



City of Lewisville, TX

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

151 W Church Street
Lewisville, Texas 75057

Tuesday, March 2, 2021

6:30 PM

A Zoom Meeting Will be Held. A
Link to the Meeting is Contain
Below.

Joint Session - 6:30 P.M.

The joint Planning and Zoning Commission and Transportation Board meeting scheduled for Tuesday, March 2, 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/99308896624> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 993 0889 6624. 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 Round Grove Road 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 on the West Side of Edmonds Lane, South Side of Round Grove Road \(FM3040\) and North Side of Spinks Road.](#)
2. [Regular Hearing: Final Plat of First Park 121 Addition, Lots 3 and 4, Block A; on 27.627 Acres out of Samuel M. Hayden Survey, Abstract Number 537 and the Harrison Young Survey, Abstract Number 1448; Zoned Light Industrial \(LI\) District; Located Approximately 670 Feet South of Midway Road, Approximately 780 Feet West of Farm to Market Road 544.](#)
3. [Regular Hearing: Final Plat of Crossroads Centre North Addition, Lots 5R and 6, Block A; on 11.872 Acres out of J.W. Johnson Survey, Abstract Number 1609, Amos Singleton Survey, Abstract Number 1138, and The B.B.B. & C.R.R. Survey, Abstract Number 180; Zoned Light Industrial \(LI\) District; Located at the Northwest Corner of Leora Lane and State Highway 121, Being a Replat of Crossroads Centre North Lot 5 and Lot 2R, Block A.](#)
4. [Regular Hearing: Final Plat of ARTX Park Addition, Lot 1R, Block A; on 5.007 Acres out of the L.N. Sparks Survey, Abstract 214; Zoned Heavy Industrial \(HI\); Located at the Southwest Corner of Valley Ridge Boulevard and Mario Court, Being a Replat of the ARTX Park Addition Lots 1-3, Block A.](#)

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, Sinicola 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; 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 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 map 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 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 Alwaely. 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: March 2, 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 Round Grove Road 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 on the West Side of Edmonds Lane, South Side of Round Grove Road (FM3040) and North Side of Spinks Road.**

BACKGROUND:

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.

This item was originally scheduled for the February 16th Planning and Zoning Commission meeting which was cancelled due to inclement weather and unstable electric service.

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 6-71

- Show all private drainage easement

Section 6-76 – Abandonment of real property

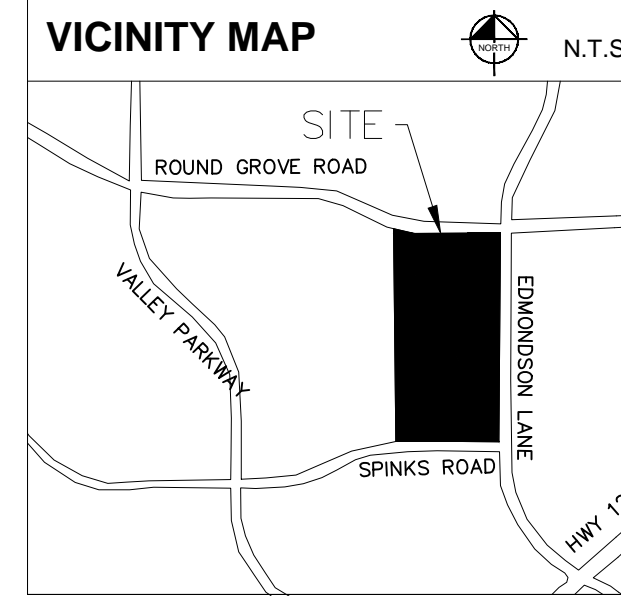
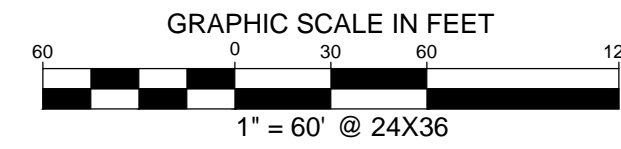
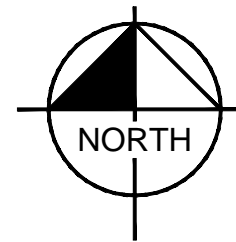
- Need appraisal and abandonment documents and a note on the plat regarding the ROW abandonment

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 TABLE	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 TABLE	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
ID/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)]

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

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.

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"

=6°58'15"
R=1439.00'
L=175.08'
CB=S85°39'22"W
C=174.97'

SPINKS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

R.O.W. DEDICATION
0.0488 ACRES
2,127 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

APPROX. LOCATION OF
SURVEY LINE

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

APPROX. LOCATION OF
SURVEY LINE

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

APPROX. LOCATION OF
SURVEY LINE

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

APPROX. LOCATION OF
SURVEY LINE

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

APPROX. LOCATION OF
SURVEY LINE

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

APPROX. LOCATION OF
SURVEY LINE

BURRELL HUNTER SURVEY,
ABSTRACT NO. 554

PETER HARMONSON SURVEY,
ABSTRACT NO. 604

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

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'	MGB	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

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

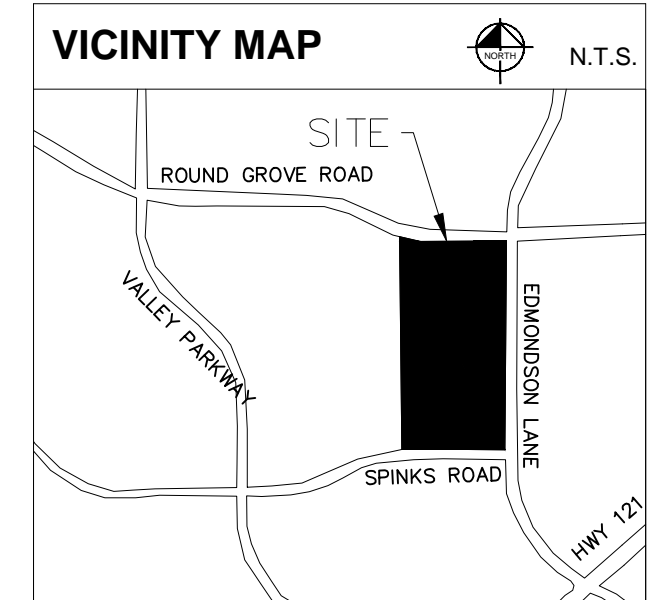
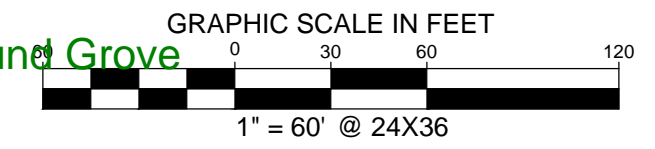
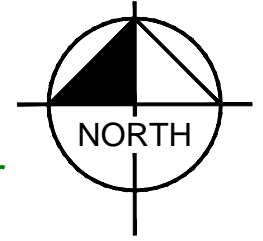
OWNER:
THOMAS V COBB
810 WEST ROUND GROVE ROAD,
LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

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

BLANKENSHIP, MATTHEW 11/30/2020 5:58 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]

P.O.B.
5/8" IRFC "RPLS 5199"
N89°10'20"E S71°56'05"E
92.81' 40.92'

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.

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 12.533 ACRES
EOC-ROUND GROVE, LLC
DOC. NO. 2014-32498
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

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

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

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

LINE TABLE

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 TABLE

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'

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)]

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

Provide the abandonments from the utility companies

EDMONDS LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

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

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

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

MATCHLINE (SEE SHEET 1)

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 _____

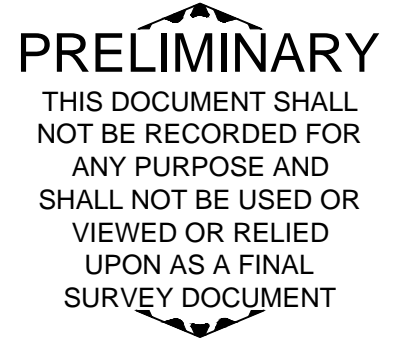
SURVEYORS CERTIFICATION

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
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BURRELL HUNTER SURVEY, ABSTRACT NO. 554
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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

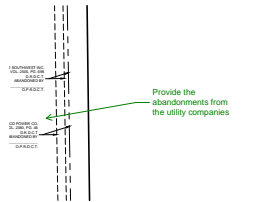
OWNER:
THOMAS V COBB
810 WEST ROUND GROVE ROAD, LEWISVILLE, TEXAS, 75067
PHONE: 214-308-8030
CONTACT: THOMAS COBB

BLANKS SHIP, MATTHEW 11/30/2020 5:58 PM LAST SAVED 11/30/2020 5:47 PM
DWG NAME: K:\DIAL_SURVEY\064477412 - SWG ROUND GROVE EDMONDS LEWISVILLE.FP.DWG - PLOTTED BY



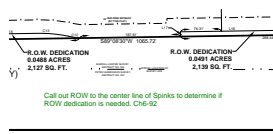
Bison Grove Final Plat Markup Summary

DRussell (8)



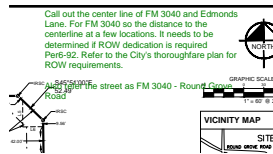
Author: DRussell

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

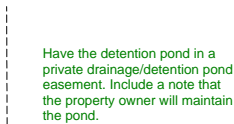
The ROW will be abandoned by this Plat. Staff will need the land appraisal and abandonment documents executed before the Plat can be approved. Per Ch6-76



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.



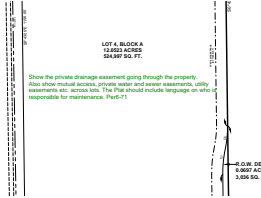
Author: DRussell

Is the gas site going to part of Lot 1?

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

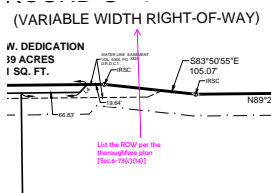
Ippolito (1)

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)]

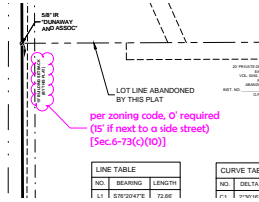
Bl

Author: Jon Beckham

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

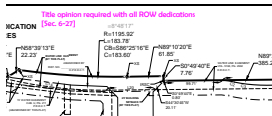


LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



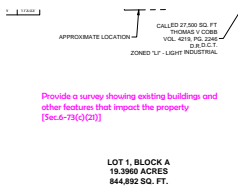
Author: Jon Beckham

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



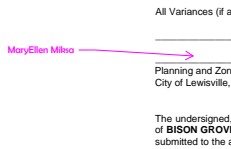
Author: Jon Beckham

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



Author: Jon Beckham

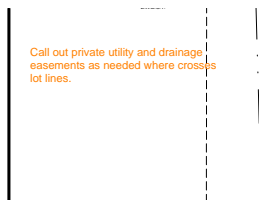
Provide a survey showing existing buildings and other features that impact the property [Sec.6-73(c)(21)]



Author: Jon Beckham

MaryEllen Miksa

kchearon (3)



Author: kchearon

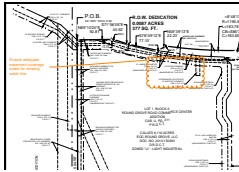
Call out private utility and drainage easements as needed where crosses lot lines.



LEWISVILLE

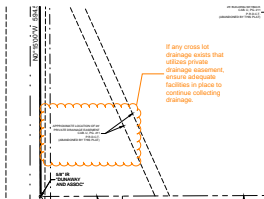
Deep Roots. Broad Wings. Bright Future.

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: March 2, 2021
SUBJECT: **Regular Hearing: Final Plat of First Park 121 Addition, Lots 3 and 4, Block A; on 27.627 Acres out of Samuel M. Hayden Survey, Abstract Number 537 and the Harrison Young Survey, Abstract Number 1448; Zoned Light Industrial (LI) District; Located Approximately 670 Feet South of Midway Road, Approximately 780 Feet West of Farm to Market Road 544.**

BACKGROUND:

House Bill 3167 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 First Park 121 Addition was submitted on February 1, 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 6-73(c) Final Plat

- (24) Correct certification of ownership is provided to match appendix
- (25) Correct Planning and Zoning Commission approval block to match appendix
- Update Planning and Zoning Chair to MaryEllen Miksa
- Provide County required location for filing information.

Section 6-95 Easements/R.O.W.s

- Show recently established waterline easement
- Show continuation of drainage easement
- Provide private fire line, private sewer line easements.

Section 6-103 Access management policy

- Provide mutual access easement

Section 17-23 Light Industrial District

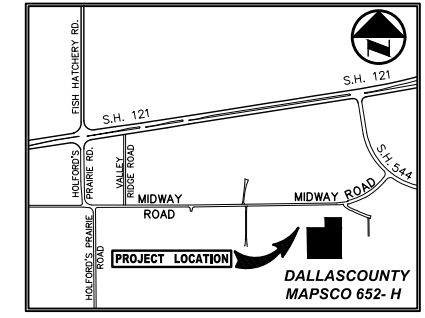
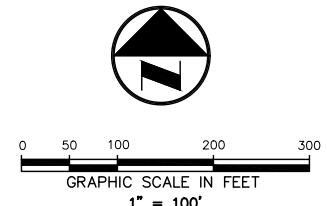
- Show 25-foot building setback along both eastern boundary or label as being abandoned.

The applicant may resubmit a revised preliminary 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 First Park 121 Addition for the deficiencies listed above and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.

