton Tap Rd to MacArthur Blvd	40 mph	35 mph

Signage will be installed by Public Services.

Recommendation:

That the Transportation Board recommend approval to the City Council to establish the speed limit of 35 mph on Highland Drive between Denton Tap Road and MacArthur Boulevard.

Item No. 6 – Consideration of an Amendment to Section 15-36, Maximum Speed Limits Near Schools, of the Lewisville City Code to Establish a School Speed Zone on Farm to Market Road 544 from 500 feet west of Windhaven Parkway to 2,414 Feet East of Windhaven Parkway, and Make a Recommendation to the City Council Regarding the Amendment.

Presenter: Sagar Medisetty

Background:

The western limits of the existing school speed zone on FM 544 is at 400 feet east of Windhaven Parkway. Student pedestrians utilize the signalized crosswalk at the Windhaven Parkway intersection to walk to and from the School. Staff recommends extending the western limits of the school zone to 500 feet west of Windhaven Parkway to accommodate the students walking to and from the School.

Analysis:

Farm to Market Road (F.M.) 544 is a TxDOT on-system roadway designated on the State Highway System maintained by TxDOT. TxDOT's recent completion of F.M. 544 project widened the roadway from 2-lanes to 6-lanes between FM 2281 and the east city limits.

Student pedestrians accessing the Killian Middle School located on the north side of F.M. 544 utilize the signalized crosswalk at the FM 544 and Windhaven Pkwy intersection to cross the F.M. 544 roadway. Students need to cross a wide distance of roughly 110 feet, while traversing the 6-

lane roadway with left turn and right turn auxiliary lanes and a median. There is an incline on the eastbound approach on FM 544 to Windhaven Parkway with the top of the hill just east of Windhaven Parkway. The hill creates a reduced sight distance for westbound motorists on FM 544 on the approach to the Windhaven Pkwy intersection. Also, the speed limit on the 6-lane FM 544 is high at 50 mph. Within the existing school zone to the east of Windhaven Parkway, it reduces to 35 mph, a 15-mph reduction (the maximum allowed by state law).

The following pedestrian activity has been observed at the intersection of F.M. 544 and Windhaven Parkway during the school arrival and dismissal times in October 2020 for the Killian Middle School:

- 12 pedestrians crossed FM 544 on the north side during the morning arrival time
- 11 pedestrians crossed FM 544 on the north side during the evening dismissal time

It should be noted that the crosswalk is somewhat protected due to the traffic signal and pedestrian signal at the intersection. However, with the high speed of the roadway, wide pedestrian crossing distance and sight distance restrictions, staff recommends extending the school speed zone limits as follows:

SCHOOL SPEED ZONE	EXISTING LIMITS	PROPOSED LIMITS
F.M. 544	From 400 feet east of Windhaven Pkwy to 2,414 feet east of Windhaven Pkwy	From <u>500 feet west of Windhaven Pkwy</u> to 2,414 feet east of Windhaven Pkwy

