



City of Lewisville, TX

151 W Church Street
Lewisville, Texas 75057

Joint Meeting of the Planning and Zoning Commission, Overlay District Board and Transportation Board Agenda

Tuesday, July 6, 2021

6:30 PM

City Council Chambers 151 West
Church Street Lewisville, Texas AND
A Zoom Meeting Will be Held for
This Meeting. A Link is Provided on
the Agenda.

Regular Session - 6:30 P.M.

Citizens/Visitors wanting to attend this meeting in person may appear at the City Council Chambers at Lewisville City Hall, 151 West Church Street, Lewisville, Texas 75077.

In addition, pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act, this meeting will also be open to the public via remote access.

Citizens/Visitors wanting to access this meeting remotely may go to: <https://cityoflewisville.zoom.us/j/96038538358> or call 877.853.5257 (Toll Free) or 888.475.4499 (Toll Free) using the following Webinar ID: 960 3853 8358. Listeners must sign into 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 into 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.

Comments will be accepted until 5 p.m. prior to the meeting. to submit a comment, please email 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. Oaths of Office and Certificates of Appointment Administered to New and Reappointed Board Members.

C. Approval of Minutes

1. [Approve the Minutes of the June 15, 2021 Planning and Zoning Commission Meeting.](#)

D. 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)

2. [Regular Hearing: Final Plat of Roadrunner Addition, Lots 1R and 2, Block A; on 6.478 Acres out of the R.H. Barksdale Survey, Abstract No. 46; Zoned Heavy Industrial \(HI\) District; at 1690 South State Highway 121 Business; Located on the South Side of State Highway 121 Business, Approximately 520 Feet West of Huffines Boulevard; Being a Replat of Lot 1, Block A, Roadrunner Addition.](#)
3. [Regular Hearing: Final Plat of Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A; Being 5 Lots on 11.371 Acres out of the Samuel H. Hayden Survey, Abstract Number 537; With the Proposed Zoning Designations of Multifamily 3 \(MF3\) and General Business 2 \(GB2\); Located on the South Side of State Highway 121 Business and the North Side of Midway Road Approximately 800 Feet West of F.M. 544.](#)
4. [Regular Hearing: Final Plat of Essex Drive Dedication Addition; a 2.704 Acre Tract Dedicated for an 80 Foot Right-of-Way out of the A. Singleton Survey, Abstract Number 1138; Located on the Eastern Terminus of Essex Boulevard.](#)

E. Other Business

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

F. Adjournment

Overlay District Board

G. Call to Order and Announce that a Quorum is Present.**H. New Business**

5. [Approve Minutes of May 4, 2021 Overlay District Board Meeting.](#)
6. [Consideration of Five Alternative Standards Associated with Façade Changes and Landscaping for Northern Tool; Located at 2428 South Stemmons Freeway Legally Described as Lakepoint Phase V Addition, Lot 4R-5R, Block H; Zoned General Business \(GB\) District, as Requested by Robbie Killingsworth, of Franz Architects, on Behalf of Duane Boris, of Northern Tool, the Business Owner \(Case No. 20-04-3-AltStd\).](#)

I. Other Business

The Transportation Board will meet following the Overlay District Board.

J. Adjournment**Transportation Board****K. Call to Order and Announce that a Quorum is Present**

7. [Approve the Minutes of the March 2, 2021 Transportation Board Meeting.](#)

L. Citizen's 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

M. New Business

8. [Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Josey Lane, Establishing the Speed Limit of 50 MPH from 1,900 Feet South of State Highway 121 to the South City Limits, and Make a Recommendation to the City Council Regarding the Amendment.](#)
9. [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 Josey Lane From 500 Feet North of the Memorial Elementary School Driveway to 500 Feet South of Lake Falls Terrace, and Make a Recommendation to the City Council Regarding the Amendment.](#)

N. 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
JUNE 15, 2021**

Item A:

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

Members present: Jordan Zongol; Sheila Taylor; Alvin Tuner; MaryEllen Miksa; Karen Locke; Erum Ali; Francisca Al-waely.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Theresa Ernest, Planning Technician.

Item B:

The second item on the agenda was to approve the minutes from the May 18, 2021 Meeting. *Member Sheila Taylor had comments regarding her misspelled name. A motion was made by Karen Locke to correct the minutes, seconded by Erum Ali. The motion passed unanimously (7-0).*

Item C:

Regular Hearing - Plats were next on the agenda. There was one item for consideration:

2. Regular Hearing: Final Plat of MacArthur Business Park Addition, Lot 1R, Block A; on 11.996 Acres out of the Thomas B. Garvin Survey, Abstract Number 506; Zoned Light Industrial (LI) District; Located on the Northwest Corner of the State Highway 121 (Sam Rayburn Tollway) and Shelby Drive Intersection, and on the East Side of MacArthur Boulevard; Being a Replat of Vista Ridge/MacArthur Addition Lots 2 and 4, Block A.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. Chair Miksa then opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. *A motion was made by Erum Ali to disapprove the final plat and grant staff the ability to accept and approve the final plat once the listed deficiencies are corrected. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).*

Item D:

Public Hearing – Plans & Zoning Text Amendments were next on the agenda. There was one item for consideration:

3. Public Hearing: Consideration of a Recommendation for Amendments to Chapter 17, Zoning, of the Lewisville City Code, by Amending Section 17-22.7, Old Town Mixed Use 2 District Regulations, to Amend Multifamily Requirements to Reduce the Minimum Floor Area of a Multifamily Dwelling.

Staff gave a brief overview of the proposed text amendment with a recommendation of approval as presented. Chair Miksa then opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. *A motion was made by Karen Locke to recommend approval of the zoning code amendment as presented. The motion was seconded by Jordan Zongol. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, July 19, 2021, for a second public hearing and final decision.

Item E:

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

4. Select a Vice Chair for the Planning and Zoning Commission

Chair Miksa gave an overview regarding the selection procedure for a Vice Chair. A motion was made by Chair Miksa to nominate Erum Ali to the Vice Chair position. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).

Item F:

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:39 pm.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: June Sin
DATE: July 6, 2021
SUBJECT: **Regular Hearing: Final Plat of Roadrunner Addition, Lots 1R and 2, Block A; on 6.478 Acres out of the R.H. Barksdale Survey, Abstract No. 46; Zoned Heavy Industrial (HI) District; at 1690 South State Highway 121 Business; Located on the South Side of State Highway 121 Business, Approximately 520 Feet West of Huffines Boulevard; Being a Replat of Lot 1, Block A, Roadrunner Addition.**

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 plats, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

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 Roadrunner Addition Lots 1R and 2, Block A was submitted on June 7, 2021 and has been reviewed by staff. Staff recommends disapproval of the above plat with the following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances:

Section 6-27

- Provide title opinion showing all lien holders and owners if land is dedicated.
- First Bank, the lien holder must sign the plat

Section 6-73 Amending/Final Plat

- List the name of the P&Z chair
- List the name of City Secretary
- Add dimension of the ROW
- Provide an exhibit to demonstrate the developed portion of the lot does not have any nonconformity. If any, all conformities may need approval from the Zoning Board of Adjustment and/or City Council.
- Add correct replat title block and carry over correct plat name to signature blocks.
- Sheet size to be 22" by 34"

- Provide all easements, deed restrictions or encumbrances. If any, show proposed mutual access easement.

Section 6-103 Access Management Policy

- Show 12' ROW dedication required for the deceleration lane.

The applicant may resubmit a revised final plat addressing 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.

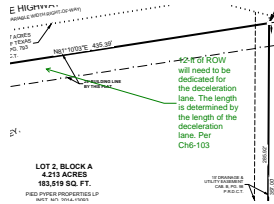
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Roadrunner Addition Lots 1R and 2, Block A 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.



21-06-13-RP-20210607 - replat - jcb.pdf Markup Summary

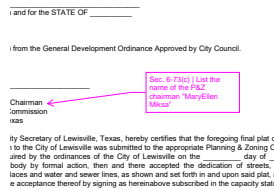
DRussell (1)



Subject: Callout
Page Label: [1] 1
Author: DRussell
Date: 6/24/2021 2:25:44 PM
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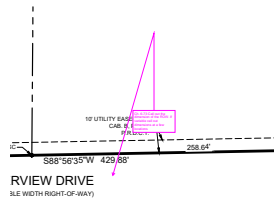
12-ft of ROW will need to be dedicated for the deceleration lane. The length is determined by the length of the deceleration lane. Per Ch6-103

Eleana Tuley (7)



Subject: Callout
Page Label: [1] 1
Author: Eleana Tuley
Date: 6/18/2021 10:30:08 AM
Status:
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Sec. 6-73(c) | List the name of the P&Z chairman "MaryEllen Miksa"



Subject: Callout
Page Label: [1] 1
Author: Eleana Tuley
Date: 6/18/2021 11:34:26 AM
Status:
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Ch. 6-73 Call out the dimension of the ROW. If variable call out dimensions at a few locations

Sec. 6-73(c) Confirm that all easements, deed restrictions or encumbrances which impact development are shown on the plat

Subject: Text Box
Page Label: [1] 1
Author: Eleana Tuley
Date: 6/18/2021 11:37:17 AM
Status:
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Sec. 6-73(c) Confirm that all easements, deed restrictions or encumbrances which impact development are shown on the plat



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

the building lines shown on the plat.

Witness my hand this,

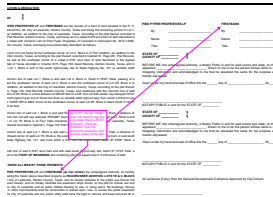
City of Lewisville, Texas

Sec. 6-73(c) | City secretary name is "Julie Worster"

to Texas Coordinate System of 1983, North Central Zone
ations shown are ground distances.

Subject: Callout
Page Label: [1] 1
Author: Eleana Tuley
Date: 6/18/2021 11:44:37 AM
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Sec. 6-73(c) | City secretary name is "Julie Worster"



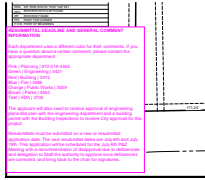
Subject: Group
Page Label: [1] 1
Author: Eleana Tuley
Date: 6/18/2021 11:52:04 AM
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Sec.6-27 The lien holder does not need to sign the plat unless there is ROW dedication. Remove "firstbank" from the dedication statement and all other areas of the plat.



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Subject: Text Box
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Author: Eleana Tuley
Date: 6/18/2021 11:53:49 AM
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RESUBMITTAL DEADLINE AND GENERAL COMMENT INFORMATION

Each department uses a different color for their comments. If you have a question about a certain comment, please contact the appropriate department:

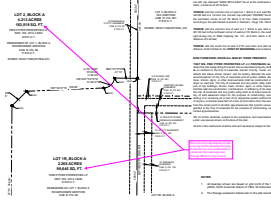
Pink | Planning | 972-219-3455
Green | Engineering | 3421
Red | Building | 3472
Blue | Fire | 3466
Orange | Public Works | 3509
Brown | Parks | 3552
Teal | ADA | 3705

The applicant will also need to receive approval of engineering plans/site plan with the engineering department and a building permit with the Building Inspections to receive City approval for this project.

Resubmittals must be submitted on a new or resubmittal application date. The next resubmittal dates are July 6th and July 19th. This application will be scheduled for the July 6th P&Z Meeting with a recommendation of disapproval due to deficiencies and delegation to Staff the authority to approve once deficiencies are corrected, and bring back to the chair for signatures.



