



City of Lewisville, TX
Joint Meeting of the Planning and
Zoning Commission and Overlay
District Board Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, November 2, 2021

6:30 PM

Council Chambers

Joint Session - 6:30 P.M.

Planning and Zoning Commission

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

B. Approval of Minutes

1. [Consider Approval of the Minutes of the October 19, 2021 Joint Meeting with the Overlay Board.](#)

C. Public Hearing - Plats

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

2. [Public Hearing: Final Plat of Old Town Station Addition, Containing One Mixed Use Lot; on 10.383 Acres, Out of the E. Sutton Survey, Abstract No. 1167; Zoned Planned Development Old Town Mixed Use 2 \(PD-OTMU2\); Located on the North Side of College Street, Being a Replat of Old Town Station Addition Lot 1, Block A and Delaney Addition, Lot 1, Block A.](#)

D. Adjournment

Overlay District Board

E. New Business

3. [Consider Approval of the Minutes of the October 19, 2021 Joint Meeting with Planning and Zoning Commission.](#)

- 4. [Consideration of Two Alternative Standards Associated with Proposed Scooter’s Coffee; Located at 1165 South Stemmons Freeway, Legally Described as Lakeland Plaza Addition, a Portion of Lot 1, Block A; Zoned Local Commercial \(LC\) District, as requested by Kevin Dew, ALJ-Lindsey LLC., on Behalf of Scooter’s Coffee, the Business Owner \(Case No. 21-09-4-AltStd\).](#)

F. Announcements

G. 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
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD

OCTOBER 19, 2021

Item A:

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

Members present: Jordan Zongol; MaryEllen Miksa; Alvin Turner; Karen Locke; Erum Ali and Francisca Al-waely.

Members absent: Sheila Taylor.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; and Jonathan Beckham, Senior Planner.

Item B1:

The second item on the agenda was to approve the minutes from the September 21, 2021, meeting. 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:

Public Hearing Plats were next on the agenda. There were three items for consideration:

3. Public Hearing: Final Plat of Greenland Hills Addition, Lot 7R, Block C; on 0.422 Acres out of the J.W. King Survey, Abstract Number 0696A; Zoned R 7.5 Single Family Residential (R 7.5) District, Located at 125 Simmons Avenue, Being a Replat of Greenland Hills Addition, Lots 7 and 8, Block C. (21-08-14-RP).

Staff gave a brief overview of the proposed final plat with a recommendation to approve the variance and disapproving the final plat due to deficiencies and 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 Chairman for signature. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. A motion was made by Francis Al-waely to approve a variance to allow a front entry lots and disapprove the final plat and delegate to staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).

2. Public Hearing: Final Plat of Valley Ridge Business Park West Addition, Lot 3-R1-A and 3-R1-C, Block C; on 18.703 Acres out of the Jesse Watkins Survey, Abstract Number 1323; Zoned General Business (GB) District; Located at 801 West Main Street (FM 1171); Being a Replat of Valley Ridge Business Park West, Lot 3 R1 A, Block C. (21-09-16-RP).

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 Chairman for signature. Chair Miksa opened the public hearing. With

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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 delegate to staff the ability to accept and approve the final plat once the deficiencies listed are corrected. The motion was seconded by Jordan Zongol. The motion passed unanimously (6-0).*

4. Public Hearing: Final Plat of One Twenty One Plaza Addition, Lot 1RA, Block A; on 3.071 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Light Industrial (LI); Located at 816 State Highway 121 Business, Being a Replat of One Twenty One Plaza Addition, Lot 1R, Block A. (21-09-18-RP).

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 Chairman for signature. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. *A motion was made by Jordan Zongol to disapprove the final plat and delegate to staff the ability to accept and approve the final plat once the deficiencies listed are corrected. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).*

Item D:

Public Hearings – Zoning & Special Use Permits were next on the agenda. There was one item for consideration:

5. Public Hearing: Consideration of a Zone Change Request from Old Town Mixed Use 2 (OTMU2) District to Planned Development Old Town Mixed Use 2 (PD-OTMU2) District with Three Associated Variances on 0.1223 Acres, Legally Described as South Village Addition, Block A, Lots 6 9; Located at 206, 208, 210 and 212 South Village Way; as Requested by Patricia Fant, McAdams, the Applicant, on Behalf of Henry Rahmani, RCD Groups, LLC, the Property Owner. (21-03-1-PZ).