MIDWAY ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(BY USE AND OCCUPATION)
(NO RECORD FOUND)



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY DEDICATION
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE
- (C.M.) CONTROLLING MONUMENT
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)

- NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been adjusted to surface by applying the Denton County TxDot combination factor of 1.000150630.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0570 G, Community-Panel No. 480195 0570 G, Revised Date: April, 18 2011. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
 - The survey abstract lines shown hereon are approximate and are not located on the ground.
 - The city limit lines shown hereon are approximate and are not located on the ground.

AREA TABLE

LOT	ACRES	SQUARE FEET
LOT 3, BLOCK A	9.582	417,404
LOT 4, BLOCK A	18.045	786,061
TOTAL	27.627	1,203,465

LINE TABLE

LINE	BEARING	LENGTH
L1	N 90°00'00" E	15.00'
L2	N 52°40'23" E	26.17'
L3	N 02°12'34" W	17.30'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	30.00'	N 45°00'00" E	42.43'
C2	90°00'00"	30.00'	47.12'	30.00'	S 45°00'00" E	42.43'
C3	37°19'37"	30.00'	19.54'	10.13'	N 18°39'49" W	19.20'

Provide mutual access, private fire line, private sewer line easements.

25' Building Setback Shown on preliminary plat to be removed with this plat?

If the floodplain limits are shifting with the LOMR, show the proposed floodplain limit

Show the waterline easement that was recently established

Continue the drainage easement

SHEET 1 OF 2
FINAL PLAT
FIRST PARK 121 ADDITION
LOTS 3 & 4, BLOCK A
27.627 ACRES (ZONED LI)
BEING A 27.627 ACRE TRACT OF LAND
LOCATED IN THE CITY OF LEWISVILLE, TEXAS
AND BEING OUT OF THE
SAMUEL M. HAYDEN SURVEY, ABSTRACT NO. 537
AND HARRISON YOUNG SURVEY, ABSTRACT NO. 1448
DENTON COUNTY, TEXAS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY JMC	CHECKED BY JEC/MWW	SCALE 1"=100'	DATE FEB. 2021	JOB NUMBER 1013-20.689
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JMONSVAIS 1/29/2021 11:02 AM M:\06-10\1013-20.689\DWG\SURVEY\CSD 2018\1013-20.689FP.DWG

FINAL PLAT - FIRST PARK 121 ADDITION, LOTS 3 & 4, BLOCK A

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FR LEWISVILLE MIDWAY, LLC is the owner of a 27.627 acre tract of land situated in the Samuel M. Hayden Survey, Abstract No. 537 and Harrison Young Survey, Abstract No. 1448, Denton County, Texas; said tract being part of that certain tract of land described in Warranty Deed to FR Lewisville Midway, LLC recorded in Document No. 2018-8990 of the Official Public Records of Denton County, Texas; said 27.627 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "B.H. & C" cap found for corner in the south right-of-way line of Midway Road (a variable width right-of-way); said point being the northwest corner of Lot 1, Block A, Midway Pump Station Addition, an addition to the City of Lewisville, Texas according to the plat recorded in Vol. 2009, Pg. 126 of the Deed Records of Denton County, Texas;

THENCE, South 00 degrees, 32 minutes, 51 seconds East, departing the said south line of Midway Road and along the west line of said Lot 1, Block A, Midway Pump Station Addition, at a distance of 12.00 feet passing the northeast corner of Lot 2, Block A, First Park Addition, an addition to the City of Lewisville, Texas according to plat recorded in Document No. 2018-311 of said Deed Records, continuing a total distance of 451.94 feet to the POINT OF BEGINNING; said point being a 1/2-inch iron rod with "B.H. & C" cap found for corner; said point being the southwest corner of said Lot 1, Block A, Midway Pump Station Addition, of said Deed Records;

THENCE, North 89 degrees, 42 minutes, 04 seconds East, along the south line of said Lot 1, Block A, Midway Pump Station Addition and the said north line of FR Lewisville tract, a distance of 500.00 feet to a 1/2-inch iron rod found for corner; said point being in the west line of that certain tract of land described in Warranty Deed to Breco Lands CH LLC recorded in Document No. 2006-153340 of said Deed Records and being the southeast corner of said Lot 1, Block A, Midway Pump Station Addition;

THENCE, South 00 degrees, 20 minutes, 20 seconds East, along the said west line of the Breco tract and the said east line of FR Lewisville tract, a distance of 1,480.55 feet to a 10-inch fence post found for corner; said point being the northeast corner of Lot 1, Block A, Mansions at Sunset Ridge, an addition to the City of Carrollton, Texas according to the plat recorded in Cabinet Y, Page 589 of said Deed Records of Denton County, Texas;

THENCE, North 89 degrees, 32 minutes, 41 seconds West, along the north line of said Lot 1, Block A, Mansions at Sunset Ridge and the said south line of FR Lewisville tract, a distance of 541.46 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, Due North, departing the said north line of Lot 1, Block A, Mansions at Sunset Ridge, a distance of 422.85 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, Due West, a distance of 498.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner, said point being the south east corner of Lot 1, Block A, of said First Park Addition;

THENCE, Due North, a distance of 838.16 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner, said point being the southwest corner of Lot 2;

THENCE, Due East, at a distance of 498.00 feet passing a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner, at a total distance of 532.72 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner said point being the southeast corner of Lot 2;

THENCE, North 00 degrees, 32 minutes, 51 seconds West, along the east line of said Lot 2, Block A, a distance of 212.61 feet to the POINT OF BEGINNING;

CONTAINING: 1,203,465 square feet or 27.627 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOWN ALL MEN BY THESE PRESENTS:

THAT, I, Jonathan E. Cooper, do hereby certify that I prepared this plat from an actual 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 Regulations of Denton County, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 1/29/21.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the same 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 ____ day of _____, 2021.

Notary not required for surveyor's signature. You can either remove it or keep it if you want.

Notary Public
Dallas County, Texas
My Commission Expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

That Robert Allen, as authorized agent for FR LEWISVILLE MIDWAY, LLC., does hereby adopt this plat designating the herein above described property as FIRST PARK 121 ADDITION, LOTS 3 & 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 Preliminary Plat. Face of the

FR LEWISVILLE MIDWAY, LLC

By: _____
Name: Robert Allen
Title: Regional Manager/ Market Leader
FR Lewisville Midway, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert Allen, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of _____
My Commission Expires: _____

If any, add lien holder signature (if not disregard this comment)

SIGNATURE BLOCK FOR CITY SECRETARY

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Preliminary Plat of the FIRST PARK 121 ADDITION, an 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 ____ day of _____, 2021 and such body of 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 this ____ day of _____, 2021

Julie Worster, City Secretary
City of Lewisville, Texas

Check with Engineering if this variance is applicable and the note needs to stay on the plat.

Variance approved by City Council on October 2, 2017:
a. to allow a modified deceleration lane configuration along Midway Road.

All variances (if any) from the general Development Ordinance Approved by City Council.

Kristin Green, Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Date

SHEET 2 OF 2
FINAL PLAT
FIRST PARK 121 ADDITION
LOTS 3 & 4, BLOCK A
27.627 ACRES (ZONED L)
BEING A 27.627 ACRE TRACT OF LAND
LOCATED IN THE CITY OF LEWISVILLE, TEXAS
AND BEING OUT OF THE
SAMUEL M. HAYDEN SURVEY, ABSTRACT NO. 537
AND HARRISON YOUNG SURVEY, ABSTRACT NO. 1448
DENTON COUNTY, TEXAS

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805. Includes a table with columns: DRAWN BY (JMC), CHECKED BY (JEC/MWW), SCALE (1"=100'), DATE (FEB. 2021), JOB NUMBER (1013-20.689).

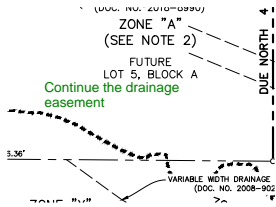
OWNER/DEVELOPER: FR LEWISVILLE MIDWAY, LLC 311 S. WACKER DRIVE, STE. 3900 CHICAGO, IL 60606-6627 PH: 972-419-5715 CONTACT: ROBERT ALLEN
ENGINEER/SURVEYOR: PACHECO KOCH, LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 PH: 972-235-3031 CONTACT: JONATHAN COOPER

Filled: _____ Doc. # _____

FINAL PLAT - FIRST PARK 121 ADDITION, LOTS 3 & 4, BLOCK A

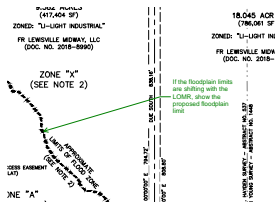
First Park 121_1st Summary

DRussell (4)



Author: DRussell

Continue the drainage easement



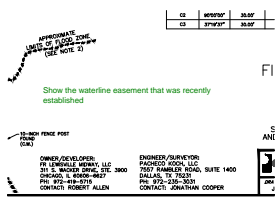
Author: DRussell

If the floodplain limits are shifting with the LOMR, show the proposed floodplain limit



Author: DRussell

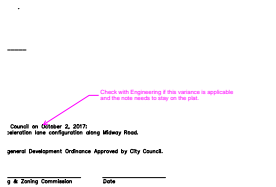
Provide mutual access, private fire line, private sewer line easements.



Author: DRussell

Show the waterline easement that was recently established

Jsin (8)



Author: Jsin

Check with Engineering if this variance is applicable and the note needs to stay on the plat.



Author: Jsin

If any, add lien holder signature (if not disregard this comment)

ie public use here Author: Jsin

the Preliminary Plat

Author: Jsin

Face of the

the Preliminary Plat.
Face of the

as, on this day personally appeared
ed to the foregoing instrument and
therein expressed.

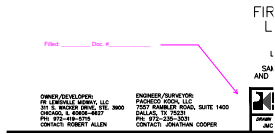
Notary not required for surveyor's
signature. You can either remove
it or keep it if you want.

Author: Jsin

Notary not required for surveyor's
signature. You can either remove it or
keep it if you want.

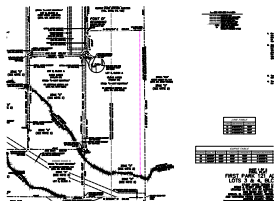
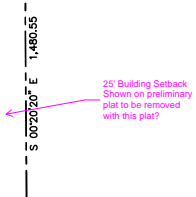
Author: Jsin

Filled: _____ Doc. # _____



Author: Jsin

25' Building Setback Shown on
preliminary plat to be removed
with this plat?



Author: Jsin

MEMORANDUM

TO: Planning and Zoning Commission
FROM: June Sin, Planner
DATE: March 2, 2021
SUBJECT: **Regular Hearing: Final Plat of Crossroads Centre North Addition, Lots 5R and 6, Block A; on 11.872 Acres out of J.W. Johnson Survey, Abstract Number 1609, Amos Singleton Survey, Abstract Number 1138, and The B.B.B. & C.R.R. Survey, Abstract Number 180; Zoned Light Industrial (LI) District; Located at the Northwest Corner of Leora Lane and State Highway 121, Being a Replat of Crossroads Centre North Lot 5 and Lot 2R, Block A.**

BACKGROUND:

House Bill 3167 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 Crossroads Centre North Addition was submitted on February 1, 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 Plat

- (6) Use the City Base Map
- (25) Correct Planning and Zoning Commission approval block to match appendix

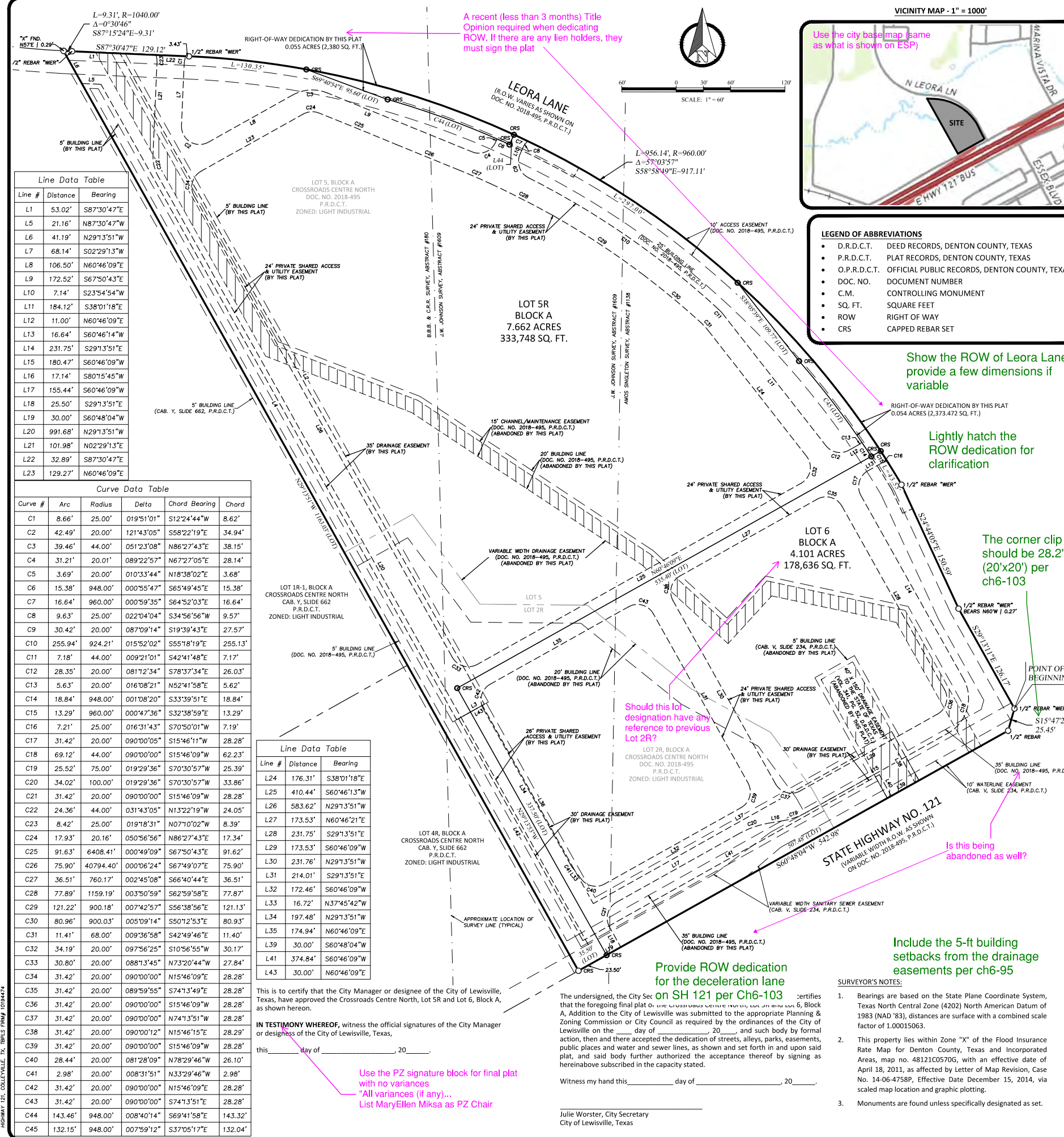
Section 6-103 Access management policy

- Provide R.O.W dedication dimensions
- Corner clip should be 20' x20'

The applicant may resubmit a revised preliminary 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 Crossroads Centre North Addition for the deficiencies listed above and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.