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Subject: Group
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Author: Eleana Tuley
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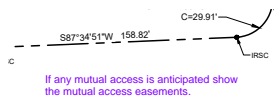
Since the lot is developed provide a survey and/or development plan to identify any non-conformities or variances that need approval through ZBOA or City Council.

mberry (2)

Denver County, Texas, and continuing with the common line of said lot...
Block A and said Riverside Drive, South 88°56'30" West, a distance of...
Block A and said Lot 1R, Block A, North 0°17'40" East, a distance of...
in said east and said south right-of-way line, North 81°10'00" East, a...
DE PRESENTS:
IF FIRSTHAND (as lien holder) the undersigned authority do hereby...
All variances (if any) for

Subject: Planning Cloud
Page Label: [1] 1
Author: mberry
Date: 6/28/2021 12:38:53 PM
Status:
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disregard comment. Lien holder to remain as ROW dedication required. Ensure ROW dedication on SUP.



Subject: Text Box
Page Label: [1] 1
Author: mberry
Date: 6/28/2021 12:40:37 PM
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If any mutual access is anticipated show the mutual access easements.

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Michele Berry
DATE: July 6, 2021
SUBJECT: **Regular Hearing: Final Plat for Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A; Being 5 Lots on 11.371 Acres out of the Samuel H. Hayden Survey, Abstract Number 537; With the Proposed Zoning Designations of Multifamily 3 (MF3) and General Business 2 (GB2); Located on the South Side of State Highway 121 Business and the North Side of Midway Road Approximately 800 Feet West of F.M. 544.**

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 plats, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

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 Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A was submitted on June 7, 2021 and has been reviewed by staff. Staff recommends disapproval of the above plat with the following reasons based on Chapter 6 Land Development Regulations, 1996 Agreement with Castle Hills and the variances package and amendment to the agreement approved by City Council on February 17, 2020:

February 17, 2020 Agreement

- Correct easement widths
- Correct layout of detention facilities
- Note Open Space lots
- Establish irrevocable Public Access Easements on open space lots.
- Provide 16' utility, pedestrian and amenity zone/landscaping easement on both sides of all pedestrian priority frontages, see markups for some shortcomings.
- Provide Private vehicular route per framework plan.
- Provide lot layout per framework plan.

Castle Hills Development Agreement

- Provide title opinion showing all lien holders and owners if land is dedicated.
- Provide public sidewalk per Chapter V(2)

- Owner does not match DCAD records provide proof of ownership.
- Provide Corner clips along private vehicular routes to allow for utilities.
- Provide 12' ROW or easement as marked for required deceleration lanes.
- Dimension Midway Road
- Sidewalk shown through detention pond which is not feasible.
- Include a 15 foot drainage easement from the MADE&SSE to the drainage easement per Article V(5)
- Rename easement to allow franchise utilities.
- Sidewalks required on both sides of street.
- Correct Spelling of sidewalk

Section 6-73 Amending/Final Plat

- Update Signature block with corrected plat name to specify Tract A.
- Update P&Z Chair Name
- Provide Tax Certificate showing no taxes due and current title opinion showing all lien holders
- Correct typos in signature blocks per Code Appendix
- Update year to 2021
- Insert owner name if correct, Chris Bright.
- Add Block Letter and Zoning Designation of each lot.
- Provide Summary Table for residential lot.
- Make sheet size 22" by 34"
- Use City Basemap and Scale to 1"=1,000'
- Clarify ownership of easements.
- Portions of Lot 7 were in adjacent abstracts per the preliminary plat, confirm abstracts information is correct.
- Add open space notes from Preliminary Plat.

Section 6-103 Access Management Policy

- Show 12'ROW dedication for the deceleration lane.

The applicant may resubmit a revised preliminary plat addressing 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.

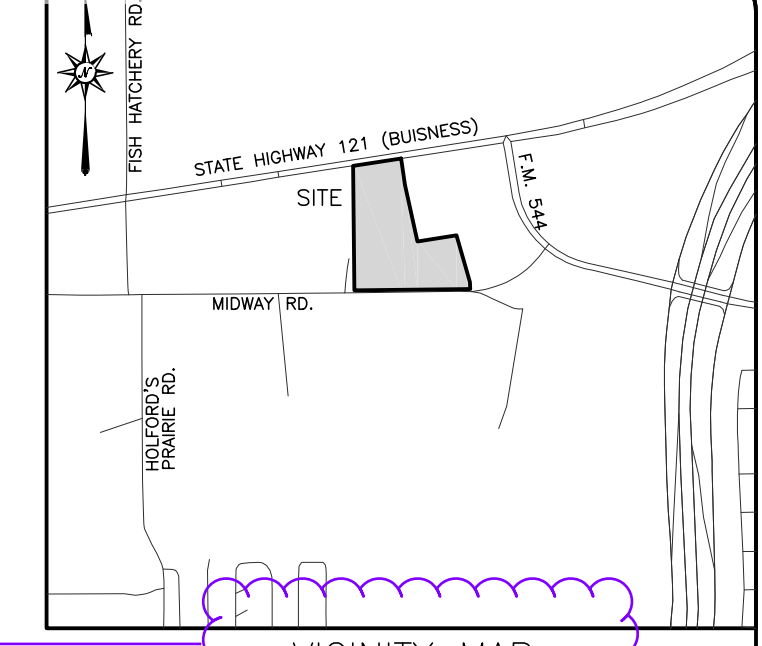
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A 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.

RESIDENTIAL SUMMARY TABLE

- MF-3 ZONING
- MIN. DWELLING SIZE: 500 SF
- AVG. DWELLING SIZE: 750 SF
- MAX. DWELLING UNITS: 800
- HEIGHT: MIN. 5 STORIES
- PARKING: MIN. 80% OF PROVIDED PARKING MUST BE IN A PARKING STRUCTURE
- MUST BE PART OF AND GOVERNED BY THE CASTLE HILLS COMMERCIAL ASSOCIATION

example of residential summary table from preliminary plat. Only 300 units are available for construction in this phase per the agreement 2.17.20. Additional unit may be added based on non-residential construction.



VICINITY MAP NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°43'26" E	6.11'
L2	S 00°43'01" E	48.16'

LEGEND

- P.O.B. = POINT OF BEGINNING
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CIRF = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- ASC = "ADAMS SURVEYING COMPANY LLC"
- ESMT = EASEMENT
- M.A.D.W.&S.S.E. = MUTUAL ACCESS, DRAINAGE, WATER & SANITARY SEWER EASEMENT

specify what is public v. private. Clarify ownership, maintenance responsibility of easement and public accessibility to match preliminary plat. Right now I read that they are all private utilities. I think the intent is mutual access, private drainage, public water and public sanitary sewer.

Carry over open space notes from Preliminary plat.

Framework plan amendment approval needs to be finalized by the City representative per the agreement 2.17.20.

FINAL PLAT
CROWN CENTRE ADDITION
LOTS 4-7, and 9 BLOCK A
 11.371 ACRES / 495,299 SQ. FT.
 SAMUEL H. HAYDEN SURVEY SURVEY,
 ABSTRACT NO. 537
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 PAGE 1 OF 2
 JUNE 07, 2021

Lot 7 should have portions is adjacent surveys per preliminary plat.

add Phase 1 and zoning designation per Castle Hills GDO appendix and Article IV (C)

Adams
Surveying
Company, LLC
 TBPELS Firm Registration No. 10117500

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Sheet size needs to be 22"x34" per IV(C).

Lot layout does not align with framework plan approved 2.17.20 or preliminary plat or contemporaneously submitted construction plans.

Private vehicular route required around lot per framework plan in agreement 2.17.20 with 27' drive easement and 16' utility, sidewalk and amenity zone/landscape easement.

This is not on the subject property being platted. Include Lot 3 as easements need to be established to allow development of either lot.

Per agreement 2.17.20 these are all pedestrian priority frontages and it is required to have 27' mutual access easement.

Add Block Letter and zoning designation to each lot per IV(C) of Cattle Hills development Agreement GDO.

this is open space lot and required irrevocable public access easement per agreement 2.17.20 and the preliminary plat. Should be closer to 2.47 acres per preliminary plat.

All instances of 16' private sidewalk easement need to be revised to utility, sidewalk and amenity easement. This to be an 8' sidewalk and 8' amenity zone. It will allow for franchise utilities.

This should also include a general utility easement.

Is the proposed sidewalk going through the detention pond?

detention ponds do not align with preliminary plat or framework plan per agreement dated 2.17.20 and must move to conform with those locations.

this to be privately owned and maintained but available to the public for use. Clarify language and notes to ensure agreement 2.17.20 is met. - do for all instances of public sidewalk.

This is supposed to be Lot 6 per preliminary plat and agreement 2.17.20.

Midway Road should be a 60-ft ROW. Show the dimensions. If variable then include dimensions at the ends and middle.

What is the proposed width of the sidewalk that a 16' easement is needed?

The sidewalk would need to be public. Per ChV(2)

There needs to be a sidewalk easement on both sides.

Provide a corner clip for the UE

Label 6' sidewalk easement

Add zoning designation of adjacent lots per IV(C)

The detention pond should be part of a developable lot

12-ft ROW dedication for the deceleration lane per Ch6-103

This is not 16'.
 P.O.B.
 5/8" CIRF "ASC"

20'x30' WATER ESMT.
 INST. NO. 2018-206
 O.P.R.D.C.T.

COSEV. ESMT.
 INST. NO. 2018-97698
 O.P.R.D.C.T.

15'x40' WATER ESMT.
 INST. NO. 2018-206
 O.P.R.D.C.T.

COSEV. ESMT.
 INST. NO. 2018-97698
 O.P.R.D.C.T.

COSEV. ESMT.
 INST. NO. 2018-97698
 O.P.R.D.C.T.

LOT 3, BLOCK 121 / 544 ADDITION
 INST. NO. 2018-206
 O.P.R.D.C.T.

PROPOSED DETENTION POND
 LOT 9
 1.121 ACRES
 48,855 SQ. FT.

10' WATER ESMT.
 INST. NO. 2018-6466
 O.P.D.C.T.

TRACT TCE 17b
 UNRECORDED TEMP.
 CONSTRUCTION ESMT.

BILLY J. MYERS
 VOL. 4067, PG. 1386
 O.P.R.D.C.T.

STATE HIGHWAY 121 (BUSINESS)
 (VARIABLE WIDTH RIGHT-OF-WAY)

LOT 4
 5.254 ACRES
 228,878 SQ. FT.

PART OF TRACT A
 BRECO LANDS CH LLC
 INST. NO. 2006-153339
 O.P.R.D.C.T.

LOT 5
 1.165 ACRES
 50,728 SQ. FT.

LOT 7
 2.438 ACRES
 106,198 SQ. FT.

LOT 9
 1.121 ACRES
 48,855 SQ. FT.

MIDWAY ROAD WEST
 (VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
 MIDWAY PUMP STATION
 INST. NO. 2009-126
 O.R.D.C.T.

OWNER
 BRECO LANDS CH LLC
 4228 North Central Expressway, Suite 300
 Dallas, Texas, 75206
 Phone:

ENGINEER
 LandDesign Engineering
 5301 Alpha Road, Suite 24
 Dallas, Texas 75240
 Contact: Brian Dench, P.E.
 Phone: (214) 785-6006

SURVEYOR
 Adams Surveying Company, L.L.C.
 1475 Richardson Drive, Suite 255
 Richardson, Texas 75080.
 Contact: Paul Hubert
 Phone: (469) 317-0250

R= 670.00'
 Δ= 001°03'26"
 A= 12.36'
 CHB= S 88°48'31" W
 CL= 12.36'

F.M. 544
 (120' RIGHT-OF-WAY)

UTILITY EASEMENT
 INST. NO. 2010-45560
 O.P.R.D.C.T.

UTILITY EASEMENT
 INST. NO. 2010-45560
 O.P.R.D.C.T.

UTILITY EASEMENT
 INST. NO. 2010-45560
 O.P.R.D.C.T.

UTILITY EASEMENT
 INST. NO. 2010-45560
 O.P.R.D.C.T.