Staff gave a brief overview of the proposed zone change with a recommendation of approval for the item. 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 recommend approval of the proposed zoning change request. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, November 15, 2021 for a second public hearing and final decision.

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Item E:

Adjournment of the Planning and Zoning Commission meeting.

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:43 p.m.

Chair Miksa adjourned the Planning and Zoning Commission meeting at 6:43 p.m. in order to convene the Overlay District Board meeting.

OVERLAY DISTRICT BOARD MEETING

Item F:

The Lewisville Overlay District Board meeting was called to order at 6:43 pm by Chair MaryEllen Miksa.

Members present: Jordan Zongol; MaryEllen Miksa; Alvin Turner; Karen Locke; Erum Ali and Francisca Al-waely.

Members absent: Sheila Taylor.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; and Jonathan Beckham, Senior Planner.

Item G:

New Business

6. The first item on the agenda was to approve the minutes from the September 7, 2021 Joint Meeting with Planning and Zoning Commission, Transportation Board and Capital Improvements Advisory Committee. A motion was made by Erum Ali to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (6-0).
7. Consideration of Three Alternative Standards Associated with a Proposed Industrial Building on a 15.753 Acre Lot, Legally Described as Lewisville Square Addition, Block A, Lot 1A; Located at 280 East Corporate Drive; Zoned Light Industrial (LI) District, as Requested Howard Akin of 280 Corporate LLC, the Property Owner (Case No. 21-09-5 AltStd).

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Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) with the condition that addition chamfered edges or reveals are added to mimic the windows pattern of the office area on the warehouse area and recommend approval of alternative standards b) with the condition that canopies or awnings are added over all windows and doors and recommend approval of alternative standard c) as presented. The applicant was present and available for questions. A motion was made by Erum Ali to recommend approval of alternative standards a) with the condition that addition chamfered edges or reveals are added to mimic the windows pattern of the office area on the warehouse area and recommend approval of alternative standards b) with the condition that canopies or awnings are added over all windows and doors and recommend approval of alternative standard c) as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). Staff indicated that alternative standards a.), b.), and c.) would be considered by the Lewisville City Council on Monday, November 15, 2021 for a final decision.

Item H:

Adjournment of the Overlay District Board meeting.

A motion was made by Francisca Al-waely to adjourn the Overlay District Board meeting. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:49 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission and
Overlay District Board

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Michele Berry, Planning Manager
DATE: November 2, 2021
SUBJECT: **Public Hearing: Final Plat of Old Town Station Addition, Containing One Mixed Use Lot; on 10.383 Acres, Out of the E. Sutton Survey, Abstract No. 1167; Zoned Planned Development Old Town Mixed Use 2 (PD-OTMU2); Located on the North Side of College Street, Being a Replat of Old Town Station Addition Lot 1, Block A and Delancy Addition, Lot 1, Block A.**

BACKGROUND:

Chapter 212 of the Texas Local Government Code specifies that the Planning and Zoning Commission (P&Z) or the official responsible for the approval of plat, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

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 Old Town Station Addition was submitted on October 4, 2021 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances.

Section 6-27

- Provide current title opinion for ROW dedication

Section 6-32 through 6-42

- Update park fees based on this section

Section 6-73(c)

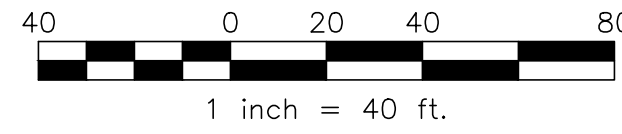
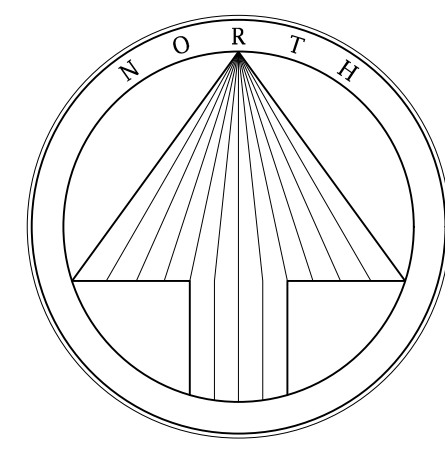
- Update Title Block
- Provide summary table for residential developments with density, units count and unit sizes minimums and averages
- Update Location Map Scale
- Update sheet size to 22" by 34"
- Add drainage easements
- Add any modified cross access easements
- Remove easements for vaults