Line #	Distance	Bearing
L1	53.02'	S87°30'47"E
L5	21.16'	N87°30'47"W
L6	41.19'	N29°13'51"W
L7	68.14'	S02°29'13"W
L8	106.50'	N60°46'09"E
L9	172.52'	S67°50'43"E
L10	7.14'	S23°54'54"W
L11	184.12'	S38°01'18"E
L12	11.00'	N60°46'09"E
L13	16.64'	S60°46'14"W
L14	231.75'	S29°13'51"E
L15	180.47'	S60°46'09"W
L16	17.14'	S80°15'45"W
L17	155.44'	S60°46'09"W
L18	25.50'	S29°13'51"E
L19	30.00'	S60°48'04"W
L20	991.68'	N29°13'51"W
L21	101.98'	N02°29'13"E
L22	32.89'	S87°30'47"E
L23	129.27'	N60°46'09"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	8.66'	25.00'	019°51'01"	S12°24'44"W	8.62'
C2	42.49'	20.00'	121°43'05"	S58°22'19"E	34.94'
C3	39.46'	44.00'	051°23'08"	N86°27'43"E	38.15'
C4	31.21'	20.01'	089°22'57"	N67°27'05"E	28.14'
C5	3.69'	20.00'	010°33'44"	N18°38'02"E	3.68'
C6	15.38'	948.00'	000°55'47"	S65°49'45"E	15.38'
C7	16.64'	960.00'	000°59'35"	S64°52'03"E	16.64'
C8	9.63'	25.00'	022°04'04"	S34°56'56"W	9.57'
C9	30.42'	20.00'	087°09'14"	S19°39'43"E	27.57'
C10	255.94'	924.21'	015°52'02"	S55°18'19"E	255.13'
C11	7.18'	44.00'	009°21'01"	S42°41'48"E	7.17'
C12	28.35'	20.00'	081°12'34"	S78°37'34"E	26.03'
C13	5.63'	20.00'	016°08'21"	N52°41'58"E	5.62'
C14	18.84'	948.00'	001°08'20"	S33°39'51"E	18.84'
C15	13.29'	960.00'	000°47'36"	S32°38'59"E	13.29'
C16	7.21'	25.00'	016°31'43"	S70°50'01"W	7.19'
C17	31.42'	20.00'	090°00'05"	S15°46'11"W	28.28'
C18	69.12'	44.00'	090°00'00"	S15°46'09"W	62.23'
C19	25.52'	75.00'	019°29'36"	S70°30'57"W	25.39'
C20	34.02'	100.00'	019°29'36"	S70°30'57"W	33.86'
C21	31.42'	20.00'	090°00'00"	S15°46'09"W	28.28'
C22	24.36'	44.00'	031°43'05"	N13°22'19"W	24.05'
C23	8.42'	25.00'	019°18'31"	N07°10'02"W	8.39'
C24	17.93'	20.16'	050°56'56"	N86°27'43"E	17.34'
C25	91.63'	6408.41'	000°49'09"	S67°50'43"E	91.62'
C26	75.90'	40794.40'	000°06'24"	S67°49'07"E	75.90'
C27	36.51'	760.17'	002°45'08"	S66°40'44"E	36.51'
C28	77.89'	1159.19'	003°50'59"	S62°59'58"E	77.87'
C29	121.22'	900.18'	007°42'57"	S56°38'56"E	121.13'
C30	80.96'	900.03'	005°09'14"	S50°12'53"E	80.93'
C31	11.41'	68.00'	009°36'58"	S42°49'46"E	11.40'
C32	34.19'	20.00'	097°56'25"	S10°56'55"W	30.17'
C33	30.80'	20.00'	088°13'45"	N73°20'44"W	27.84'
C34	31.42'	20.00'	090°00'00"	N15°46'09"E	28.28'
C35	31.42'	20.00'	089°59'55"	S74°13'49"E	28.28'
C36	31.42'	20.00'	090°00'00"	S15°46'09"W	28.28'
C37	31.42'	20.00'	090°00'00"	N74°13'51"W	28.28'
C38	31.42'	20.00'	090°00'12"	N15°46'15"E	28.29'
C39	31.42'	20.00'	090°00'00"	S15°46'09"W	28.28'
C40	28.44'	20.00'	081°28'09"	N78°29'46"W	26.10'
C41	2.98'	20.00'	008°31'51"	N33°29'46"W	2.98'
C42	31.42'	20.00'	090°00'00"	N15°46'09"E	28.28'
C43	31.42'	20.00'	090°00'00"	S74°13'51"E	28.28'
C44	143.46'	948.00'	008°40'14"	S69°41'58"E	143.32'
C45	132.15'	948.00'	007°59'12"	S37°05'17"E	132.04'

Line #	Distance	Bearing
L24	176.31'	S38°01'18"E
L25	410.44'	S60°46'13"W
L26	583.62'	N29°13'51"W
L27	173.53'	N60°46'21"E
L28	231.75'	S29°13'51"E
L29	173.53'	S60°46'09"W
L30	231.76'	N29°13'51"W
L31	214.01'	S29°13'51"E
L32	172.46'	S60°46'09"W
L33	16.72'	N37°45'42"W
L34	197.48'	N29°13'51"W
L35	174.94'	N60°46'09"E
L39	30.00'	S60°48'04"W
L41	374.84'	S60°46'09"W
L43	30.00'	N60°46'09"E

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the Crossroads Centre North, Lot 5R and Lot 6, Block A, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the City Manager or designee of the City of Lewisville, Texas,

this _____ day of _____, 20____.

The undersigned, the City Secretary, _____ certifies that the foregoing final plat of _____, Block A, 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 _____, 20____, 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 _____ day of _____, 20____.

Julie Worster, City Secretary
City of Lewisville, Texas

VICINITY MAP - 1" = 1000'

Use the city base map (same as what is shown on ESP)

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DENTON \$

WHEREAS VASK VENTURES, LLC is the owner of a tract of land situated in the J.W. Johnson Survey, Abstract Number 1609, the Amos Singleton Survey, Abstract Number 1138, and the B.B.B. & C.R.R. Survey, Abstract Number 180, in the City of Lewisville, Denton County, Texas, said tract being all of Lot 2R in Block A of Crossroads Centre North, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded under Document Number 2018-495, Plat Records, Denton County, Texas, (P.R.D.C.T.), said Lot 2R being conveyed by deed to Vask Ventures, LLC as recorded under Document Number 2018-146636, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), and AR REDDY SPRING CREEK, LLC is the owner of a tract of land situated in the J.W. Johnson Survey, Abstract Number 1609, the Amos Singleton Survey, Abstract Number 1138, and the B.B.B. & C.R.R. Survey, Abstract Number 180, in the City of Lewisville, Denton County, Texas, said tract being all of Lot 5 in Block A of said Crossroads Centre North, said Lot 5 being conveyed by deed to AR Reddy Spring Creek, LLC as recorded under Document Number 2019-17074, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "WIER" found for the easternmost southeast corner of said Lot 5 and the herein described tract;

THENCE South 15 degrees 47 minutes 26 seconds West, with the southeast line of said Lot 5, a distance of 25.45 feet to a 1/2 inch rebar found for the southernmost southeast corner thereof;

THENCE South 60 degrees 48 minutes 04 seconds West, with the south line of said Lot 5, passing the southwest corner thereof, same being the southeast corner of said Lot 2R, and continuing for a total distance of 542.98 feet to a 1/2 inch rebar with pink cap stamped, "BARTON-CHAPA" set (hereinafter called "capped rebar set") for the southwest corner of said Lot 2R;

THENCE North 29 degrees 13 minutes 51 seconds West, with the west line of said Lot 2R, passing the northwest corner thereof, same being the westernmost southwest corner of said Lot 5, and continuing for a total distance of 1,163.03 feet to a point for the northwest corner of said Lot 5, from which an "X" cut found bears North 57 degrees East, a distance of 0.29 feet, said point being in the beginning of a non-tangent curve to the left, having a radius of 1,040.00 feet, with a delta angle of 00 degrees 30 minutes 46 seconds, whose chord bears South 87 degrees 15 minutes 24 seconds East, a distance of 9.31 feet;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

- Along said non-tangent curve to the left, an arc length of 9.31 feet to a 1/2 inch rebar with cap stamped, "WIER" found;
- South 87 degrees 30 minutes 47 seconds East, a distance of 129.12 feet to a 1/2 inch rebar with cap stamped, "WIER" found at the beginning of a tangent curve to the right, having a radius of 960.00 feet, with a delta angle of 57 degrees 03 minutes 57 seconds, whose chord bears South 58 degrees 58 minutes 49 seconds, a distance of 917.11 feet;
- Along said tangent curve to the right, an arc length of 956.14 feet to a 1/2 inch rebar with cap stamped, "WIER" found;
- South 24 degrees 44 minutes 05 seconds East, a distance of 150.59 feet to a point from which a 1/2 inch rebar with cap stamped, "WIER" found bears North 60 degrees West, a distance of 0.27 feet;
- South 29 degrees 13 minutes 11 seconds East, a distance of 126.17 feet to the **POINT OF BEGINNING** and enclosing 11.872 acres (517,138 square feet) of land, more or less.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT VASK VENTURES, LLC and AR REDDY SPRING CREEK, LLC THE UNDERSIGNED AUTHORITY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **CROSSROADS CENTRE NORTH, LOT 5R AND LOT 6, BLOCK A**, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DO 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 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.

WITNESS MY HAND, this _____ day of _____, 20____.

AGENT, VASK VENTURES, LLC

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

WITNESS MY HAND, this _____ day of _____, 20____.

AR REDDY SPRING CREEK, LLC

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

WITNESS MY HAND, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF TARRANT \$

I, John H. Barton III, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with laws of the State of Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT January 23, 2021

John H. Barton III, RPLS No. 6737

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

WITNESS MY HAND, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

WITNESS MY HAND, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

WITNESS MY HAND, this _____ day of _____, 20____.

FILED: _____ DOC #: _____

ENGINEER

SHEA KIRKMAN
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 488-4960
SHEA.KIRKMAN@TRUSTKE.COM

SURVEYOR

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER

VASK VENTURES, LLC
909 ASPEN RIDGE DRIVE
SOUTH LAKE, TX 76092

OWNER

AR REDDY SPRING CREEK, LLC
6253 CORVARRA COURT
FRISCO, TX 75035

JOB NUMBER: 2019.001.086

DRAWN BY: BCS

CHECKED BY: JHB

CROSSROADS CENTRE NORTH

LEWISVILLE TEXAS

FINAL PLAT

CROSSROADS CENTRE NORTH

LOT 5R & LOT 6, BLOCK A

11.872 ACRES

ZONED LIGHT INDUSTRIAL

BEING A REPLAT OF CROSSROADS CENTRE NORTH

LOT 5 & LOT 2R, BLOCK A

AS RECORDED UNDER DOC.# 2018-495, P.R.D.C.T.

J.W. JOHNSON SURVEY, ABSTRACT #1609

AMOS SINGLETON SURVEY, ABSTRACT #1138

AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT #180

CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Crossroads Centre North Lot 5R&6_1st Summary

DRussell (5)

Author: DRussell

Include the 5-ft building setbacks from the drainage easements per ch6-95

LEMENT

Include the 5-ft building setbacks from the drainage easements per ch6-95

OR'S NOTES:

earings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.

CONTROLLING MONUMENT
SQUARE FEET
RIGHT OF WAY
CAPPED REBAR SET

Show the ROW of Leora Lane provide a few dimensions if variable

RIGHT-OF-WAY DEDICATION BY THIS PLAT
0.054 ACRES (2,373.472 SQ. FT.)

1/2" REBAR "MER"

T-OF-WAY DEDICATION BY THIS PLAT
1 ACRES (2,373.472 SQ. FT.)