UTILITY EASEMENT
 INST. NO. 2010-45560
 O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DENTON }

WHEREAS MIRMAR CASTLE HILLS PARTNERS, L.P., is the owner of a 11.371 acre tract of land located in the Samuel H. Hayden Survey, Abstract No. 537, Denton County, Texas, being part of that call 38.869 acre tract described as Tract A in Special Warranty Deed to BRECO Lands CH, LLC as recorded in Document No. 2006-153339 Official Public Records Denton County, Texas (O.P.R.D.C.T.), said 11.371 acres being more particularly described as follows:

BEGINNING at a found 5/8-inch capped iron rod stamped "ADAMS SURVEYING COMPANY" (hereafter referred to as ASC), being the northeast corner of Lot 3, Block A, 121 / 544 Addition, an Addition to Denton County as recorded in Document No. 2018-206, O.P.R.D.C.T., and being on the south right of way line for State Highway 121 (variable right of way);

THENCE NORTH 81 degrees 07 minutes 43 seconds EAST with south right of way line for State Highway 121, a distance of 343.59 feet, to a found 5/8-inch capped iron rod stamped "ASC";

THENCE SOUTH 08 degrees 52 minutes 53 seconds EAST leaving said south right of way line for State Highway 121 a distance of 188.63 feet, to a found 5/8-inch capped iron rod stamped "ASC";

THENCE SOUTH 12 degrees 09 minutes 19 seconds EAST a distance of 409.57 feet, to a found 5/8-inch capped iron rod stamped "ASC";

THENCE NORTH 88 degrees 43 minutes 26 seconds EAST a distance of 6.11 feet, to a set 5/8-inch capped iron rod stamped "ASC";

THENCE NORTH 81 degrees 07 minutes 42 seconds EAST a distance of 275.19 feet, to a set 5/8-inch capped iron rod stamped "ASC";

THENCE SOUTH 16 degrees 03 minutes 38 seconds EAST a distance of 345.74 feet, to a set 5/8-inch capped iron rod stamped "ASC";

THENCE SOUTH 00 degrees 43 minutes 01 seconds EAST a distance of 48.16 feet, to a found 5/8-inch capped iron rod stamped "ASC", northerly right of way line for Midway Road (variable Right of Way), and being the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, having a central angle of 01 degree 03 minutes 26 seconds, a radius of 670.00 feet, an arc length of 12.36 feet, and a chord of SOUTH 88 degrees 48 minutes 31 seconds WEST, 12.36 feet to a found 5/8-inch capped iron rod stamped "ASC";

THENCE SOUTH 89 degrees 20 minutes 14 seconds WEST a distance of 806.60 feet for the southeast corner of said Lot 3, Block A, 121 / 544 Addition;

THENCE North 00 degrees 39 minutes 46 seconds West leaving said right of way and with the east line of said Lot 3 a distance of 881.23 feet to the POINT OF BEGINNING, and containing 11.371 acres (495,299 square feet) of land, more or less.

DCAD shows Brecco Lands. Provide proff of ownership.

Provide tax certificate showing no taxes due and current title opinion to show all lien holders per Sec II 7. & 8. of Castle Hills Agreement GDO.

2021

OWNER'S CERTIFICATE OF DEDICATION

Now therefore, know all men by these presents: That **BRECO LANDS CH LLC**, the undersigned authority, ~~do~~ ^{does} hereby adopt this plat designating the herein above described property as **CROWN CENTRE ADDITION**, 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~~ ^{herein} and does hereby dedicate the easement strips shown on the plat for mutual use and ~~ainst~~ ^{against} NO. ~~ommodation~~ ^{accommodation} of the City of Lewisville and all public utilities desiring to use, or ~~using same~~ ^{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.

By: BRECO LANDS CH LLC
a Texas limited liability company

Christopher R. Bright, Chief Executive Officer

typos. Update as needed and add lot and block as required by ordinance.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2018.
My commission expires: _____
2021

Notary Public, State of Texas

Christopher Bright

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2018.
My commission expires: _____

Notary Public, State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate it's interests to the provisions of the Owner's Dedication.

Simmons Bank
an Arkansas state bank

By: _____
Name: _____
Title: _____

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2018.
My commission expires: _____
2021

Notary Public, State of Texas

update name as needed.

Current Chair is MaryEllen Miksa, though this may change at the end of the July. Update to current name prior to filing.

SURVEYOR'S STATEMENT

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveying, the City of Lewisville Development Code.

Dated this the _____ day of _____, 2018.

Paul Hubert, Registered Professional Land Surveyor, 1942

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul Hubert, 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.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2018.
My commission expires: _____
2021

Notary Public, State of Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the **CROWN CENTRE ADDITION** to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission of City Council as required by the ordinances of the City of Lewisville on the ___ day of _____, 2021, 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 before subscribed in the capacity stated.

Witness my hand this _____ day of _____, 2021.

Julie Worster, City Secretary
City of Lewisville, Texas

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

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

Let's call Crown Centre Tract A, Phase I so as not to get confused with future Crown Center Plats.

FINAL PLAT

CROWN CENTRE ADDITION
LOTS 4-7, and 9 BLOCK A

11.371 ACRES / 495,299 SQ. FT.

SAMUEL H. HAYDEN SURVEY SURVEY,
ABSTRACT NO. 537
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PAGE 2 OF 2
JUNE 07, 2021

OWNER
LANDMARK AT LAKEWAYS WEST, LLC
400 Galleria Parkway, Suite 1450
Atlanta, Georgia 30339
Phone: (404) 660-3200

ENGINEER
ML CLARK CONSULTING, LLC
P.O. Box 170
Addison, Texas 75001
Contact: Michael L. Clark, P.E.
Phone: (214) 675-1960

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: Paul Hubert
Phone: (469) 317-0250



Adams
Surveying
Company, LLC

© COPYRIGHT 2021

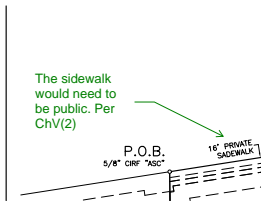


LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

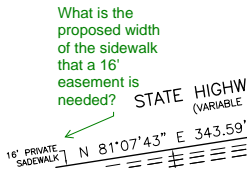
21-06-6-FP-castle hills plat tract a fp.pdf Markup Summary

DRussell (13)



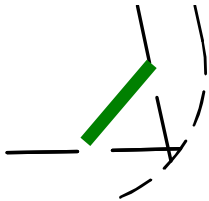
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The sidewalk would need to be public. Per ChV(2)

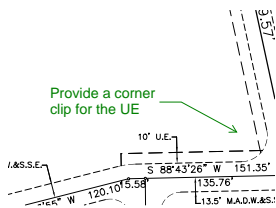


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What is the proposed width of the sidewalk that a 16' easement is needed?



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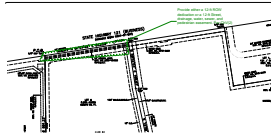
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Provide a corner clip for the UE



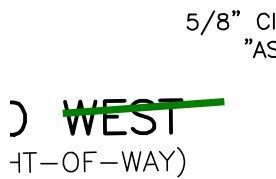
LEWISVILLE

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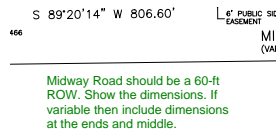


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Date: 6/18/2021 11:07:44 AM
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Provide either a 12-ft ROW dedication or a 12-ft Street, drainage, water, sewer, and pedestrian easement. Per ChV(2)

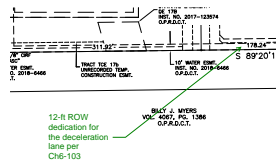


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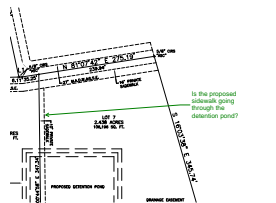
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Midway Road should be a 60-ft ROW. Show the dimensions. If variable then include dimensions at the ends and middle.



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12-ft ROW dedication for the deceleration lane per Ch6-103



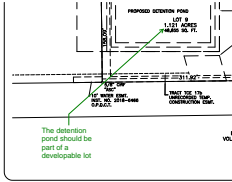
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Is the proposed sidewalk going through the detention pond?



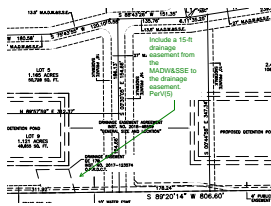
LEWISVILLE

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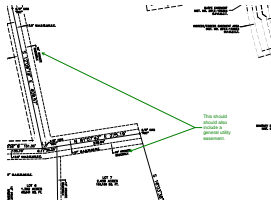
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The detention pond should be part of a developable lot



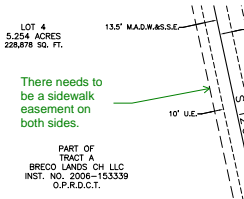
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Include a 15-ft drainage easement from the MADW&SSE to the drainage easement. PerV(5)



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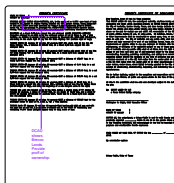
This should should also include a general utility easement.



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There needs to be a sidewalk easement on both sides.

mberry (44)

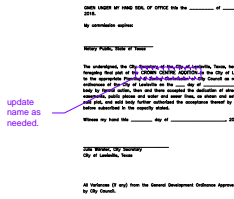


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DCAD shows Brecco Lands. Provide proof of ownership.

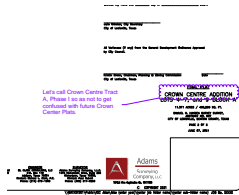


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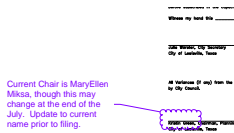
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update name as needed.



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Author: mberry
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Let's call Crown Centre Tract A, Phase I so as not to get confused with future Crown Center Plats.



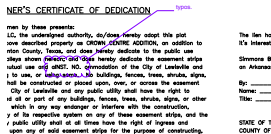
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Current Chair is MaryEllen Miksa, though this may change at the end of the July. Update to current name prior to filing.



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Date: 6/24/2021 5:16:53 PM
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Provide tax certificate showing no taxes due and current title opinion to show all lien holders per Sec II 7. & 8. of Castle Hills Agreement GDO.



Subject: Planning Cloud
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typos.



five (5) foot radii
om the center poin
as, ~~street lights~~) is
reconstructing, insp

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personally appeared
to the foregoing final
purposes and consid

GIVEN UNDER MY HAND
2018.
My commission expires

2021

Notary Public, State

Subject: Planning Cloud
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Author: mberry
Date: 6/24/2021 5:19:26 PM
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...
to no further liability, subject to the covenants and restrictions set forth hereinbefore, to
the public use, interest, or benefit, and shall remain subject to the laws of the State.
at law to the satisfaction and to such use and enjoyment subject to the liability hereinafter stated
the undersigned do hereby certify
Notary Public, State of Texas
Christopher R. Bright, Notary Public
GIVEN UNDER MY HAND
2018.
My commission expires
Christopher

Subject: Planning Cloud
Page Label: 2
Author: mberry
Date: 6/24/2021 5:19:36 PM
Status:
Color: ■
Layer:
Space: Christopher Bright

CERTIFICATE OF DEDICATION
present:
I hereby certify that the above described property and
interest are **CROWN CENTRE ACCORD**, in addition to
fees, and shall hereby dedicate to the public use
interest and shall hereby dedicate the easement strips
I, **CHRISTOPHER BRIGHT**, Commissioner of the City of Lewisville and
also hereby certify that the buildings, fences, trees, shrubs, signs,
used or placed upon, over, or across the easement
strips and any public utility shall have the right to
any buildings, fences, trees, shrubs, signs, or other
any endorser or interfere with the construction,
ative system on any of these easement strips, and the

LIEN
I hereby certify that the above described property and
interest are **CROWN CENTRE ACCORD**, in addition to
fees, and shall hereby dedicate to the public use
interest and shall hereby dedicate the easement strips
I, **CHRISTOPHER BRIGHT**, Commissioner of the City of Lewisville and
also hereby certify that the buildings, fences, trees, shrubs, signs,
used or placed upon, over, or across the easement
strips and any public utility shall have the right to
any buildings, fences, trees, shrubs, signs, or other
any endorser or interfere with the construction,
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Subject: Planning Cloud
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add lot and block as
required by ordinance.