- Remove fire lanes
- Add ROW dedication in acres based on 60' ROW and PD Ordinance 0367-21-ZON
- Show ROW width

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Old Town Station 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.



Show the drainage and ROW dimensions

Zoned PD-ETH

Per Section 6-73(c)(11) add adjacent property zoning

Per Section 6-73(C)(2) add residential development table with total acreage, number of dwelling units, density, and minimum unit size. List by phase if phased.

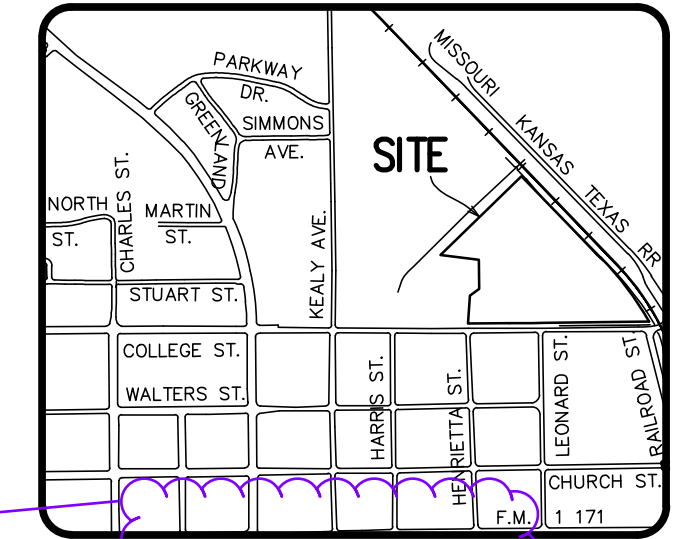
Zoned HI

What are the easements for if this is one lot and all the utilities are private

Easements for private fire hydrants need to be removed. All sewer serving only this property shall be private.

LEGEND
(Not all items may be applicable)

- o 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSE" SET, UNLESS OTHERWISE NOTED
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- IPF IRON PIPE FOUND
- AMF ALUMINUM MONUMENT FOUND
- CM CONTROL MONUMENT
- Esmt. EASEMENT
- Util. UTILITY
- DE DRAINAGE EASEMENT
- DUE DRAINAGE AND UTILITY EASEMENT
- LIE UTILITY EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT
- STE STREET EASEMENT
- FALIE FIRELANE, ACCESS, & UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- HBE HIKE & BIKE TRAIL EASEMENT
- VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT
- BY THIS PLAT R.O.W. RIGHT-OF-WAY
- Min. FF MINIMUM FINISH FLOOR ELEVATION
- B.L. BUILDING LINE
- STREET NAME CHANGE
- Block DESIGNATION
- STREET FRONTAGE
- Cab. CABINET
- Vol. VOLUME
- Pg. PAGE
- No. NUMBER
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM FLOOD INSURANCE RATE MAP
- Ord. No. ORDINANCE NUMBER
- Inst./Doc. INSTRUMENT OR DOCUMENT
- DRDCT DEED RECORDS, DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS, DENTON COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



Per Section 6-73(c)(6) location map shall be 1"=1,000' scale.