Lightly hatch the ROW dedication for clarification

Author: DRussell

Show the ROW of Leora Lane provide a few dimensions if variable

Author: DRussell

Lightly hatch the ROW dedication for clarification

Author: DRussell

Provide ROW dedication for the deceleration lane on SH 121 per Ch6-103

35' BUILDING LINE
(DOC. NO. 2018-495, P.R.D.C.T.)
(ABANDONED BY THIS PLAT)

Provide ROW dedication for the deceleration lane

City Set on SH 121 per Ch6-103 certifies all plat on line to cross surface water of the City of Lewisville was submitted to the appropriate Planning & City Council as required by the ordinances of the City of Lewisville on the day of _____, 20____, and such body by formal accepted the dedication of streets, alleys, parks, easements, and sewer lines, as shown and set forth in and upon said

Author: DRussell

The corner clip should be 28.2' (20'x20') per ch6-103

The corner clip should be 28.2' (20'x20') per ch6-103

AGENT: WASK VENTURES, LLC
STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, and in the capacity therein stated, have read the contents of the foregoing instrument and certify that the signers of the same are the persons whose names are subscribed to the same and that they executed the same for the purposes and consideration therein expressed.

Notary Public in and for the State of Texas
WITNESSE MY HAND, this _____ day of _____, 20____.

AGENT: REEDY SPRING CREEK, LLC
STATE OF TEXAS
COUNTY OF _____

Jsin (9)

Author: Jsin

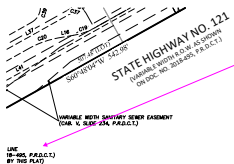
Is this being abandoned as well?

35' BUILDING LINE
(DOC. NO. 2018-495, P.R.D.C.T.)

10' WATERLINE EASEMENT
(CAB. V. SLIDE #34, P.R.D.C.T.)

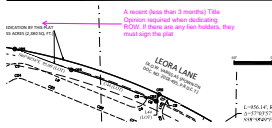
NO. 121
N 45° 30' 00" W
35', P.R.D.C.T.)

Is this being abandoned as well?



Author: Jsin

SURVEYOR'S NOTES



Author: Jsin

A recent (less than 3 months) Title Opinion required when dedicating ROW. If there are any lien holders, they must sign the plat



Author: Jsin

Use the city base map (same as what is shown on ESP)

BEIN
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AND
CIT

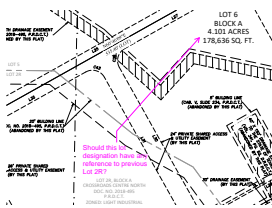
Author: Jsin

Filed: _____ Doc #:

Use the PZ signature block for final plat with no variances
"All variances (if any)..."
List MaryEllen Miksa as PZ Chair

Author: Jsin

Use the PZ signature block for final plat with no variances
"All variances (if any)..."
List MaryEllen Miksa as PZ Chair



Author: Jsin

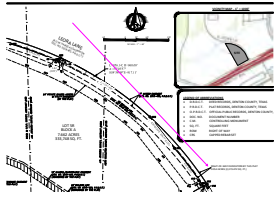
Should this lot designation have any reference to previous Lot 2R?

Notarization not required for the Surveyor.

BEING
AS REC
J.V
AMC
AND TI

Author: Jsin

Notarization not required for the Surveyor.



Author: Jsin

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: March 2, 2021
SUBJECT: **Regular Hearing: Final Plat of ARTX Park Addition, Lot 1R, Block A; on 5.007 Acres out of the L.N. Sparks Survey, Abstract 214; Zoned Heavy Industrial (HI); Located at the Southwest Corner of Valley Ridge Boulevard and Mario Court, Being a Replat of the ARTX Park Addition Lots 1-3, Block A.**

BACKGROUND:

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 ARTX Park Addition was submitted on February 1, 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

- (4) Provide contact name and phone number of the property owner
- (6) Use the City Base Map
- (10) Label or list the HI sideyard zoning setbacks
- (15) Call out existing water line easement and private drainage easement
- (15) Provide letter of support from the owner of easements for any being abandoned
- (25) Provide the correct final plat signature block

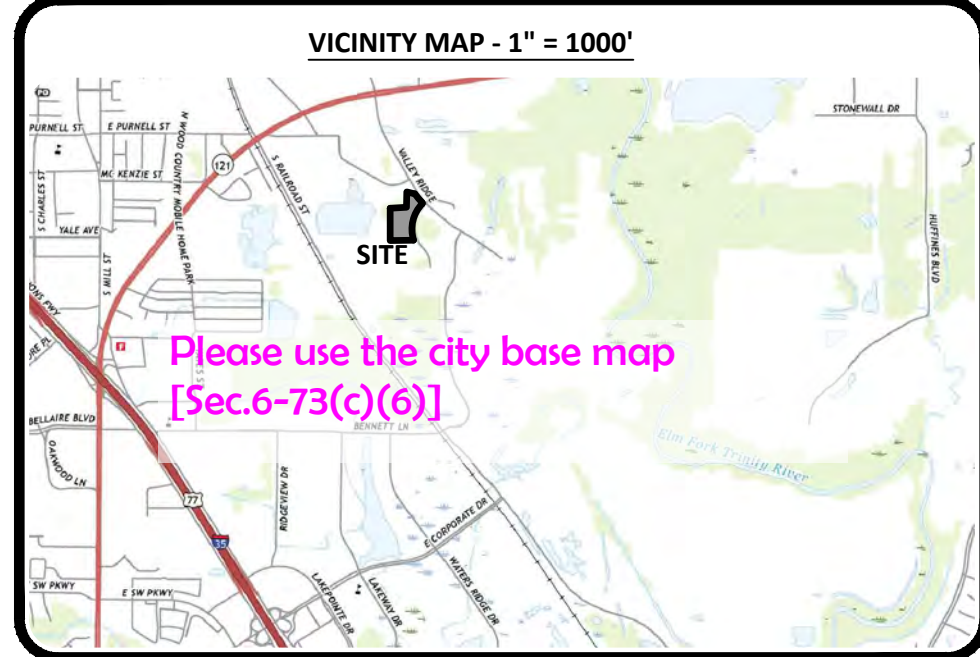
Section 6-103 – Access management policy

- Provide a 20' x 20' Rights-of-way corner clip

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 ARTX 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.



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the ARTX Park Addition, Lot 1R, Block A, 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 ___, 20___, 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 ___ day of ___, 20___.

Julie Worster, City Secretary
City of Lewisville, Texas

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the ARTX Park Addition, Lot 1R, Block A, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the City Manager or designee of the City of Lewisville, Texas,

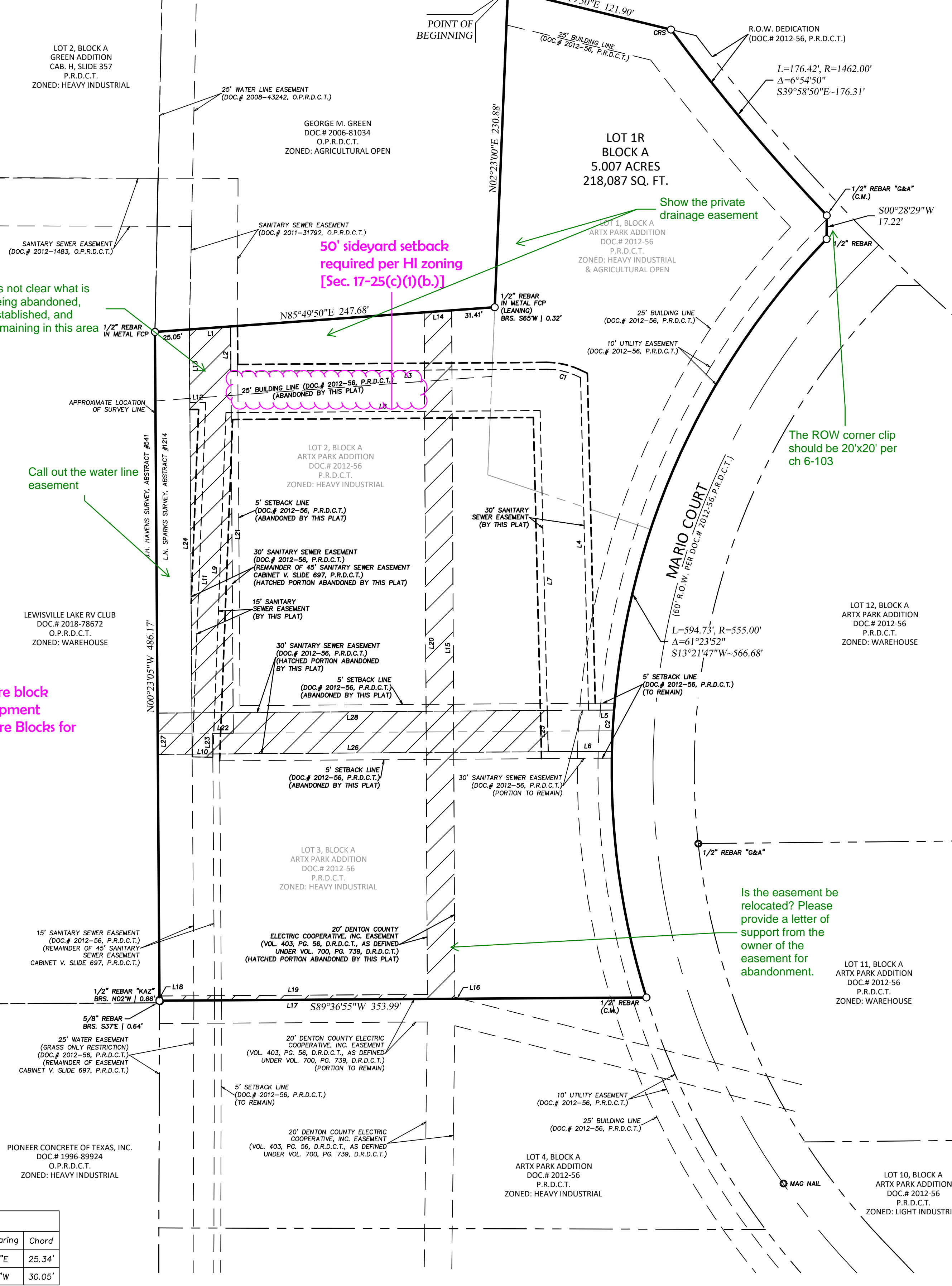
this ___ day of ___, 20___.

Please use the correct PZ signature block found in Lewisville's Land Development Regulations Appendix A. Signature Blocks for Final Plats (B)

Line #	Distance	Bearing
L1	30.07'	N85°49'50"E
L2	32.63'	S00°23'05"E
L3	229.63'	N89°36'55"E
L4	241.78'	S01°22'15"E
L5	18.56'	N89°36'55"E
L6	46.30'	S89°36'55"W
L7	248.08'	N01°22'15"W
L8	228.34'	S89°36'55"W
L9	250.68'	S02°11'06"W
L10	15.00'	N89°05'59"W
L11	257.85'	N02°11'06"E
L12	11.56'	S89°36'55"W
L13	53.15'	N00°23'05"W
L14	20.05'	N85°49'50"E
L15	499.48'	S00°16'02"E
L16	3.86'	S75°52'43"E
L17	218.51'	S89°36'55"W
L18	3.44'	N00°23'05"W
L19	194.78'	N89°40'30"E
L20	495.88'	N00°16'02"W
L21	295.68'	S00°23'05"E
L22	15.00'	S89°36'55"W
L23	17.38'	S00°23'05"E
L24	310.74'	N00°23'05"W
L25	30.00'	S01°22'15"E
L26	283.85'	S89°36'55"W
L27	30.00'	N00°23'05"W
L28	283.33'	N89°36'55"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	25.60'	51.67'	028°23'24"	S75°59'01"E	25.34'
C2	30.05'	556.10'	003°05'48"	S02°57'11"W	30.05'

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0565G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.



OWNER'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF DENTON \$

WHEREAS BIORSX, LLC is the owner of a tract of land out of the L.N. Sparks Survey, Abstract Number 214, in the City of Lewisville, Denton County, Texas, and being all of Lots 1, 2, and 3 in Block A of ARTX Park Addition, an addition in the City of Lewisville, Denton County, Texas, according to the plat recorded under Document Number 2012-56, Plat Records, Denton County, Texas, (P.R.D.C.T.), as conveyed by deed to BIORSX, LLC as recorded under Document Number 2018-118626, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "G&A" found for the northwest corner of said Lot 1, same being the northernmost northwest corner of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, the following calls:

- South 76 degrees 19 minutes 50 seconds East, a distance of 121.90 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") at the beginning of a non-tangent curve to the left, having a radius of 1462.00 feet, with a delta angle of 06 degrees 54 minutes 50 seconds, whose chord bears South 39 degrees 58 minutes 50 seconds East, a distance of 176.31 feet;
- Along said non-tangent curve to the left, an arc length of 176.42 feet to a 1/2 inch rebar with cap stamped, "G&A" found;
- South 00 degrees 28 minutes 29 seconds West, a distance of 17.22 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the left, having a radius of 555.00 feet, with a delta angle of 61 degrees 23 minutes 52 seconds, whose chord bears South 13 degrees 21 minutes 47 seconds West, a distance of 566.68 feet;
- Along said non-tangent curve to the left, passing the southeast corner of said Lot 1, same being the easternmost northeast corner of said Lot 2, continuing and passing the southeast corner thereof, same being the northeast corner of said Lot 3, and continuing for a total arc length of 594.73 feet to a 1/2 inch rebar found for the southeast corner thereof;

THENCE South 89 degrees 36 minutes 55 seconds West, with the south line of said Lot 3, a distance of 353.99 feet to a point for the southwest corner thereof, from which a 5/8 inch rebar found bears South 37 degrees East, a distance of 0.64 feet, and from which a 1/2 inch rebar with cap stamped, "K&Z" found bears North 02 degrees West, a distance of 0.66 feet;

THENCE North 00 degrees 23 minutes 05 seconds West, with the west line of said Lot 3, passing the northwest corner thereof, same being the southwest corner of said Lot 2, continuing for a total distance of 486.17 feet to a 1/2 inch rebar within a metal fence corner post found for the northwest corner thereof;

THENCE North 85 degrees 49 minutes 50 seconds East, with the northernmost north line of said Lot 2, a distance of 247.68 feet to a point for the northernmost northeast corner thereof, said point being in the west line of said Lot 1, from which a 1/2 inch rebar found within a leaning metal fence corner post bears South 65 degrees West, a distance of 0.32 feet;

THENCE North 02 degrees 23 minutes 00 seconds East, with the west line of said Lot 1, a distance of 230.88 feet to the **POINT OF BEGINNING** and enclosing 5.007 acres (218,087 square feet) of land, more or less.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT BIORSX, LLC THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **ARTX PARK ADDITION, LOT 1R, 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 DO 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 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.