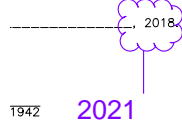
GIVEN UNDER MY HAND SEAL OF
2018.
My commission expires:

2021

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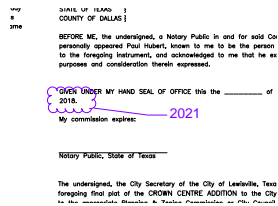


es and regulations of the Texas board of
velopment Code.



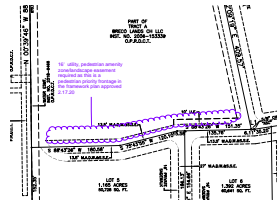
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2021



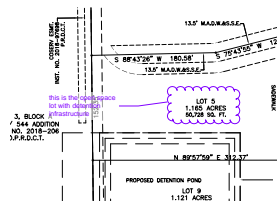
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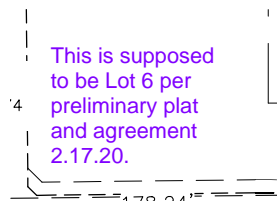
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16' utility, pedestrian amenity zone/landscape easement required as this is a pedestrian priority frontage in the framework plan approved 2.17.20



Subject: Planning Cloud
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this is the open space lot with detention infrastructure



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This is supposed to be Lot 6 per preliminary plat and agreement 2.17.20.



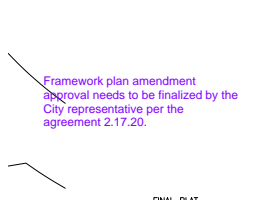
LEWISVILLE

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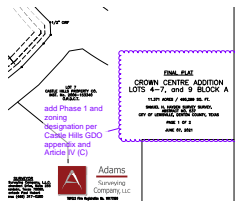
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Per agreement 2.17.20 these are all pedestrian priority frontages and it is required to have 27' mutual access easement.



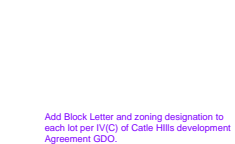
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Framework plan amendment approval needs to be finalized by the City representative per the agreement 2.17.20.



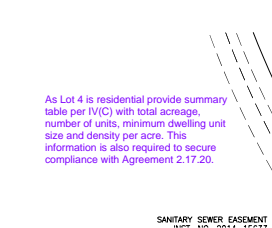
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add Phase 1 and zoning designation per Castle Hills GDO appendix and Article IV (C)



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Add Block Letter and zoning designation to each lot per IV(C) of Cattle Hills development Agreement GDO.



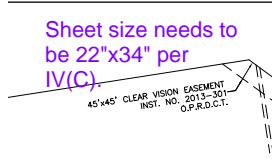
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As Lot 4 is residential provide summary table per IV(C) with total acreage, number of units, minimum dwelling unit size and density per acre. This information is also required to secure compliance with Agreement 2.17.20.



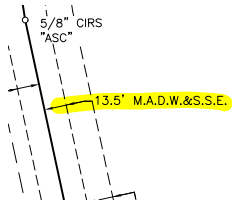
LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

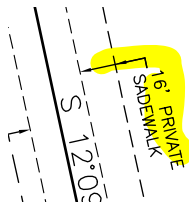


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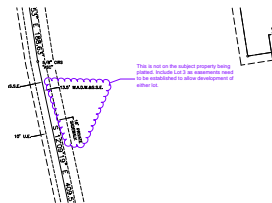
Sheet size needs to be 22"x34" per IV(C).



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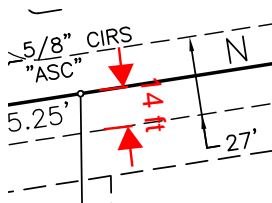


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This is not on the subject property being platted. Include Lot 3 as easements need to be established to allow development of either lot.



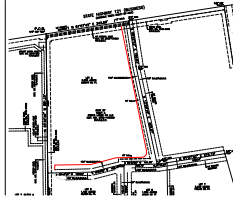
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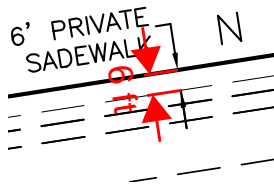


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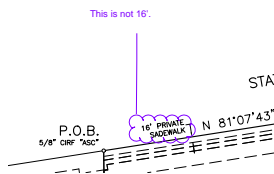
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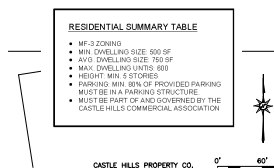
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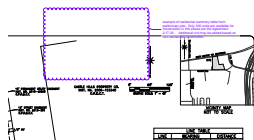
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Author: mberry
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Space: This is not 16'.



Subject: Image
Page Label: 1
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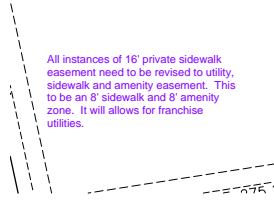


Subject: Planning Cloud
Page Label: 1
Author: mberry
Date: 6/24/2021 6:04:44 PM
Status:
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Space: example of residential summary table from preliminary plat. Only 300 units are available for construction in this phase per the agreement 2.17.20. Additional unit may be added based on non-residential construction.



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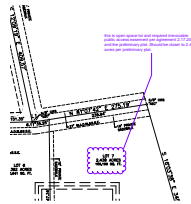
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All instances of 16' private sidewalk easement need to be revised to utility, sidewalk and amenity easement. This to be an 8' sidewalk and 8' amenity zone. It will allow for franchise utilities.

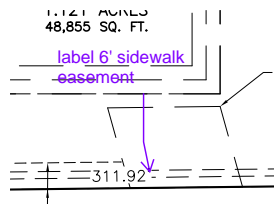
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All instances of 16' private sidewalk easement need to be revised to utility, sidewalk and amenity easement. This to be an 8' sidewalk and 8' amenity zone. It will allow for franchise utilities.



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Author: mberry
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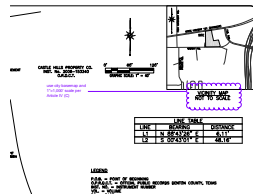
this is open space lot and required irrevocable public access easement per agreement 2.17.20 and the preliminary plat. Should be closer to 2.47 acres per preliminary plat.



label 6' sidewalk easement

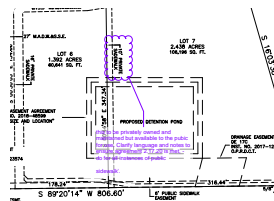
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label 6' sidewalk easement



Subject: Planning Cloud
Page Label: 1
Author: mberry
Date: 6/24/2021 6:13:05 PM
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use city basemap and 1"=1,000' scale per Article IV (C)



Subject: Planning Cloud
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Author: mberry
Date: 6/24/2021 6:14:57 PM
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this to be privately owned and maintained but available to the public for use. Clarify language and notes to ensure agreement 2.17.20 is met, - do for all instances of public sidewalk'.



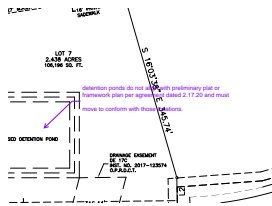
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Add zoning designation of adjacent lots per IV(C)

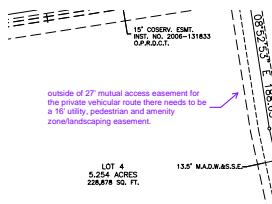
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Add zoning designation of adjacent lots per IV(C)



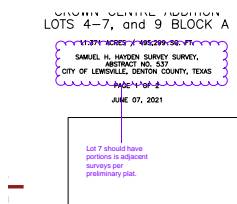
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Date: 6/24/2021 6:16:31 PM
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detention ponds do not align with preliminary plat or framework plan per agreement dated 2.17.20 and must move to conform with those locations.



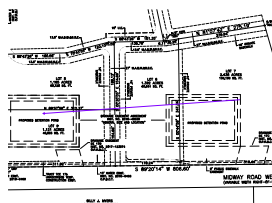
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Date: 6/24/2021 6:18:50 PM
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outside of 27' mutual access easement for the private vehicular route there needs to be a 16' utility, pedestrian and amenity zone/landscaping easement.



Subject: Planning Cloud
Page Label: 1
Author: mberry
Date: 6/24/2021 6:23:03 PM
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Lot 7 should have portions is adjacent surveys per preliminary plat.

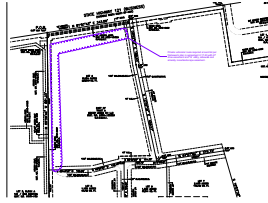


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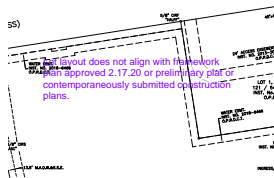
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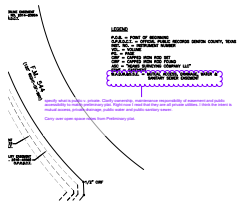
Subject: Planning Cloud
Page Label: 1
Author: mberry
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Private vehicular route required around lot per framework plan in agreement 2.17.20 with 27' drive easement and 16' utility, sidewalk and amenity zone/landscape easement.



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Lot layout does not align with framework plan approved 2.17.20 or preliminary plat or contemporaneously submitted construction plans.



Subject: Planning Cloud
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Author: mberry
Date: 6/28/2021 12:30:26 PM
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specify what is public v. private. Clarify ownership, maintenance responsibility of easement and public accessibility to match preliminary plat. Right now I read that they are all private utilities. I think the intent is mutual access, private drainage, public water and public sanitary sewer.

Carry over open space notes from Preliminary plat.

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: July 6, 2021
SUBJECT: **Regular Hearing: Final Plat of Essex Drive Dedication Addition; a 2.704 Acre Tract Dedicated for an 80 Foot Right-of-Way out of the A. Singleton Survey, Abstract Number 1138; Located on the Eastern Terminus of Essex Boulevard.**

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 plats, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

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 Essex Drive Dedication Addition was submitted on June 7, 2021 and has been reviewed by staff. Staff recommends disapproval of the above plat with the following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances:

Section 6-27

- Title opinion required with all ROW dedications

Section 6-73(c) Final Plat

- (5) Use a sheet size of 22" x 24"
- (6) Vicinity map must have a scale of 1" = 1,000'
- (8) Ensure consistency between the survey and metes & bounds description
- (24) Ensure the correct Owner's Certification of Dedication is listed
- (25) List current PZ Chair

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

- Public Access Easement must read Mutual Access Easement

The applicant may resubmit a revised final plat addressing 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 Essex Drive Dedication 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.