Line Table

Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S 00°31'32" E	20.00	L21	S 00°18'12" E	116.29	L41	N 44°12'58" W	18.22
L2	S 89°41'48" W	20.00	L22	S 89°41'48" W	26.00	L42	N 89°41'48" W	193.07
L3	N 00°31'32" W	20.00	L23	N 00°18'12" W	116.29	L43	N 00°18'12" W	304.90
L4	S 00°31'32" E	30.64	L24	S 89°41'48" W	23.92	L44	N 89°41'48" E	463.43
L5	S 89°41'48" W	40.00	L25	S 00°18'12" E	116.29	L45	S 00°18'12" E	51.56
L6	N 00°31'32" E	29.85	L26	S 89°41'48" W	26.00	L46	S 89°41'48" W	287.44
L7	S 48°11'48" W	6.79	L27	N 00°18'12" W	116.29	L47	S 54°01'31" W	37.40
L8	N 41°48'12" E	10.00	L28	S 89°41'48" W	49.87	L48	N 41°48'12" W	34.77
L9	S 48°11'48" W	9.97	L29	N 82°58'15" E	52.10	L49	S 89°41'48" W	169.43
L10	S 00°18'12" E	10.00	L30	N 00°18'12" W	51.56	L50	N 41°48'12" W	74.77
L11	N 89°41'48" E	10.00	L31	N 89°41'48" E	287.44	L51	S 89°41'48" W	180.70
L12	S 00°18'12" E	10.00	L32	N 54°01'31" E	115.19	L52	N 00°18'12" W	56.00
L13	S 00°18'12" E	8.23	L33	N 44°12'58" E	336.20	L53	S 82°58'15" E	52.10
L14	S 89°41'48" W	10.00	L34	N 41°48'12" E	227.30	L54	N 54°01'31" E	10.85
L15	S 00°18'12" E	10.00	L35	N 00°18'12" W	58.75	L55	N 54°01'31" E	10.85
L16	N 00°18'12" W	10.00	L36	N 00°18'12" W	57.79			
L17	S 89°41'48" W	10.00	L37	N 41°48'12" W	63.29			
L18	N 00°18'12" W	10.00	L38	S 89°41'48" W	282.51			
L19	N 00°18'12" W	305.18	L39	N 00°18'12" W	168.00			
L20	S 89°41'48" W	66.14	L40	S 89°41'48" W	119.66			

Curve Table

Curve #	Length	Radius	Data	Chord Bearing	Chord Dist.	Curve #	Length	Radius	Data	Chord Bearing	Chord Dist.
C1	6.57	20.00	183201.37	N 09°07'54" E	6.56	C21	2.56	20.00	71915.77	S 86°38'14" E	2.56
C2	31.42	20.00	90100.00	N 45°18'12" W	28.28	C22	28.86	20.00	82401.97	S 41°38'14" E	28.42
C3	31.42	20.00	90100.00	S 44°41'48" W	28.28	C23	18.86	20.00	54714.43	S 26°51'39" E	18.26
C4	31.42	20.00	90100.00	N 45°18'12" W	28.28	C24	12.45	20.00	35401.77	S 71°51'39" E	12.25
C5	31.42	20.00	90100.00	S 44°41'48" W	28.28	C25	28.64	46.00	35401.77	N 71°51'39" E	28.18
C6	31.42	20.00	90100.00	N 45°18'12" W	28.28	C26	28.54	20.00	81453.32	N 85°05'43" E	28.18
C7	5.89	46.00	71951.77	N 86°38'14" W	5.88	C27	46.74	20.00	13354.45	N 22°44'29" E	36.81
C8	66.37	46.00	82401.33	N 41°38'14" W	60.76	C28	16.93	20.00	48330.07	N 66°03'12" W	16.43
C9	43.62	46.00	54714.43	N 26°51'39" E	42.00	C29	45.90	20.00	131307.07	N 23°56'48" E	36.47
C10	12.45	20.00	35401.77	N 71°51'39" E	12.25	C30	31.42	20.00	80700.00	S 45°18'12" E	28.28
C11	2.27	54.00	2244.45	N 43°00'35" E	2.27	C31	31.42	20.00	80700.00	S 44°41'48" W	28.28
C12	33.32	46.00	41300.00	N 21°03'12" E	32.59	C32	28.64	46.00	35401.77	N 71°51'39" E	28.18
C13	3.06	20.00	8453.34	S 04°40'39" E	3.05						
C14	4.21	20.00	12021.11	N 05°42'23" E	4.20						
C15	14.49	20.00	41300.00	N 21°03'12" E	14.17						
C16	16.93	20.00	48330.07	N 66°03'12" E	16.43						
C17	46.74	20.00	13354.45	N 22°44'29" E	36.81						
C18	16.99	20.00	46701.15	N 67°15'30" W	15.66						
C19	31.42	20.00	80700.00	S 44°41'48" W	28.28						
C20	6.57	20.00	183201.37	S 09°42'31" E	6.54						