WITNESS MY HAND, this ___ day of ___, 20___.

AGENT, BIORSX, LLC
STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ___ day of ___, 20___.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF TARRANT \$

PRELIMINARY Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the same has been prepared under my personal supervision in accordance with laws of the State of Texas.

AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT January 23, 2021

John H. Barton III, RPLS No. 6737
STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this ___ day of ___, 20___.

Notary Public in and for the State of Texas

FINAL PLAT
ARTX PARK ADDITION
LOT 1R, BLOCK A
5.007 ACRES
ZONED HEAVY INDUSTRIAL
BEING A REPLAT OF ARTX PARK ADDITION
LOTS 1-3, BLOCK A
AS RECORDED UNDER DOC.# 2012-56, P.R.D.C.T.
L.N. SPARKS SURVEY, ABSTRACT #214
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Filed _____ DOC.# _____, P.R.D.C.T.

SURVEYOR

BARTON CHAPA SURVEYING

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER

Kirkman ENGINEERING

SHEA KIRKMAN
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817)488-4960
SHEA.KIRKMAN@TRUSTKE.COM

OWNER

BIORSX, LLC
612 E. MAIN STREET
LEWISVILLE, TEXAS 75057

Add contact name and phone number
[Sec.6-73(c)(4)]

JOB NUMBER:	2020.001.154
DRAWN BY:	BCS
CHECKED BY:	JHB

ARTX PARK ADDITION

LEWISVILLE TEXAS

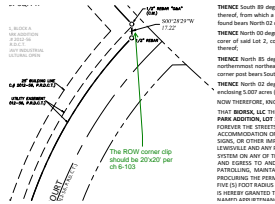
FINAL PLAT
ARTX PARK ADDITION
LOT 1R, BLOCK A
5.007 ACRES
ZONED HEAVY INDUSTRIAL
BEING A REPLAT OF ARTX PARK ADDITION
LOTS 1-3, BLOCK A
AS RECORDED UNDER DOC.# 2012-56, P.R.D.C.T.
L.N. SPARKS SURVEY, ABSTRACT #214
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS



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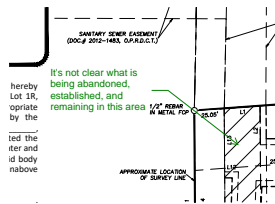
ARTX Park Replat - Biosynthesis - 1st

DRussell (5)



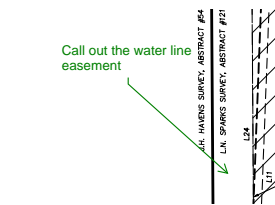
Author: DRussell

The ROW corner clip should be 20'x20' per ch 6-103



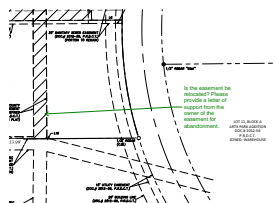
Author: DRussell

It's not clear what is being abandoned, established, and remaining in this area



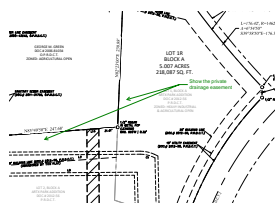
Author: DRussell

Call out the water line easement



Author: DRussell

Is the easement be relocated? Please provide a letter of support from the owner of the easement for abandonment.



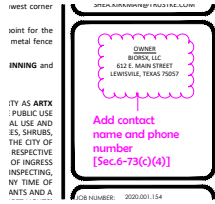
Author: DRussell

Show the private drainage easement



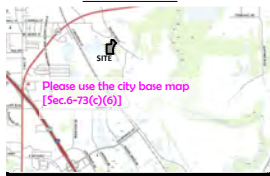
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Jon Beckham (5)



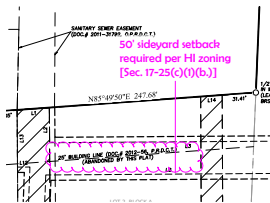
Author: Jon Beckham

Add contact name and phone number
[Sec.6-73(c)(4)]



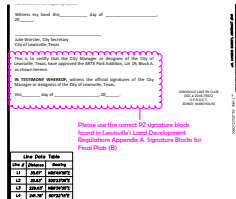
Author: Jon Beckham

Please use the city base map
[Sec.6-73(c)(6)]



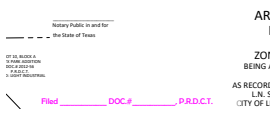
Author: Jon Beckham

50' sideyard setback required per HI zoning
[Sec. 17-25(c)(1)(b.)]



Author: Jon Beckham

Please use the correct PZ signature block found in Lewisville's Land Development Regulations Appendix A. Signature Blocks for Final Plats (B)



Author: Jon Beckham

Filed _____
DOC.# _____
_____, P.R.D.C.T.

MEMORANDUM

TO: Planning and Zoning Commission

FROM: June Sin, Planner

DATE: March 2, 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 the subject properties is already zoned Public Use. The applicant plans to consolidate all of its property under a Public Use (PU) District. This item was originally scheduled for February 16th Planning and Zoning Commission Meeting. The meeting was cancelled due to inclement weather. The item was re-advertised per state law.

ANALYSIS:

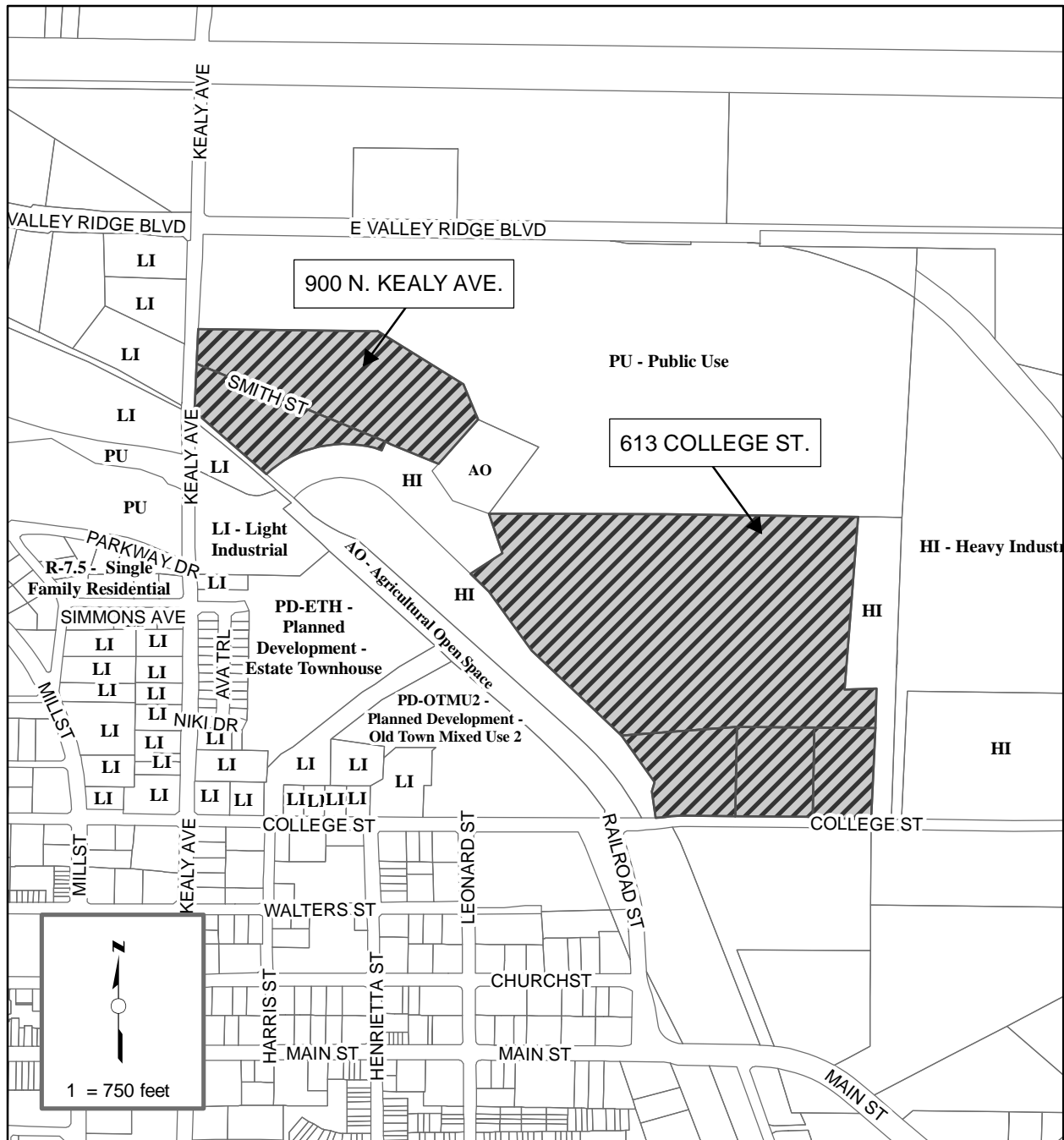
The properties include five lots total. The two lots to the east of N. Kealy Avenue are zoned Light Industrial (LI) and contain a the office complex, a maintenance facility and an annex office building. The three lots to the north of E. College Street are vacant and zoned Heavy Industrial (HI).

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 regional, non-profit government agency authorized to provide water, wastewater, solid waste and storm water (watershed protection) services on a wholesale basis in the Denton County area. 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:	



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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: [REDACTED]	
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
---	-----------



LEWISVILLE
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REQUIRED:

Fully describe the plans for the property

UPPER TRINITY REGIONAL WATER DISTRICT is a conservation district that operates a regional water treatment located at 900 N. Kealy Avenue together with its headquarters complex, maintenance facility and an annex office building. UTRWD also owns vacant land south of its headquarters, down to College Parkway. The majority of the UTRWD property is already zoned PU - Public Use District. UTRWD would like to consolidate all of its property under a single, governmental zoning category.

NOTE:

Items must be staff approved and deemed complete before they will be placed on an agenda.

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
1399:99286BXA

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 Mitelf 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

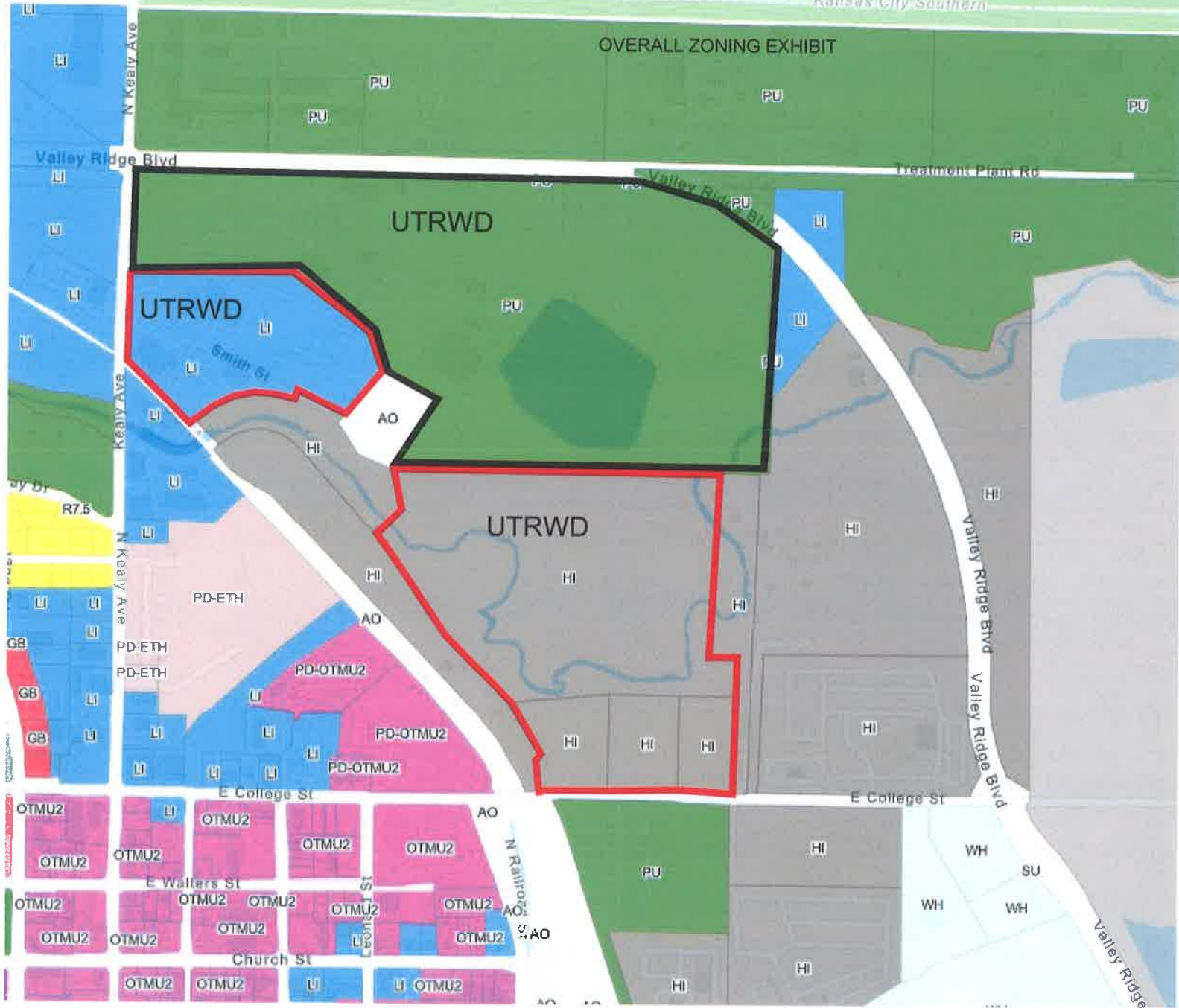
to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" found for corner in the west line of said Tract 2;

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: March 2, 2021

SUBJECT: **PUBLIC HEARING: Consideration of a Special Use Permit for a Minor Automobile Services Facility; 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 specializing in auto upholstery and custom after-market car work such as custom lights and lift kits. They desire to operate out of 1504 Eagle Court, a recently developed office warehouse. The proposed business only performs work on cars inside their establishment and will not store 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.