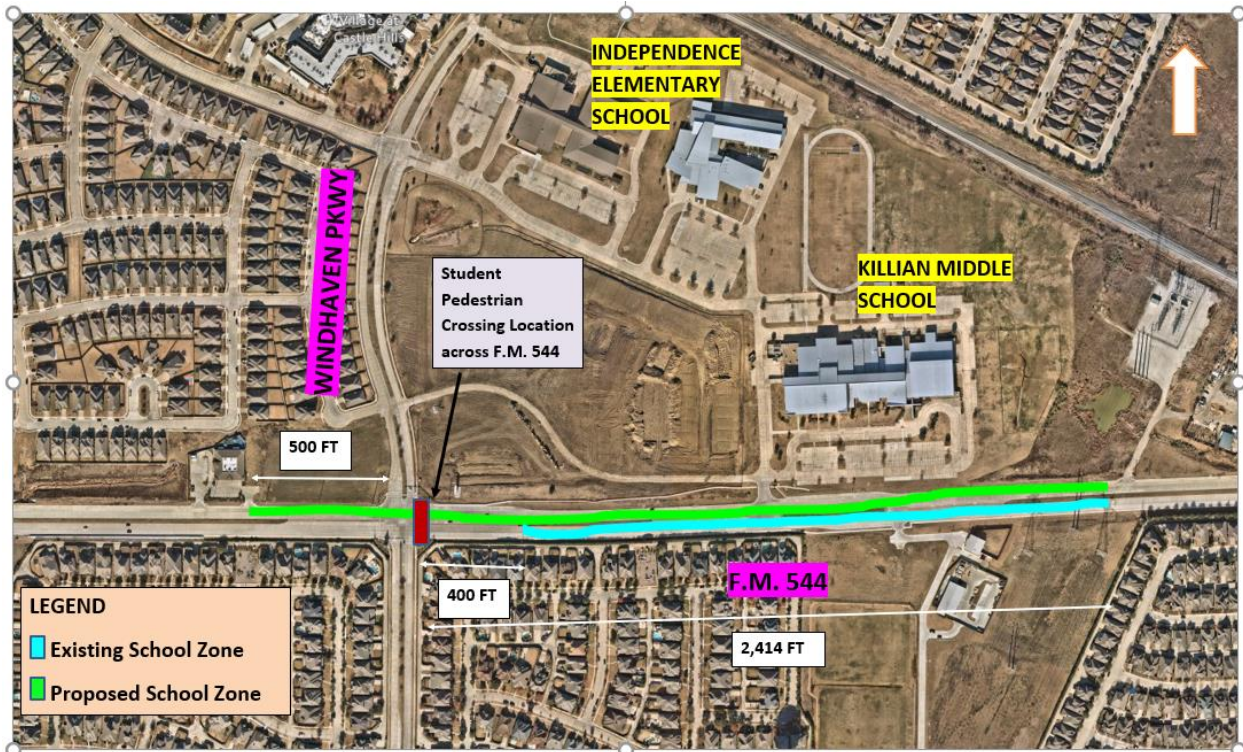


Figure 3: Proposed School Speed Zone Extension on F.M. 544

Because FM 544 is a TxDOT facility, TxDOT concurrence will be needed to extend the school speed zone on FM 544 prior to Council action. TxDOT permit will also be needed to work in the TxDOT right-of-way to relocate the flashing beacons and signage.



Flashing beacons and associated signage will be relocated by Public Services.

Recommendation:

That the Transportation Board recommend approval to the City Council to establish a school speed zone on Farm to Market Road 544 from 500 feet west of Windhaven Parkway to 2,414 feet east of Windhaven Parkway.



Legend

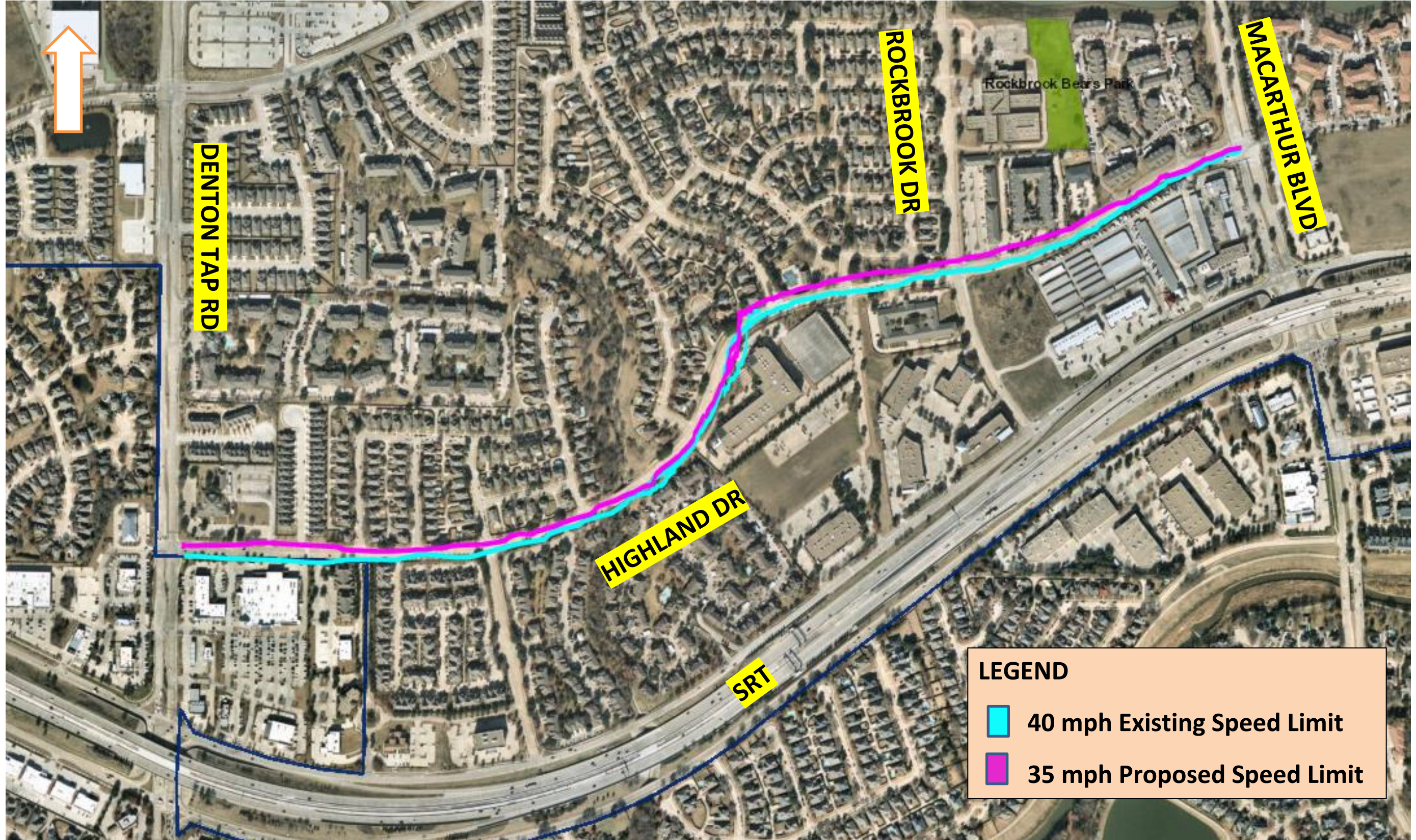
-  Proposed 'No Trucks' Zone
-  Publish.DBO.DCAD_Parcels_Lewisville



SCALE : 1" = 400'

LOCATION MAP
FOR
TRUCK RESTRICTION ON SHELBY DRIVE

LOCATION MAP – SPEED LIMIT ON HIGHLAND DRIVE



LOCATION MAP – PROPOSED SCHOOL ZONE EXTENSION ON F.M. 544