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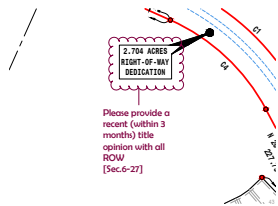
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S 55 MINUTES 47 SECONDS WEST WITH A SOUTH LINE
OUTH LINE OF SAID TEXAS POWER AND LIGHT COMPAN
4.53 FEET TO A THE POINT OF BEGINNING AND ENCL

Does not match

WISVILLE GENERAL DEVELOPMENT ORDINANCE DAT
4 SUBMITTAL AND APPROVAL PROCEDURES:

Author: Jon Beckham

Does not match



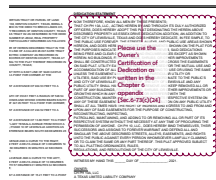
Author: Jon Beckham

Please provide a recent (within 3 months) title opinion with all ROW [Sec.6-27]

Include the PZ signature block [Sec.6-73(c)(25)]

Author: Jon Beckham

Include the PZ signature block [Sec.6-73(c)(25)]



Author: Jon Beckham

Please use the Owner's Certification of Dedication as written in the Chapter 6 appendix [Sec.6-73(c)(24)]

Use a sheet size of 22x34" [Sec.6-73(c)(5)]

Author: Jon Beckham

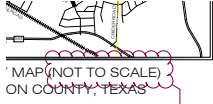
Use a sheet size of 22x34" [Sec.6-73(c)(5)]

CASTLE HILLS
SECTION C



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1"=1,000'
[Sec.6-73(c)(6)]

Author: Jon Beckham

1"=1,000'
[Sec.6-73(c)(6)]

MINUTES
JOINT PLANNING AND ZONING COMMISSION
AND OVERLAY DISTRICT BOARD
MAY 4, 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); MaryEllen Miksa (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference); Francisca Al-waely (Teleconference).

Members absent: None

Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jon Beckham, Senior Planner (Teleconference).

Item B:

The second item on the agenda was to approve the minutes from the April 20, 2021, Joint Meeting with the Overlay District Board. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).*

Item C:

Regular Hearing - Plats were next on the agenda. There were five items for consideration:

2. Regular Hearing: Final Plat of Northview Baptist Church Addition, Lot 1RA, Block A; on a 2.269-Acre Lot, Out of the P.K. Waggoner Survey, Abstract Number 1342 and the S. Riggs Survey, Abstract Number 1074; Zoned Single-Family Residential (R-7.5) District; Located at 1981 N. Mill Street and 126 Hedgerow Lane; Being a Replat of Northview Baptist Church Addition, Lot 1R, Block A and Oakridge Park Estate Section I, Lot 5, Block 1.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat once the listed deficiencies are corrected. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).*

3. Regular Hearing: Preliminary Plat of Discovery at the Realm Windhaven Addition, Containing 81 Residential Lots and 9 Common Area Lots on 11.28 Acres out of the R.F. Hardin Survey, Abstract Number 613; With a Variance for a Zoning Designation of Townhouse 2 (TH2) District; Located at the Southeast Corner of Windhaven Parkway and Crider Road.

Staff gave a brief overview of the proposed preliminary plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by Karen Locke to disapprove the preliminary plat and grant staff the ability to accept and approve the preliminary plat once the listed deficiencies are corrected. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).*

4. Regular Hearing: Final Plat of Riverview Industrial Park Addition, Lots 3R-1 and 3R-2, Block A; on 10.44 Acres out of the R. H. Barksdale Survey, Abstract Number 46; Zoned Heavy Industrial (HI) District; Located at the Southwest Corner of South Riverview Lane and Jubilee Lane; Being a Replat of Riverview Industrial Park Addition Lot 3R, Block A.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by Erum Ali to disapprove the final plat and grant staff the ability to accept and approve the final plat once the listed deficiencies are corrected. The motion was seconded by William Meredith. The motion passed unanimously (6-0).*

5. Regular Hearing: Preliminary Plat of Discovery at the Realm South Addition, Containing 61 Residential Lots and 3 Multifamily Lots on 84.06 Acres out of the B. Schoonover Survey, Abstract Number 1209 and A. Singleton Survey, Abstract Number 1138; With a Zoning Designation of Multi-Family 3 (MF3) District and Variances for a Zoning Designation of Townhouse 2 (TH2) District; Located at the Southwest Corner of Windhaven Parkway and Lady Tessala Avenue.

Staff gave a brief overview of the proposed preliminary plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. *A motion was made by William Meredith to disapprove the preliminary plat and grant staff the ability to accept and approve the preliminary*

plat once the listed deficiencies are corrected. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).

6. Regular Hearing: Final Plat of Lewisville Service Center, Lots 3R1 and 3R2, Block A, on 19.493 Acres out of the James Sutton Survey, Abstract Number 1156, Zoned Public Use (PU) District, Located on the North Side of Valley Ridge Boulevard, Approximately 2,000 Feet East of North Kealy Avenue; Being a Replat of Lot 3, Block A, Lewisville Service Center Addition.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chair for signature. A motion was made by Erum Ali to disapprove the final plat and grant staff the ability to accept and approve the final plat once the listed deficiencies are corrected. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).

Item D:

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

7. Public Hearing: Consideration of a Zone Change Request from Office District (OD) District to Old Town Mixed Use 2 (OTMU2) District; on Approximately 3.476-Acres, Legally Described as Lot 1, Block A, SCA and TCB Lewisville Addition, Located at 400 West Main Street; as Requested by Doug Oppenheimer, Denton County Holdings, the Property Owner. (Case No. 21-04-4-Z)

Staff gave a brief overview of the proposed zoning change request with a recommendation of approval as presented. The applicant was present via teleconference and was available for questions. Chair MaryEllen Miksa then opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Member Alvin Turner was not present during this item due to technical difficulties. A motion was made by Karen Locke to recommend approval of the proposed zoning change request as presented. The motion was seconded by Francisca Alwaelly. The motion passed unanimously (5-0). Staff indicated that the item would go before the Lewisville City Council on Monday, June 7, 2021, for a second public hearing and final decision.

8. Public Hearing: Consider a Special Use Permit Amendment for an Auto Display, Sales (Outdoor) and Repair Facility on Approximately 8.7246 Acres on Two Tracts of Land, Being a Portion of Lot 1R, Block A, Bankston Nissan Addition and Lot 2, Block A, Bankston Nissan Addition, Located at 1601 South Stemmons Freeway, Zoned Light

Industrial (LI) District, as Requested by Jimie Simeone, WestWind Building Corp., on Behalf of 1601 S Stemmons Fwy LLC, the Property Owner. (Case No. 21-04-5-SUP).

Staff gave a brief overview of the proposed special use permit request with a recommendation of approval as presented. The property owner was present via teleconference and was available for questions. Chair MaryEllen Miksa then opened the public hearing. Jill Buckley, property manager for the Oaks of Lewisville, a multi-family development to the south of the subject site, expressed concerns regarding the condition of the screening wall between the two properties. Mr. Chase Cooley, the property owner, offered to set up a meeting with Ms. Buckley to address her screening wall concerns. With no one else indicating a desire to speak, the public hearing was then closed. Member Alvin Turner returned to the meeting. A motion was made by William Meredith to recommend approval of the proposed special use permit request as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). Staff indicated that the item would go before the Lewisville City Council on Monday, May 17, 2021, for a second public hearing and final decision.

Item E:

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

1. After the adjournment of the Planning and Zoning Commission, the Overlay District Board meeting will convene.

Item F:

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:04 pm.

OVERLAY DISTRICT BOARD MEETING

Item G:

The Lewisville Overlay District Board meeting was called to order at 7:04 pm by Chair MaryEllen Miksa through Zoom Virtual Meeting.

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

Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Senior Planner (Teleconference)

Item H:

9. The second item on the agenda was to approve the minutes from the April 6, 2021, Joint Planning & Zoning Commission and Overlay District Board meeting. A motion was made

by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

10. Consideration of Five Alternative Standards Regarding Landscaping, Driveway Spacing and Building Materials, Associated with an SUP for an Auto Display, Sales (Outdoor) and Repair Facility on Approximately 8.7246 Acres on Two Tracts of Land, Being a Portion of Lot 1R, Block A, Bankston Nissan Addition and Lot 2, Block A, Bankston Nissan Addition, Located at 1601 South Stemmons Freeway, Zoned Light Industrial (LI) District, as Requested by Jimie Simeone, WestWind Building Corp., on Behalf of 1601 S Stemmons Fwy LLC, the Property Owner.

Staff gave a brief overview of the request and recommended that the Overlay District Board recommend approval of Alternative Standards a) through e) prior to their appearance before the Lewisville City Council. The property owner was present via teleconference and available for questions. A motion was made by William Meredith to recommend approval of alternative standards a.), b.), c.), d.) and e.) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that alternative standards a.), b.), c.), d.), and e.) would be considered by the Lewisville City Council on Monday, May 17, 2021 for a final decision.

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:11 pm.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chair
Planning and Zoning Commission
Overlay District Board

MEMORANDUM

TO: Overlay District Board

FROM: Michele Berry, Planning Manager

DATE: July 6, 2021

SUBJECT: **Consideration of Five Alternative Standards Associated with Façade Changes and Landscaping for Northern Tool; Located at 2428 South Stemmons Freeway Legally Described as Lakepoint Phase V Addition, Lot 4R-5R, Block H; Zoned General Business (GB) District, as Requested by Robbie Killingsworth, of Franz Architects, on Behalf of Duane Boris, of Northern Tool, the Business Owner (Case No. 20-04-3-AltStd).**

BACKGROUND:

The existing building currently occupied by Northern Tool is being partially demolished due to the IH-35E widening. Northern Tool is moving to a new lease space at 2428 S Stemmons Freeway within the Core Subdistrict of the IH-35E Overlay. They desire to make some changes to the façade to better reflect their branding. Northern Tool will not be the building owner but is responsible for making the improvements.

ANALYSIS:

The applicant is proposing to occupy a vacant lease space and make façade revisions to better reflect their brand. The tenant, Northern Tool, will be making the building and site improvements. This building lies in the IH-35E Corridor Overlay Core Sub-District, and as such has enhanced requirements to the design and materials used for the front façade. Based on the proposed changes to the façade, compliance with the IH-35E Overlay Standards regarding articulation, entrances, materials and colors, awnings and canopies, windows and tree and plant materials is required.

Building Design

The current structure is a concrete masonry unit building, adjacent to Academy Sports. Northern Tool is changing the roof line around the entry, changing the entrance, adding stone columns for articulation, and adding windows.

Landscaping

Currently there are some parking lot trees but no landscaping along IH-35E. The applicant is proposing to plant six new shade trees, one ornamental tree and add a shrub row along IH-35E. They are proposing to plant the trees in existing island locations.

Alternative Standards & Administrative Modifications

The applicant is requesting five Alternative Standards in conjunction with the façade changes and required landscape improvements. All of these alternative standards will need final approval from City Council. Staff has no objections to any of these Alternative Standards.

Alternative Standards:

- a. To reduce the doors and windows on the ground floor from the required 60% to 9%, a 75% reduction.

The applicant is revising the existing glass storefront entry and adding two glass windows on either side. This is an increase from what is existing on the building today. Most of the materials sold at Northern Tool are in racks which are not ideal along windows. This Alternative Standard may be recommended by the Overlay District Board to the City Council.

- b. To reduce the brick or stone façade requirement from 80% to 8% on the front/west elevation, a 90% reduction. [Sec. 17.5-4 (c)(3)a.]

The Overlay Sub-District Architectural Standards require that a minimum of 80% of each building façade consist of brick or stone. The existing building is concrete masonry units which qualified as masonry in the previous code. There is no brick or stone today. This Alternative Standard may be recommended by the Overlay District Board to the City Council.

- c. To reduce the canopy length along the façade from the required 75% to 50%, a reduction of 61%.

There are no canopies in place today. The applicant is proposing new canopies along the new entrance and windows, which makes sense architecturally. This Alternative Standard may be recommended by the Overlay District Board to the City Council.

- d. To allow storage of trailers on the west side of the building screened by a tubular steel fence with living screening on the west elevations in lieu of having the storage behind the building.

The trailer storage area is on the south side of the building and will be secured by a tubular steel fence. It is impractical to bring the trailers in at night and they are a core portion of Northern Tool's business. They do not exceed the 10% outside storage limitation per the General Business (GB) Zoning District. They will use both lot existing shrubs and new shrubs to provide a living screen for the view from the parking lot. This Alternative Standard may be recommended by the Overlay District Board to City Council.