This item was originally scheduled for the February 16th Planning and Zoning Commission which was canceled due to weather. The item was re-noticed in accordance with state law..

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 complies with Lewisville's development regulations. D Taylor Automotive is not making any changes to the site and will operate in a 1,800 square foot lease 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 vehicles will be stored outside overnight. Work on vehicles will be performed 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.

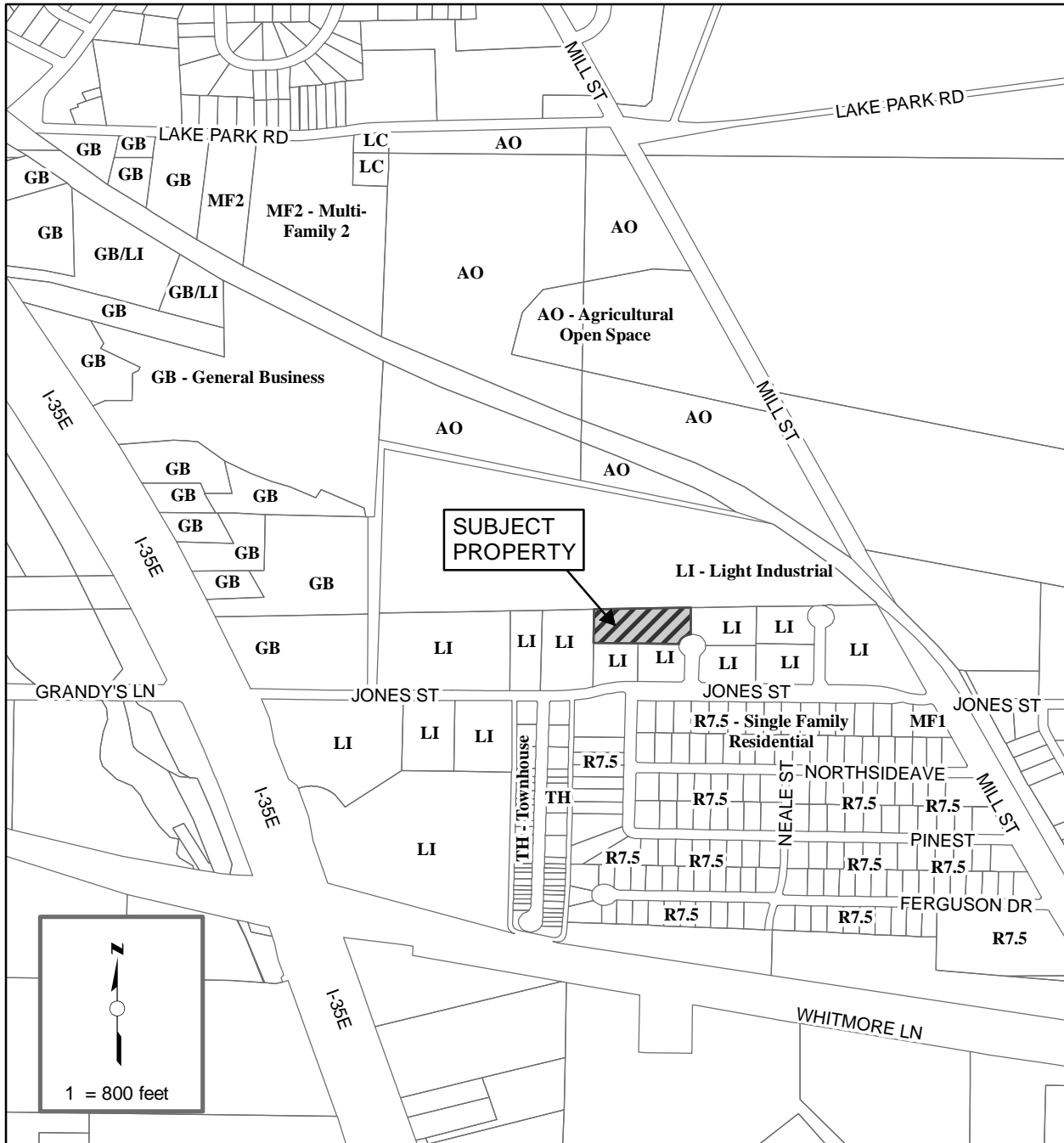
Summary

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:

It is staff's 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): <u>AIP Eagle Court LLC</u>	
Company Name: <u>AIP Eagle Court LLC</u>	
Mailing Address: <u>1504 Blue Eagle Court, Suite 9 Lewisville</u>	
Work #: <u>855</u>	Cell #: <u>214-837-7032 TX 75057</u>
E-Mail: <u>[Redacted]</u>	
Owner Signature (Owner/s must Sign or Submit Letter of Authorization): <u>[Signature]</u>	Date: <u>1-28-2021</u>
Printed Name: <u>John E. Rea</u>	

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

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:

- No driveway connections shall be allowed on Jones Street from Block A, Lots 9, 11, 12, and 15R.
- The basis of bearings for this survey is the plot for Fairway Business Park, recorded in Cabinet Q, Page 285, Plat Records, Denton County, Texas and as monumented on the ground.
- 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.
- 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**
Schaenig Family, LTD
1000 Copper Canyon Road
Argyle, TX 76226-9720
Phone (972) 434-2887
- LOT 5**
Marion Sherrill
446 Coppers Trail
Lewisville, TX 75077-7256
Phone (972) 436-1401

OWNERS

- LOT 6**
Snow Man Investments, LLP
1702 S 5th 21, 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. Martin, Brian E. Walter, & Sherry D. Martin)
796B Zackery Road
Aubrey, TX 76227-3287
Phone (940) 382-0475
- LOT 13**
Rainbows Creaf'n, 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
Grapeeland, TX 75844
Phone (254) 750-6500

DEVELOPER

Renaissance Group, Inc.
7000 Goodlett Farms, Suite 100
Cordova, TN 38018
Phone (901) 332-5533

ENGINEER/SURVEYOR
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. Martin, Brian E. Walter, Sherry D. Martin, Rainbows Creaf'n, 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, an addition to 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 meter and bound as follows:

BEING: a P.R.D.C. Not 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 130°00', a radius of 2884.83 feet and a chord bearing and distance of South 47°31'15" East - 653.66 feet and from said point a found concrete monument with brass disk stamped "TOP OF ENGINEER" 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 650.07 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°15'41" 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°26'47" 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 154°04'49", a radius of 270.00 feet and a chord bearing and distance of North 78°13'43" West - 13.68 feet;

THENCE with the north right-of-way line of said Jones Street and with said non-tangent curve to the right in a northeasterly direction, an arc length of 2055.45 feet to a 5/8 inch iron rod set for the beginning of a reverse curve having a central angle of 2055.45', a radius of 330.00 feet and a chord bearing and distance of North 78°15'10" 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 inch 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...

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°14'12", a radius of 15.00 feet and a chord bearing and distance of North 27°48'00" East - 13.68 feet;

With said curve to the right in a northeasterly 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 288°28'36", 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 northeasterly 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°28'36" 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 "Dunaway Assoc, Inc" 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°48'00" East - 13.68 feet;

With said curve to the right in a northeasterly 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 288°28'36", 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 northeasterly 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 South 28°28'36" 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 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 192.36 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a central angle of 173°35'11", a radius of 458.00 feet and a chord bearing and distance of South 81°54'02" West - 138.85 feet;

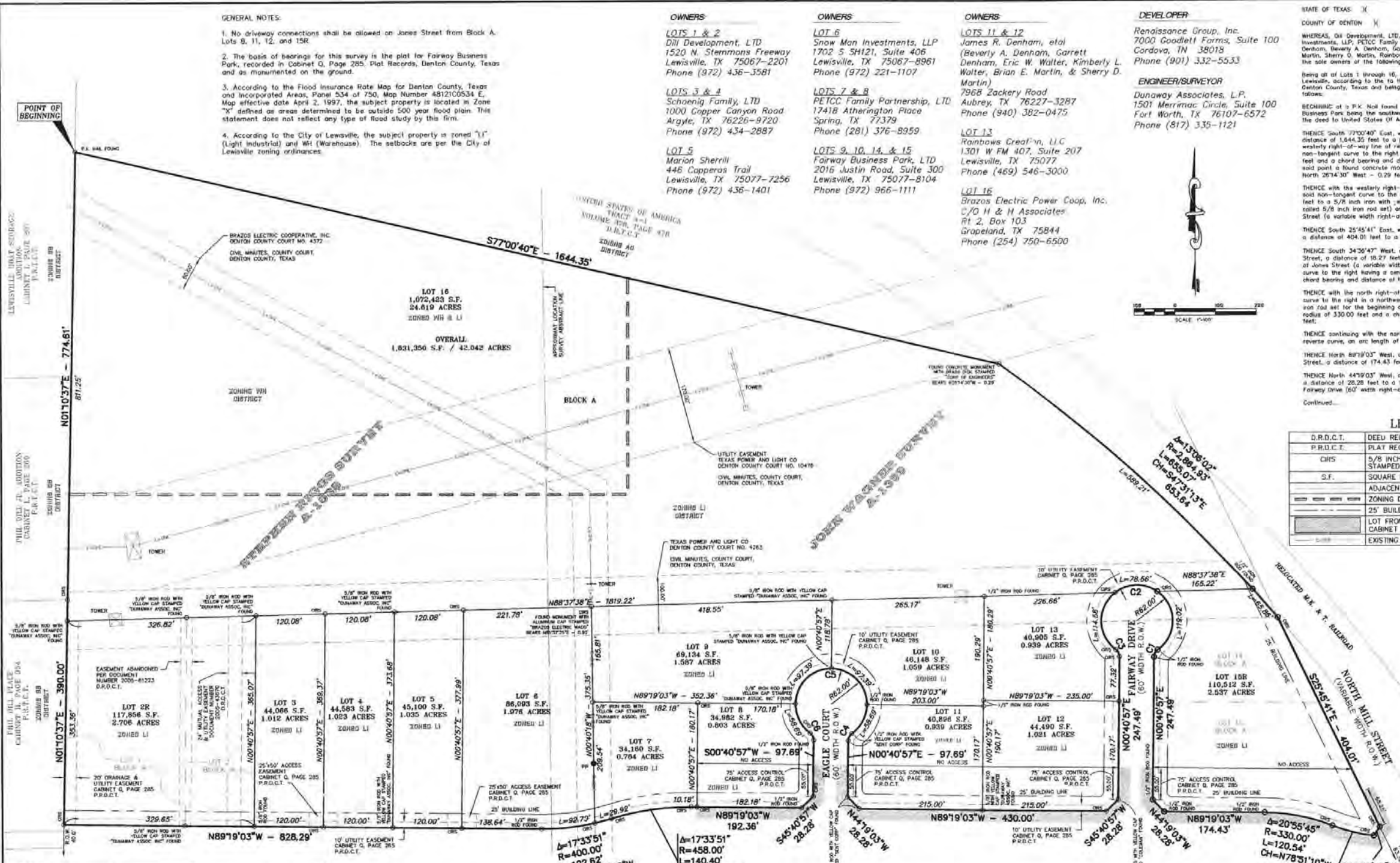
THENCE continuing with the north right-of-way line of said Jones Street and with said curve to the left in a southeasterly direction, an arc length of 140.40 feet to a 5/8 inch iron rod set for the beginning of a reverse curve having a central angle of 173°35'11", a radius of 400.00 feet and a chord bearing and distance of South 81°54'02" West - 122.14 feet;

THENCE continuing with the north right-of-way line of said Jones Street and with said curve to the right in a southeasterly direction, an arc length of 122.62 feet to a 5/8 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 inch iron rod set in the east line of Plat 08, Plat Records, Denton County, Texas;

THENCE North 01°10'37" East, with the east line of said Plat 08, a distance of 390.00 feet to a 5/8 inch iron rod set for the common east corner of said Plat 08, Plat Records, Denton County, Texas, according to the plat recorded in Cabinet L, Page 290, Plat Records, Denton County, Texas;

THENCE North 01°10'37" East, with the east line of said Plat 08, a distance of the east line of Lewisville Boat Storage Addition, according to the plat recorded in Cabinet L, Page 287, Plat Records, Denton County, Texas, a distance of 774.61 feet to the POINT OF BEGINNING and containing a contained area of 1,831,350 square feet or 42.042 acres of land.



LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON CO., TX.
P.R.D.C.T.	PLAT RECORDS, DENTON CO., TX.
CHS	5/8 INCH CAPPED IRON ROD WITH YELLOW CAP FOUND STAMPED "DUNAWAY ASSOC, INC"
S.F.	SQUARE FOOT
---	ADJACENT LOT LINES
---	ZONING DISTRICT LINES
---	25' BUILDING LINES - CABINET Q, PAGE 285, P.R.D.C.T.
---	LOT FRONTAGE AREA OF NO ACCESS CABINET Q, PAGE 285, P.R.D.C.T.
---	EXISTING OVERHEAD ELECTRIC LINE

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

CURVE TABLE

Curve	Delta	Radius	Length	Chord	Chord Direction
C1	54°14'18"	15.00	14.20	13.68	N27°48'00"E
C2	288°28'36"	62.00	312.16	72.47	N89°19'03"W
C3	54°14'18"	15.00	14.20	13.68	S28°28'36"E
C4	54°14'18"	15.00	14.20	13.68	N27°48'00"E
C5	288°28'36"	62.00	312.16	72.47	N89°19'03"W
C6	54°14'18"	15.00	14.20	13.68	S28°28'36"E

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.

Stephen R. Group
Stephen R. Group
Registered Professional Land Surveyor
Texas Registration No. 5570
Date: 3-29-06

JONES STREET
(VARIABLE WIDTH R.O.W.)

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 & 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 hereinafter subscribed in the capacity stated.

Witness my hand this 29th day of March, 2006.

The purpose of this replat is to combine Lots 1 & 2, Block A into Lot 2R, Block A and to combine Lots 14 & 15, Block A, into Lot 15R, Block A and to remove the Building Restriction note referencing buildings facing Jones Street.

CITY OF LEWISVILLE, TEXAS

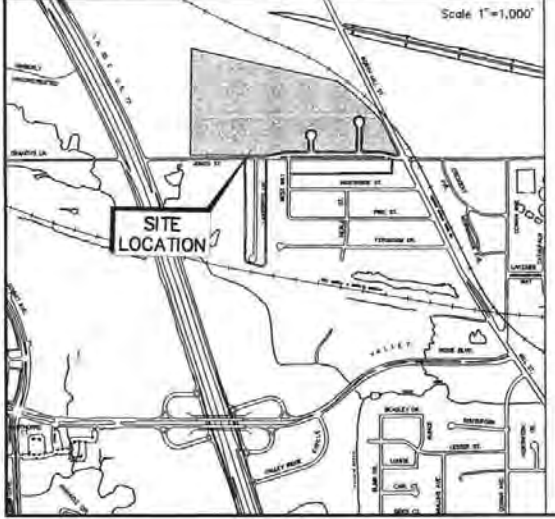
All variances (if any) from the General Development Ordinance approved by City Council.

Brenda Faling-Gulman
Brenda Faling-Gulman
Planning & Zoning Commission
City of Lewisville, Texas
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



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

Steve Tamm
(PRINTED NAME)
Steve Tamm
Notary Public
Tarrant County, Texas
My Commission Expires: April 18, 2007

FILED 04-06-2006
W. PG. 986 P.R.D.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DILL DEVELOPMENT, LTD., MARION SHERRILL, SCHOENIG FAMILY, LTD., SNOW MAN INVESTMENTS, LLP, PETCO 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 DESCRIBING 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 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 of 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, maltraves, 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 herein, 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

Dill Development, LTD - Owner Lots 1 & 2
Phil Dill, President of Dill Management Company

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

(PRINTED NAME) Phil Dill
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 30th DAY OF March, 2006

Schoenig Family, LTD - Owner Lots 3 & 4
Debra J. Schoenig, President

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 30th DAY OF March, 2006

(PRINTED NAME) Debra J. Schoenig
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 27th DAY OF March, 2006

Marion Sherrill - Owner Lot 5

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

(PRINTED NAME) Marion Sherrill
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 30th DAY OF March, 2006

Snow Man Investments, LTD - Owner Lot 6
Mike Melton, President

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

(PRINTED NAME) Mike Melton
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 30th DAY OF March, 2006

PETCO Family Partnership, LTD - Owner Lots 7 & 8
Paul Gutierrez, Jr., Manager

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 30th DAY OF March, 2006

(PRINTED NAME) Paul Gutierrez, Jr.
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 20th DAY OF March, 2006

Fairway Business Park, LTD - Owner Lots 9, 10, 14, & 15
Bill Davidson, Vice President of Kona Development, Inc., General Partner of Fairway Business Park, LTD

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 20th DAY OF March, 2006

(PRINTED NAME) Bill Davidson
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 31st DAY OF March, 2006

James R. Denham

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

(PRINTED NAME) James R. Denham
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 31st DAY OF March, 2006

Beverly A. Denham - Owner Lots 11 & 12

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

(PRINTED NAME) Beverly A. Denham
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 31st DAY OF March, 2006

Garrett Denham - Owner Lots 11 & 12

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

(PRINTED NAME) Garrett Denham
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 1st DAY OF April, 2006

Eric W. Walter - Owner Lots 11 & 12

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

(PRINTED NAME) Eric W. Walter
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 1st DAY OF April, 2006

Kimberly L. Walter - Owner Lots 11 & 12

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

(PRINTED NAME) Kimberly L. Walter
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 5th DAY OF April, 2006

Brian E. Martin - Owner Lots 11 & 12

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 5th DAY OF April, 2006

(PRINTED NAME) Brian E. Martin
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 3rd DAY OF April, 2006

Sherry D. Martin - Owner Lots 11 & 12

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

(PRINTED NAME) Sherry D. Martin
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 28th DAY OF March, 2006

Rainbows Creation, LLC - Owner Lot 13
Bruce A. Klotzman, President

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

(PRINTED NAME) Bruce A. Klotzman
NOTARY PUBLIC
DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

WITNESS MY HAND THIS 31st DAY OF March, 2006

Brazos Electric Power Coop, Inc. - Owner Lot 15
Johnny York, Vice President of Transmission

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

(PRINTED NAME) Johnny York
NOTARY PUBLIC
MCLENNAN COUNTY, TEXAS

MY COMMISSION EXPIRES: 12/23/2009

**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 1999 Denton County, Texas

Dunaway | Engineers
Planners
Surveyors
Landscape Architects
1501 Merimac 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



REV	DATE	DESCRIPTION
A	06/05/18	CITY COMMENTS RD1
B	12/7/18	CITY COMMENTS RD2
C	11/15/19	CITY COMMENTS RD3
F	06/26/19	BULLETIN # 3



07/03/19

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

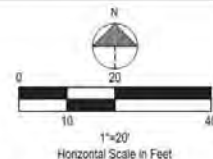
ISSUED FOR:

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'	34.5'
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%	0.3976 AC.
PAVEMENT/IMPERVIOUS	63.4%	1.0555 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

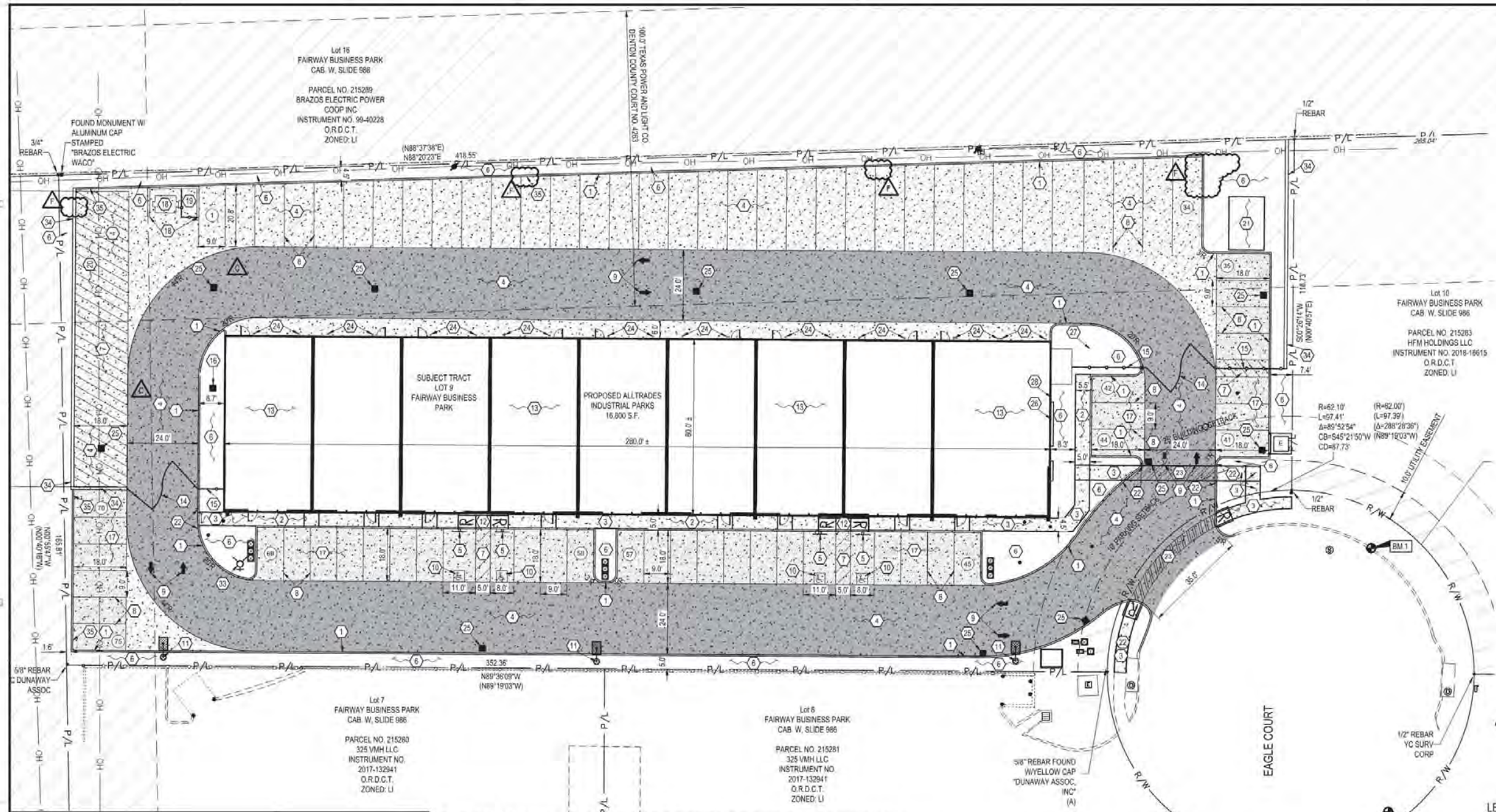


Call 2 Working Days Before You Dig

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
14850 OJURUM DRIVE, SUITE 251
ADDISON, TX 75254
CONTACT: JAMES REA (214) 837-3838

ENGINEER/ARCHITECT
GPD GROUP PROFESSIONAL CORPORATION
520 SOUTH MAIN STREET, SUITE 2511
AKRON, OH 44311
CONTACT: TODD HUNTINGTON (469) 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-311) 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-311) 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 ELECTRIC 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 CD's.dwg
July 3, 2019 11:16 AM - jlam



REV.	DATE	DESCRIPTION
A	06/26/18	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
06/27/2018



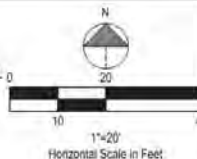
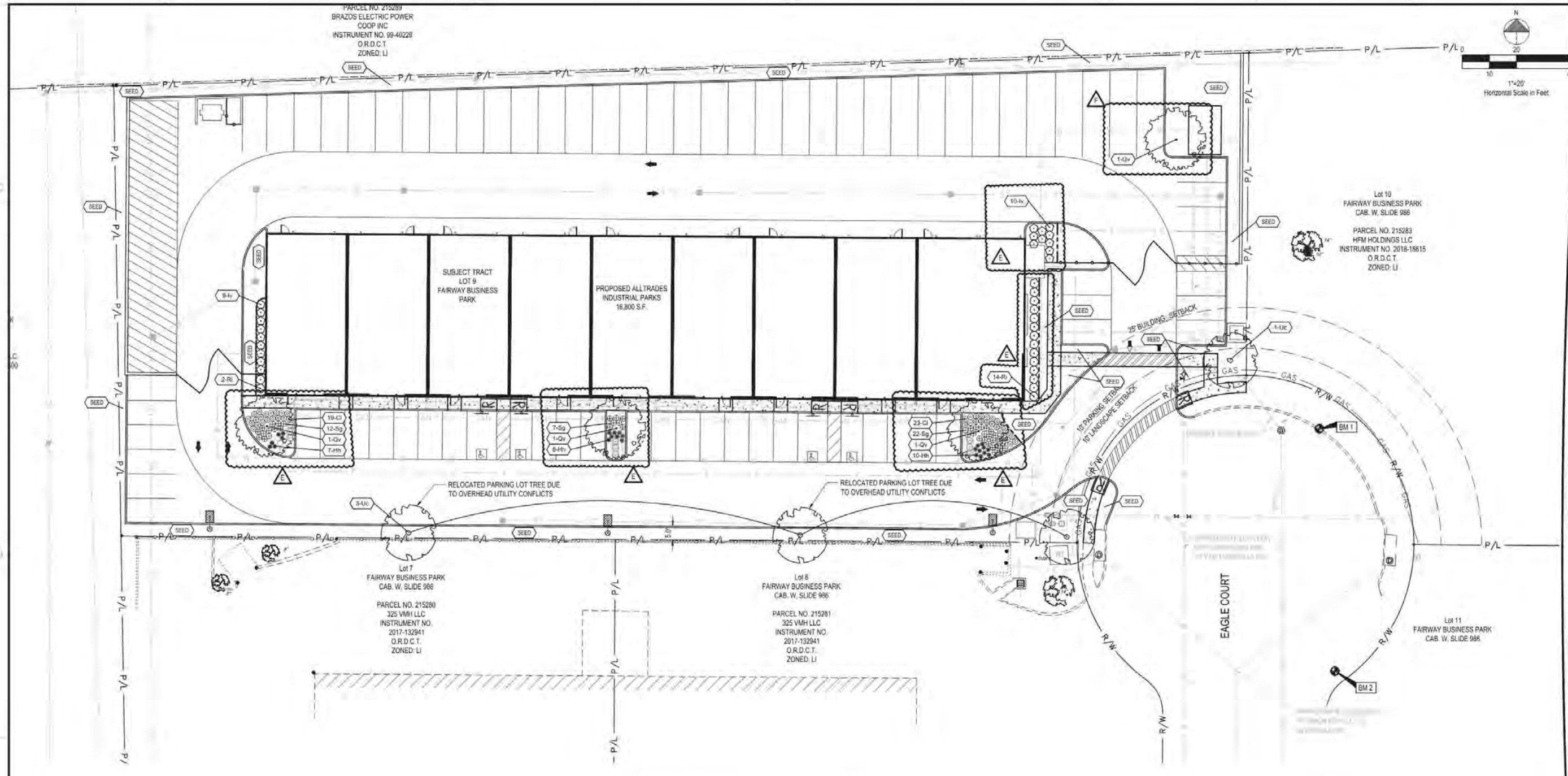
ALLTRADES INDUSTRIAL PARKS
1504 EAGLE COURT
LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK
1.587 ACRES
ZONED: LIGHT INDUSTRIAL

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

BENCHMARKS:
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NAD83, STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, USING THE WDS NETWORK COMPARED TO AN OPUS SOLUTION.

BASIS OF ELEVATION
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BENCHMARK #1 - CUT "X" IN CONCRETE APPROXIMATELY 14' EAST OF A SANITARY SEWER MANHOLE IN A CUL-D-SACK. ELEVATION=545.84'

BENCHMARK #2 - CUT "X" IN CONCRETE LOCATED IN THE SOUTHEAST DRIVEWAY OF THE CUL-D-SACK. ELEVATION=546.13

INTERIOR PARKING LANDSCAPE CALCULATIONS

SEC. 6-123.(4) ONE SHADE TREE FOR EACH 15 PARKING SPACES PROVIDED

REQUIRED:	PROVIDED:	REQUIREMENT MET
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)



Call 2 Working Days Before You Dig

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

TRANSPORATAION BOARD
AGENDA SUPPORT MATERIAL
March 2, 2021

Item No. H.1. – 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. 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.

Item No. J.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 (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. J.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.

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.

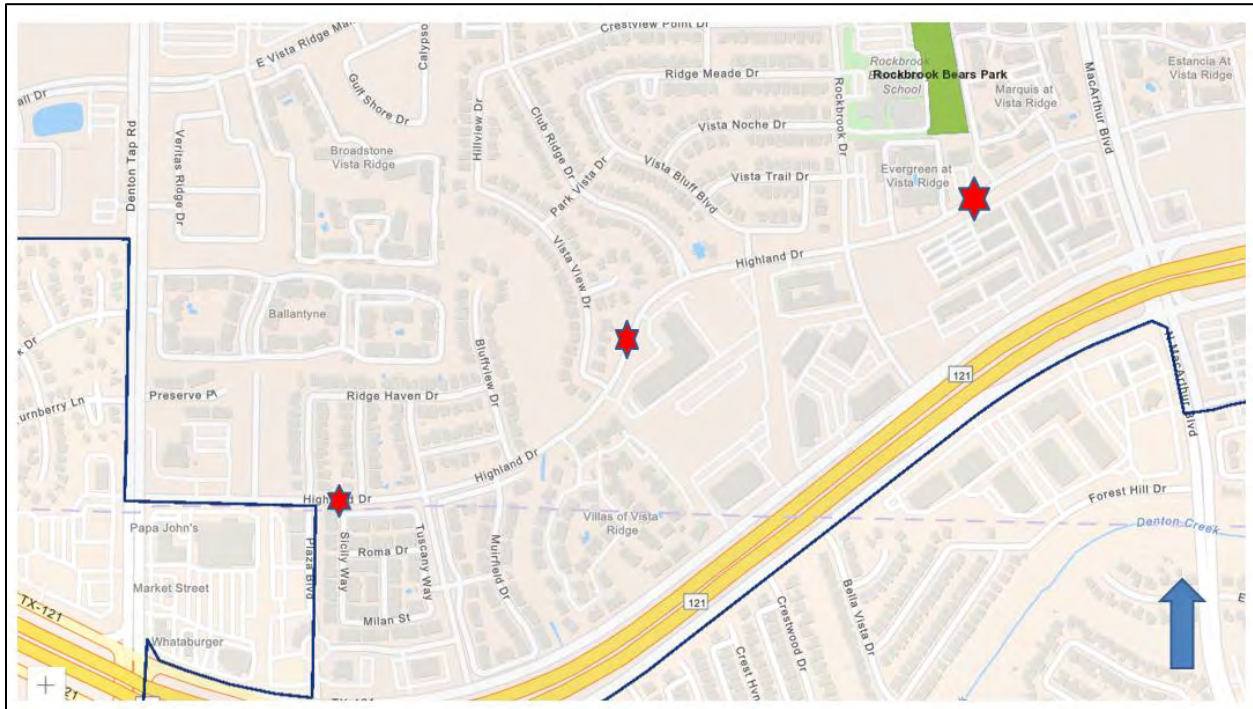


Figure 2: Approximate Speed Study Data Collection Locations

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. J.5. – 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

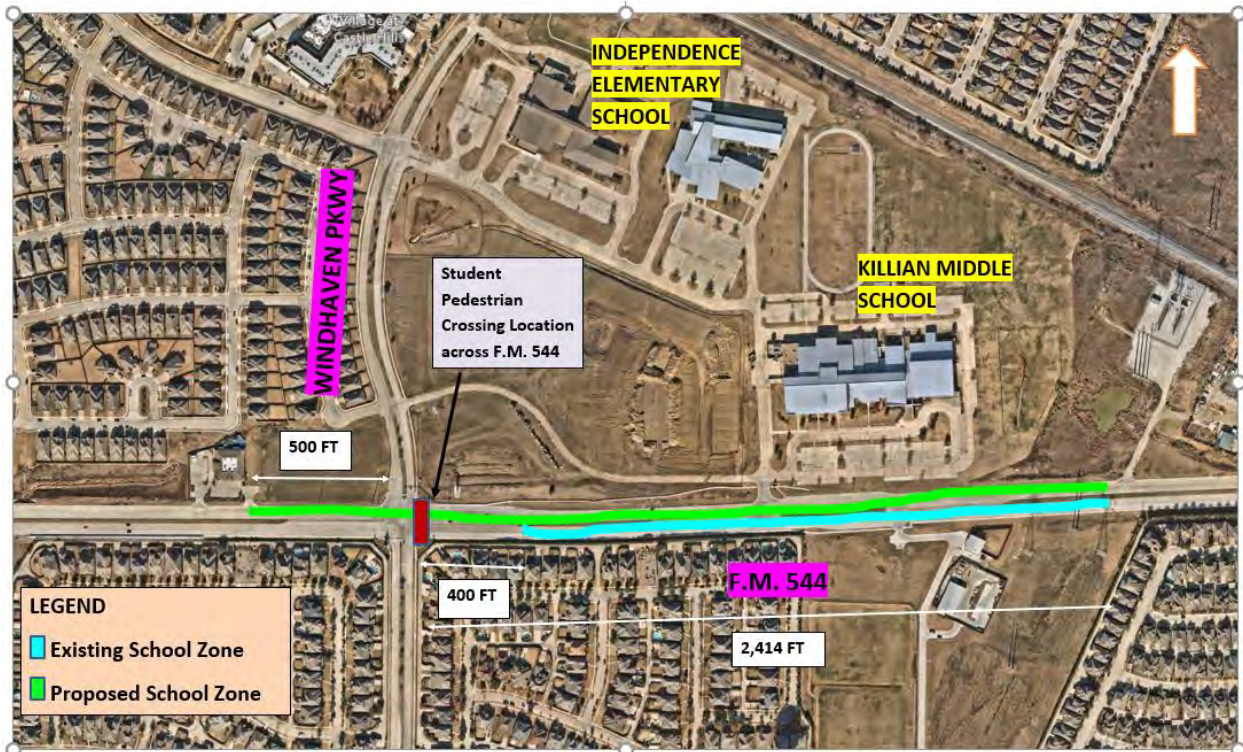


Figure 3: Proposed School Speed Zone Extension on F.M. 544

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

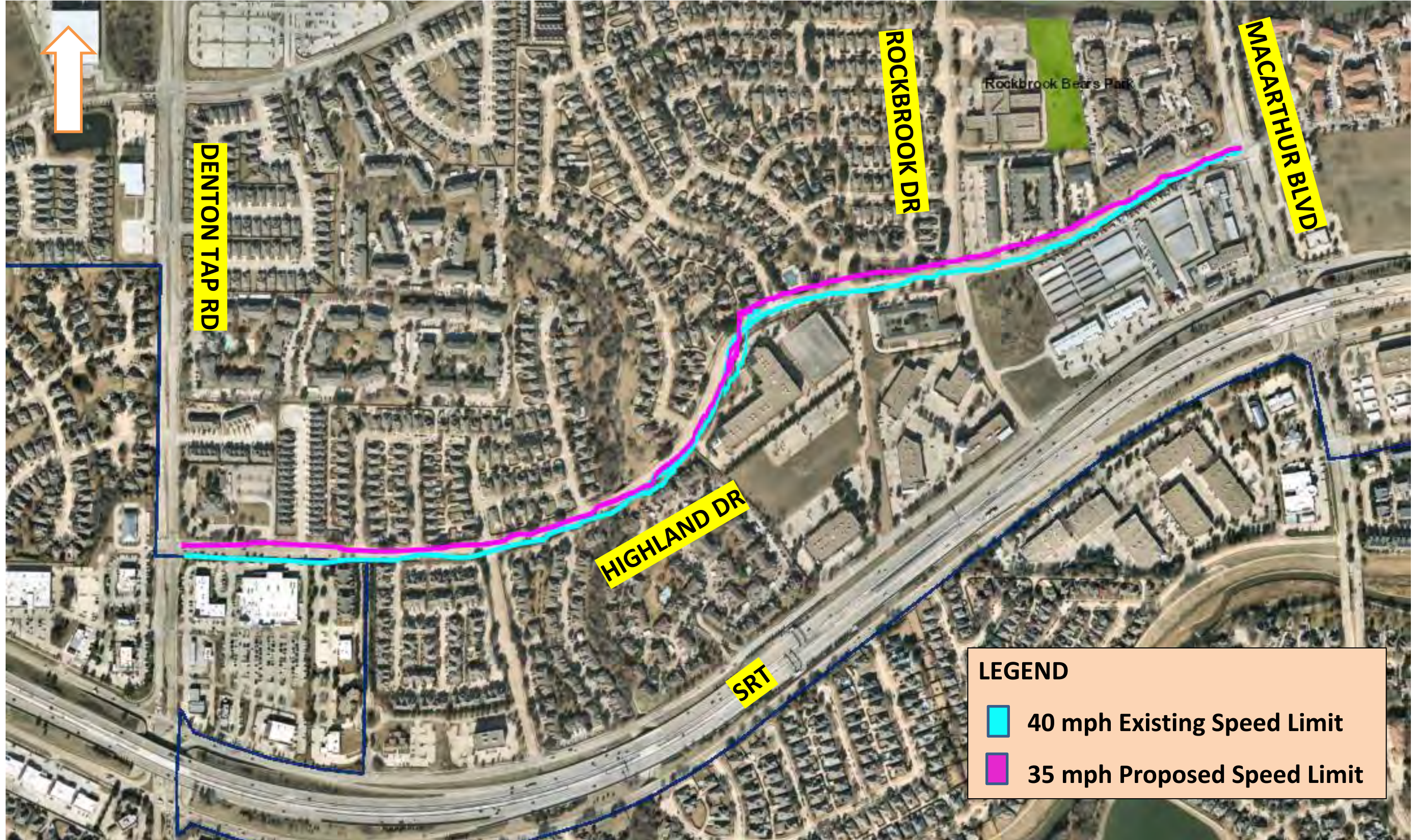
-  Proposed 'No Trucks' Zone
-  Publish.DBO.DCAD_Parcels_Lewisville



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