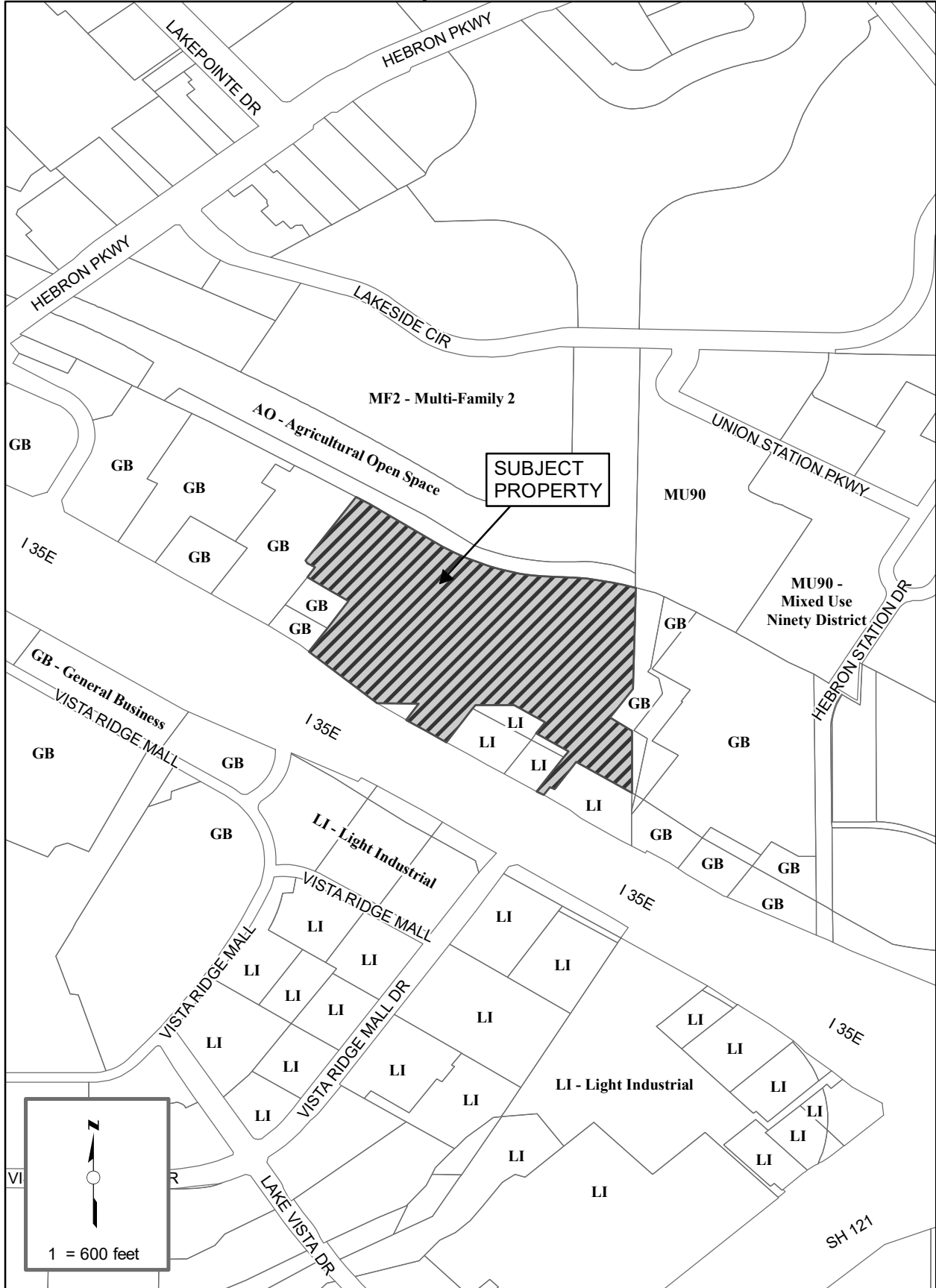
- e. To reduce the landscape standards for parking lots from 20 canopy trees to 8 canopy trees and 7 ornamental trees and add new plantings to existing landscape areas only.

The applicant is proposing to utilize the existing parking lot islands on this site. The site is required to have one tree in a 10-foot-wide landscape island for every eight parking spaces. There are nine existing ornamental and canopy parking lot trees where 20 canopy trees are required. The applicant is proposing to add one ornamental tree and two canopy trees to bring it up to 15 parking lot trees. This is the maximum that can be added to the existing parking lot without cutting in new landscape islands and running new irrigation lines. In addition, the applicant is adding four canopy trees and a shrub row along IH-35E to meet the landscape requirements along IH-35E. This Alternative Standard may be recommended by the Overlay District Board to City Council.

RECOMMENDATION:

That Overlay District Board recommend approval of Alternative Standards a. through e. as presented.

Location Map - Northern Tool



Aerial Map - Northern Tool



May 18, 2021

City of Lewisville
Attn. Michele Berry, AICP
Planning Manager

Re: Building Permit #2021-1796
Northern Tool
2428B S. Stemmons Freeway
Lewisville, TX 75067
Alternative Standard Request Letter

Dear Michele,

Please see below for an explanation of the Alternative Design Standards we are requesting for the above mentioned project.

Alternative Standards:

- a) To reduce the doors and windows façade requirement on the ground floor from the required 60% to 9%, a 75% reduction. [Sec.17.5-4(c)(1)e.1] – Northern Tool sales equipment and tools with large scale equipment stored in tall racks anchored to the perimeter walls of the Sales floor. Having windows would interfere with how merchandise is stored and create a hardship to the retailer.
- b) To reduce the façade material requirement from 80% brick or stone to 9%, a reduction of 88.75% [Sec.17.5-4(c)(3)a.1] – Since the building is multi-tenant & existing, we propose to limit the amount of brick/stone being added so that the entire building has more of a consistent look and also because it presents a hardship to the tenant.
- c) To reduce the canopy length along the façade from the required minimum 75% to 29%, a reduction of 61.3% - [Sec.17.5-4(c)(4)a] – The canopy length we're proposing matches the new windows that we're proposing to install.
- d) To install decorative tubular steel fence with no living screen for trailers stored on the side of the building instead of behind the building [Sec.17.5(f)(4)] – The trailers are a part of the merchandise being sold by the tenant and having the area readily accessible to customers is necessary for sales. Also, having to store the trailers inside at night would present a hardship to the tenant.
- e) To reduce the landscape standards for parking lots and add new plantings at existing landscape areas only. [Sec.17.5-4(d)(1)h] – The site is existing and adding landscape islands would require more site work than what the tenant anticipated for the interior finish out.



1 SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

ALTERNATIVE STANDARDS

WINDOW & DOOR GLAZING = 360 SF
TOTAL FACADE = 3,910 SF
PROPOSE TO REDUCE THE GLAZING REQUIREMENT FROM 60% TO 9%
[Sec.17.5-4(c)(1)e.1]

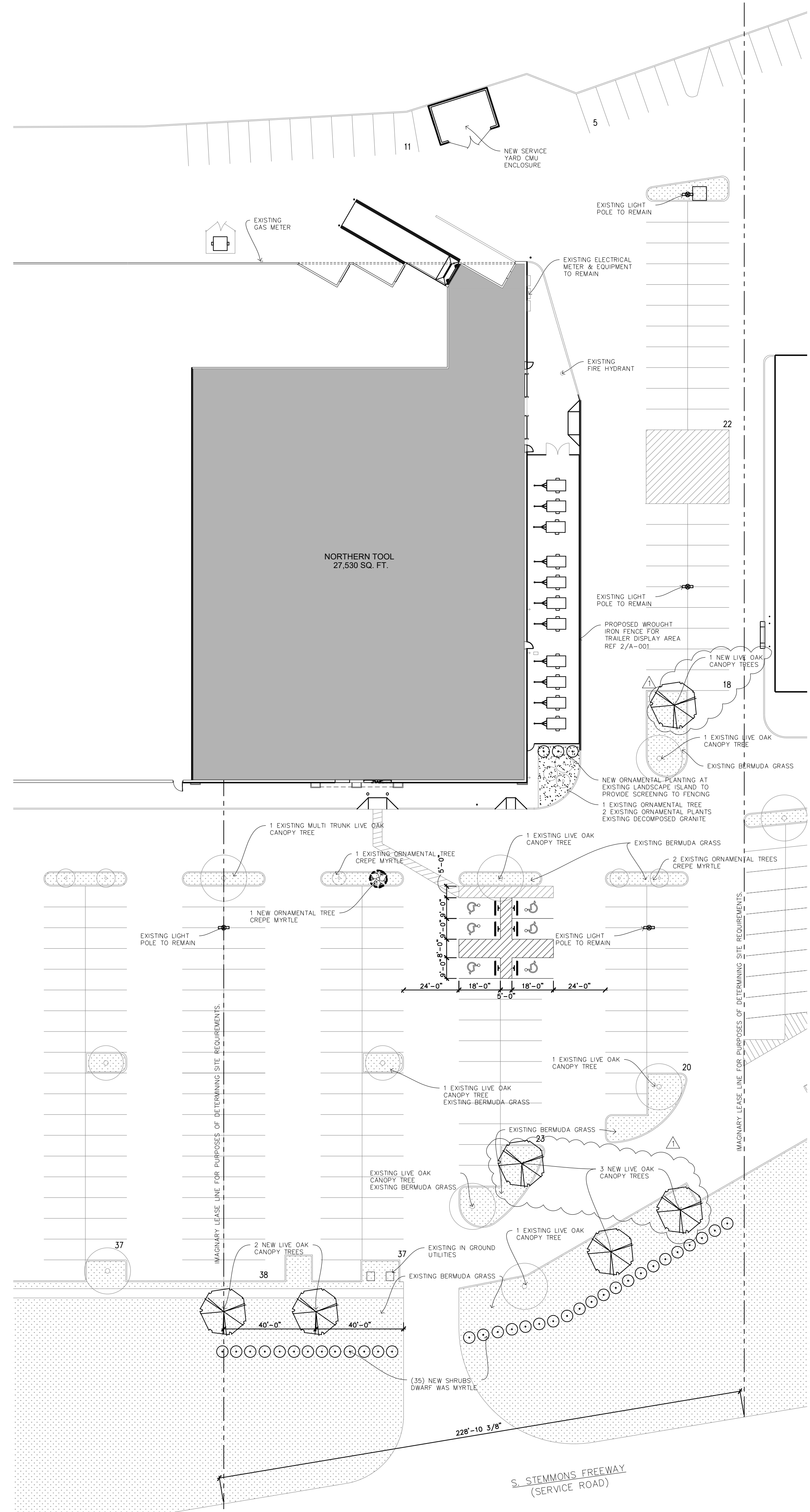
STONE VENEER FINISH = 330 SF
TOTAL FACADE = 3,910 SF
PROPOSE TO REDUCE THE FACADE MATERIAL REQUIREMENT FROM 80% BRICK OR STONE TO 9%
[Sec.17.5-4(c)(3)a.1]

CANOPY LENGTH = 42'-8" LF
TOTAL FACADE LENGTH = 145'-8 1/2" LF
PROPOSE TO REDUCE THE CANOPY LENGTH REQUIREMENT FROM MIN. 75% ALONG FACADE TO 29%
[Sec.17.5-4(c)(4)a]

SOUTH ELEVATION

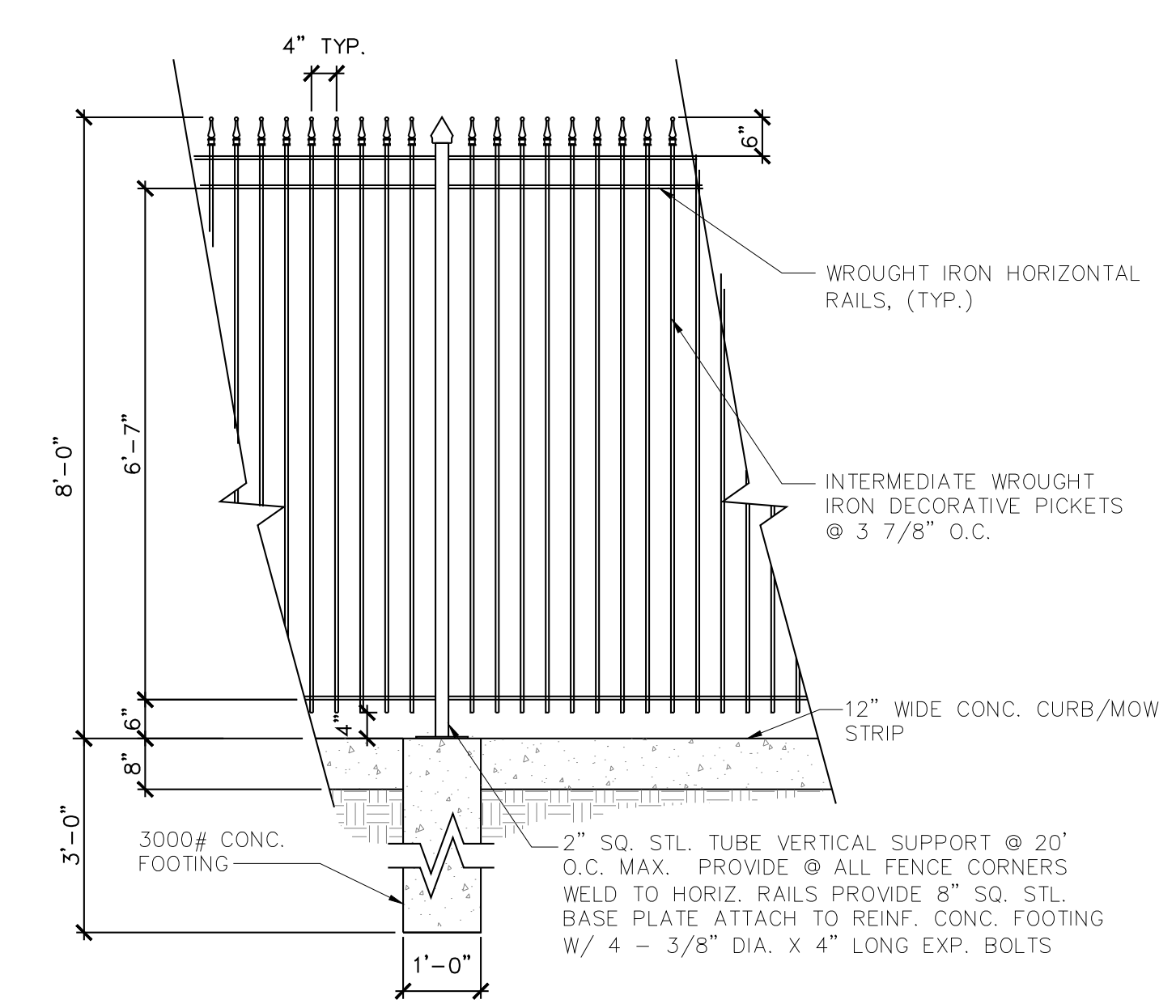
EXTERIOR MATERIALS:
EXISTING CMU:
(N) STONE VENEER: 330 SF
(N) EIFS:
TOTAL FACADE AREA: 3,910 SF
DOOR/WINDOW AREA: 360 SF

PAINT SCHEDULE		
P-1	SW7037	BALANCED BEIGE
P-2	SW6006	BLACK BEAN
P-3	SW/MATCH	MATCH TO P.F. SENTICLAD COLONIAL RED
MATERIAL SCHEDULE		
STONE	CORONADO	SERIES: ITALIAN VILLA, COLOR: VOLTERRA



1 PROPOSED SITE PLAN
SCALE: 1" = 30'

PARKING REQUIREMENTS:		
TOTAL REQUIRED PARKING SPACES	151	
10,000 = 599,999 SQFT - 5.5/1000 SQFT	100	
STANDARD PARKING SPACES	100	
REQUIRED H/C SPACES	6	
PROVIDED H/C SPACES	6	
TOTAL PARKING SPACES	156	
REQUIRED PARKING TREES:		
TOTAL REQUIRED PARKING TREES	156 / 8 = 20 TREES	
TOTAL EXISTING PARKING TREES	10 TREES	
PROPOSED NEW PARKING TREES	3 TREES	
PROPOSED TOTAL PARKING TREES	13 TREES	
FRONT YARD TREE REQUIREMENTS:		
TOTAL REQUIRED TREES	5	
LINEAR FRONTAGE / 40'	1	
TOTAL EXISTING TREES	4	
TOTAL PROPOSED NEW TREES	1	
PROPOSED FRONT YARD TREES	5	
LANDSCAPING		
SYMBOL	DESCRIPTION	QUANTITY
(Symbol)	EXISTING ORNAMENTAL TREE	4
(Symbol)	PROPOSED ORNAMENTAL TREE CREPE MYRTLE (LAGERSTROMIA INDICA)	1
(Symbol)	EXISTING CANOPY TREE LIVE OAK (QUERCUS VIRGINIANA)	7
(Symbol)	PROPOSED CANOPY TREE LIVE OAK (QUERCUS VIRGINIANA)	6
(Symbol)	PROPOSED SHRUBBERY DWARF WAX MYRTLE (MYRTICA PUSILLA)	38
(Symbol)	EXISTING DECOMPOSED GRANITE	
(Symbol)	EXISTING GROUND COVER BERMUDA GRASS (CYNODON DACTYLON)	



2 WROUGHT IRON FENCE DETAIL
SCALE: 1/2" = 1'-0"

**MINUTES
TRANSPORTATION BOARD**

Tuesday March 2nd, 2021

Due to the closing of city facilities for in-person meetings, the Transportation Board meeting on Tuesday, March 2nd, 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.

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

Chairman Mary Ellen Miksa called the Lewisville Transportation Board meeting to order at 06:51 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 & Daphne Stubbs

Item No. 2 Approval of the Minutes

A motion was made by Karen Locke and seconded by Francesca Alwaely to approve the minutes of the August 04, 2020 meeting with the correction made to reflect that even though seven (7) voting members were present at the beginning of the 8/4/20 meeting, during the roll call vote on the agenda item, there were six (6) voting members present and one (1) member absent resulting in a vote of 6 ayes – 1 absent.

All members present voted aye (7-0), and the motion carried.

Item No. 3 Visitors/Citizens Forum

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

No speakers came forth.

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

Sagar Medisetty presented this item and offered a map to support the staff's recommendation to restrict the truck restriction on Shelby Dr between southbound SH 121 and Vista Del Lago Dr. Sagar Medisetty described that Shelby Drive is a local street serving the Vista Del Lago residential subdivision. As the parcel immediately to the west of Shelby Drive is zoned Light Industrial (LI), staff recommends prohibiting truck operation on the local Shelby Dr to prevent any future truck access via Shelby Dr. The LI zoned property could have future access via MacArthur Blvd or from SH 121. Commissioner William Meredith asked if someone specifically requested this. Michele Berry, Planning Manager responded that when the light industrial development was presented at the Overlay Board recently, the Overlay Board and Planning staff had concerns about truck traffic going through the neighborhood. And this is another step to ensure that there are no trucks on the residential street.

Staff recommends the consideration.

A motion was made by Mary E Miksa to approve the item and seconded by Karen Locke 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 Shelby Drive from southbound SH 121 to Vista Del Lago Drive and Make a Recommendation to the City Council Regarding the Amendment.

The vote was 7 ayes and 0 nays. The motion carried.

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

Sagar Medisetty presented this item and discussed the concerns with the speed limits on Highland Drive between Denton Tap and MacArthur Boulevard. Drivers have stated more attention is needed when traveling on this road. Highland Road currently has a speed limit of 40 mph. Citizens have voiced concerns about the high-speed limit on the road where there is a combination of the hills, and a curvy road. Commissioner Francesca Alwaely asked the reason why staff looked into it at this time. Sagar Medisetty explained that staff has received citizen requests for lowering the speed limit after a fatality accident has been reported in this area. The fatality resulted from a DUI accident. In response, City staff conducted speed studies at three (3) different locations on the roadway and the resulting 85th percentile speeds from the study were 41 mph, 32 mph, and 41 mph. Commissioner Francesca Alwaely inquired about the speeds on the neighboring streets in the area and how many complaints the City received. Sagar Medisetty stated that the current speed limits on similar streets including Rockbrook Dr and Vista Ridge Mall Dr are 40 mph and that staff received complaints from four (4) citizens. Ms. Alwaely stated that because this was a DUI accident, a lower speed limit might not have prevented that accident. Commissioner Karen Locke stated that she has driven through there, and that for the grades and curves on the street, 40 mph might not be a best choice and that lowering it to 35 mph would be better. Staff is recommending reducing the current speed limit of 40, to 35 MPH.

Staff recommends the consideration.

A motion was made by Mary Ellen Miksa to approve the item and seconded by Karen Locke to approve the 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.

The vote was 7 ayes, and 0 nays. The motion carried.

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

Sagar Medisetty presented this item and discussed the staff recommendation to amend the school zone speed limits on Farm to Market Road 544 to begin from 500 feet west of Windhaven Parkway. Medisetty stated there are safety concerns with students attending the school not being fully protected due to the wide 110 feet pedestrian crossing. Sagar Medisetty described the road as having hills, and associated sight distance issues, this combined with the wide crosswalk presents a safety concern for the pedestrians. For additional protection, the students should use the crosswalks pedestrian pushbuttons to cross the street.

Staff recommends the consideration.

A motion was made by Erum Ali to approve the item and seconded by Francesca Alwaely to approve the 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.

The vote was 7 ayes, and 0 nays. The motion carried.

Item No. 7 Adjournment

A motion to adjourn was made by Francesca Alwaely and seconded by Erum Ali. The vote was 7 ayes and 0 nays.

The meeting adjourned at 7:13 pm.

Respectfully submitted,

David Salmon P.E.
City Engineer

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

MEMORANDUM

TO: Transportation Board
FROM: Sagar Medisetty
DATE: July 6, 2021
SUBJECT: **Regular Hearing: Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Josey Lane, Establishing the Speed Limit of 50 MPH from 1,900 Feet South of State Highway 121 to the South City Limits, and Make a Recommendation to the City Council Regarding the Amendment.**

Action Possible Action Informational Item

Presenter:

Background:

Staff conducted speed studies on the section of Josey Lane between the point 1,900 feet south of SH 121 to the south City limits. Based on the results from the study and the roadway characteristics, staff recommends a speed limit of 50 mph.

Analysis:

Josey Lane is a 6-lane divided roadway. The section of Josey Lane, from 1,900 south of SH 121 to the south city limits with Carrollton, has been relatively recently annexed by the City of Lewisville. There are no existing speed limit signs on this segment of Josey Lane and it is not covered in the City Code. Staff conducted engineering and speed studies on the above-mentioned segment of Josey Lane.

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 speed represents the speed that most drivers are traveling at or below. Speed studies are conducted on the roadway to determine the 85th percentile speed. The observed free-flow speeds of the vehicles are then tallied and the 85th percentile speed is calculated using the collected information. To ensure that a true reflection of a normal traffic situation is achieved, speed studies are done on average weekdays, during off-peak hours and under favorable weather conditions. The speed limit is set at the nearest value to the 85th percentile speed ending in 5 or 0.

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

	85th Percentile Speeds (in mph) Collected At the Following Locations		
On Josey Lane	~1,000 feet south of Windhaven Pkwy	Just north of Fire Station # 8	Averages
Southbound	54	55	SB Avg: 54.5 mph
Northbound	55	53	WB Avg: 54 mph
Average Both Directions			54 mph

The data indicates an 85th percentile speed of 54 mph. This suggests a posted speed limit of either 50 mph or 55 mph. Staff’s recommendation of a posted 50 mph speed limit is discussed below.

Factors considered in the evaluation of speed limit of Josey Lane:

There is an elementary school currently under construction on the west side of Josey Lane. The School District also has plans to construct a middle school on the east side of Josey Lane. A school zone also needs to be established on Josey Lane for the new elementary school at this time. The state regulations only allow the school zone speed limit to be reduced by a 15-mile decrement. A 50-mph posted speed limit would allow a school zone speed limit of 35 mph. Whereas, a 55-mph posted speed limit would allow a school zone speed limit of 40 mph, which is quite high for a school speed zone.

A similar 35 mph school speed zone currently exists on F.M. 544, where the posted speed limit is 50 mph.

Additionally, there are three (3) residential subdivisions – Lakewood Hills – abutting Josey Lane.

Existing Speed Limits in the Adjacent Segments of Josey Lane:

- The existing posted speed limit on Josey Lane in Lewisville City limits in the section between SH 121 and the point located 1,900 feet south of SH 121 is 50 mph.

- The existing posted speed limit on Josey Lane in Carrollton City limits in the section between south City limits and F.M. 544 is also 50 mph.

Recommended Speed Limit:

Based on the speed study results, the adjacent land use (including a new school and a future middle school), and to be consistent with the existing speed limits on the adjacent segments of Josey Lane, staff recommends the following:

- Posting a speed limit of 50 mph on Josey Lane from a point 1,900 feet south of SH 121 to the south city limits with the City of Carrollton.

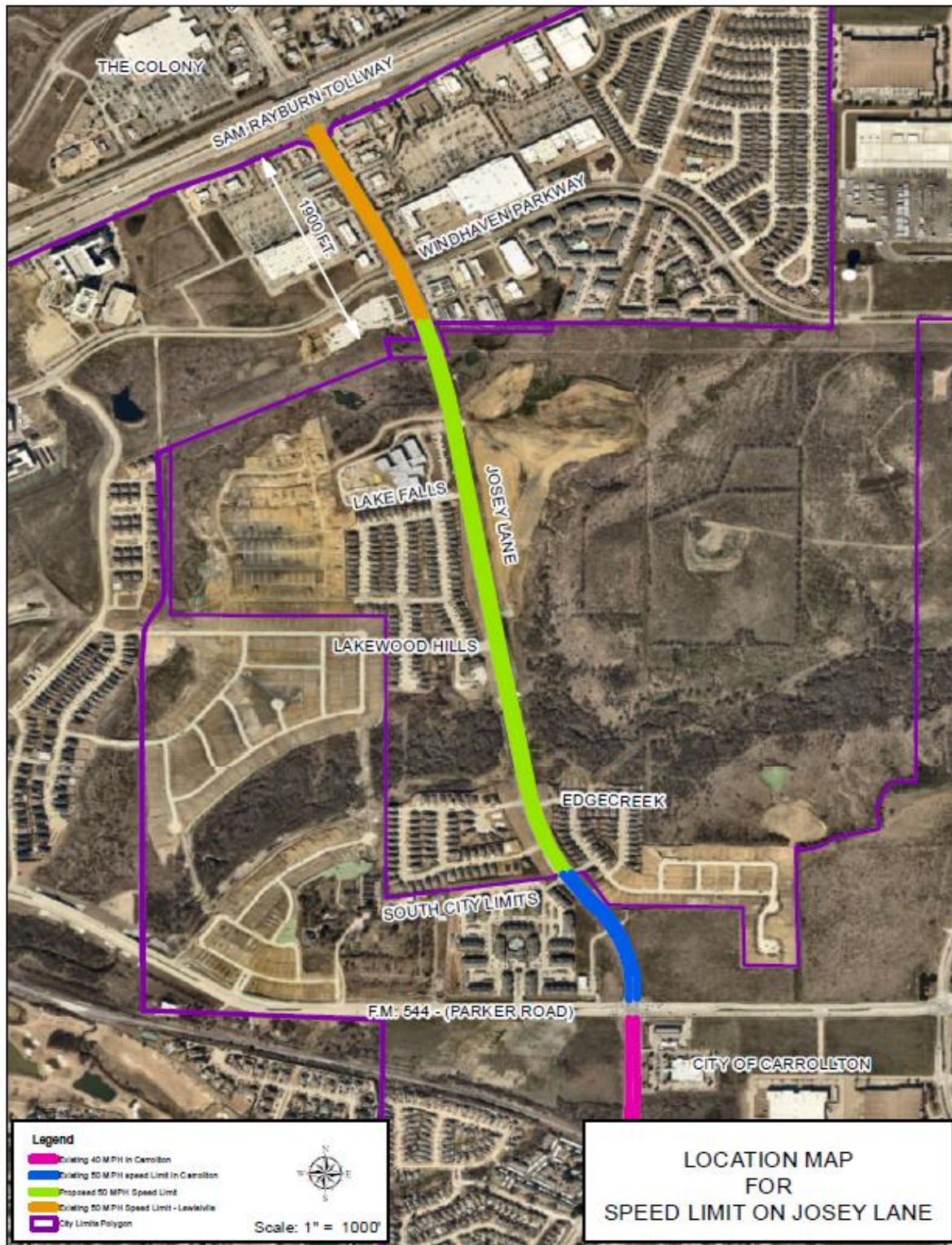


Figure 1: Proposed Speed Limit on Josey Lane and Existing Speed Limit in Adjacent Segments

Signage will be installed by Public Services.

Recommendation:

That the Transportation Board recommend approval to the City Council to establish the speed limit of 50 mph on the segment of Josey Lane from a point located 1,900 feet south of SH 121 to the south City limits.

TO: Transportation Board
FROM: Sagar Medisetty
DATE: July 6, 2021
SUBJECT: **Regular Hearing: 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 Josey Lane from 500 feet north of the Memorial Elementary School driveway to 500 Feet South of Lake Falls Terrace, and Make a Recommendation to the City Council Regarding the Amendment.**

BACKGROUND:

LISD plans to open the new Memorial Elementary School on the west side of Josey Lane for the upcoming 2021-2022 school year. The proposed speed limit on Josey Lane is 50 mph. A 35-mph school speed zone is proposed on Josey Lane for the new Elementary School extending 500 feet on either side of the school boundary.

ANALYSIS:

Memorial Elementary School is currently under construction on the west side of Josey Lane. Lewisville Independent School District plans to open the new school for the upcoming 2021 – 2022 school year. The new school necessitates the establishment of a school speed zone on Josey Lane.

State regulations only allow the school zone speed limit to be reduced by a 15-mile decrement. The proposed speed limit on Josey Lane is 50 mph. A 50-mph posted speed limit on the roadway would allow a school zone speed limit of 35 mph.

A similar 35 mph school speed zone currently exists on F.M. 544, where the posted speed limit is 50 mph as well.

SCHOOL ZONE LIMITS:

The higher 50 mph speed limit on Josey Lane necessitates a longer speed zone. The recommended school speed zone is summarized in the table below and illustrated in the figure below as well.

SCHOOL SPEED ZONE	PROPOSED LIMITS
Josey Lane	From 500 feet north of the north curblineline of Memorial Elementary School driveway to 500 feet south of Lake Falls Terrace.

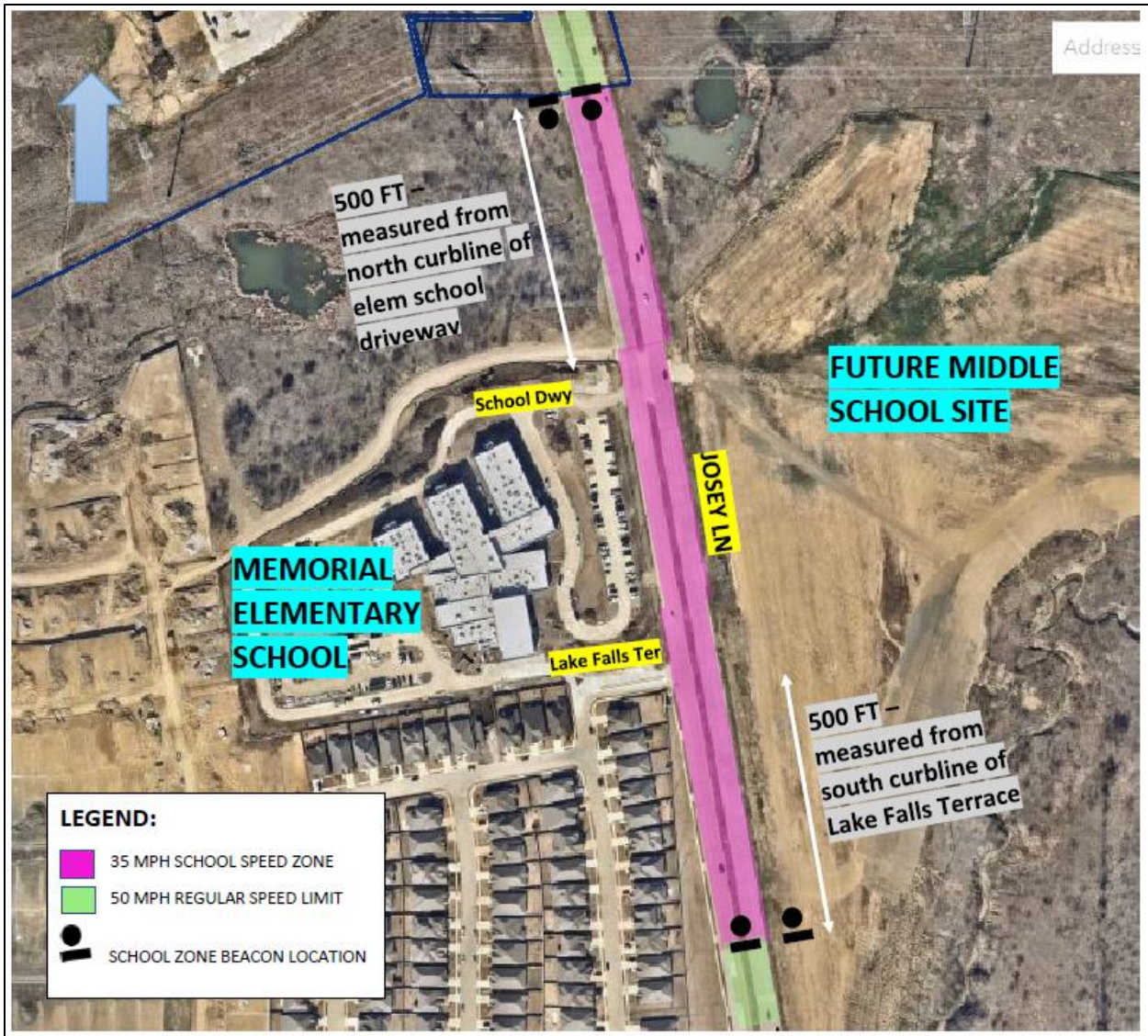


Figure 2: Proposed 35 mph School Speed Zone Extension on Josey Lane

Flashing beacons and associated signage are proposed to be installed by the Lewisville ISD. The proposed cost for signage and solar powered beacons is roughly \$10,000. Staff is still discussing this with the LISD.

Recommendation:

That the Transportation Board recommend approval to the City Council to establish a 35-mph school speed zone on Josey Lane from 500 feet north of Memorial Elementary School driveway to 500 feet south of Lake Falls Terrace.