REPLAT
OLD TOWN STATION ADDITION
 LOT 1R, BLOCK A
 10.383 ACRES
 BEING A REPLAT OF OLD TOWN STATION ADDITION
 LOT 1, BLOCK A
 AND
 A REPLAT OF DELANCY ADDITION
 LOT 2, BLOCK A
 OF THE DENTON COUNTY, PLAT RECORDS
 E. SUTTON SURVEY, ABSTRACT NO. 1167
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Per 6-73(c)(1) use title block format from our appendix. Zoning should be noted as PD-OTMU2 Ordinance Number 0367-21-ZON.

Per Section 6-32 through 6-42 add this as a plat note per 6-73(c)(1) "Park fees are due at time of final plat."
Park Development fee is \$1,100x 420 = \$462.00
Park Dedication Fee in Lieu 410/100*3*\$152.611 = \$1,922,898.60"

Unless waived through Ed agreement. In which case list date of approval of ED agreement.

Water easements for vaults are not required to be called out. There is a blanket easement for vaults.

Call out the ROW width. College Street should be 60-ft and 30-ft from the centerline. ROW will need to be dedicated if there isn't 30-ft from the centerline.

ROW will need to be dedicated for the on street parking in addition to the 60-ft required ROW for College Street

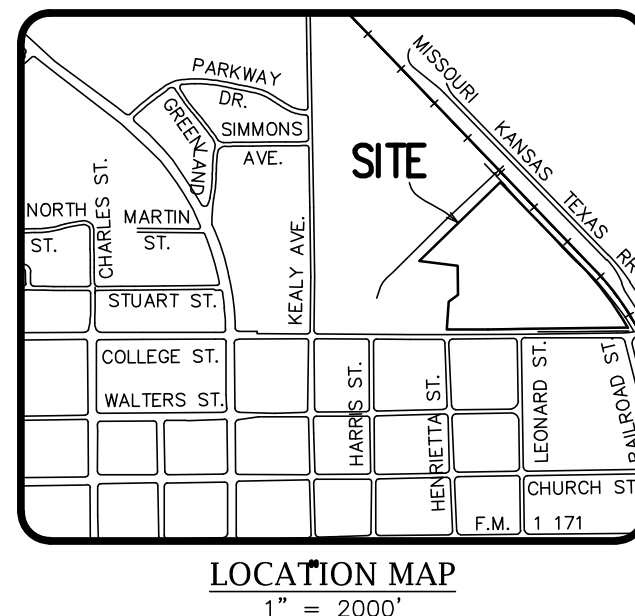
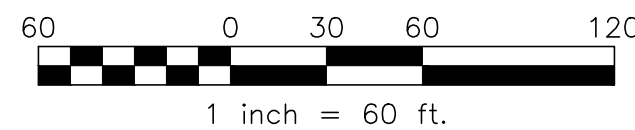
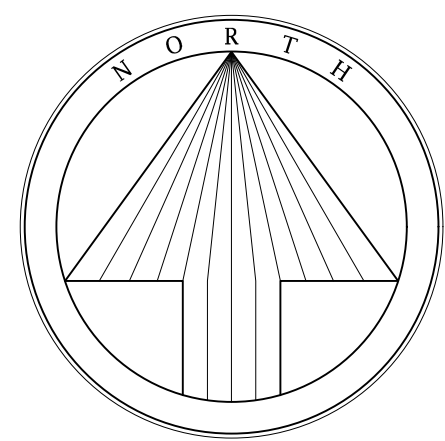
As ROW dedication per 6-73(18) and list acreage dedicated on the plat. ROW is required in compliance with zoning ordinance per 6-27 a recent title opinion is required. Any lien holders will need to sign the plat.

OWNER / APPLICANT
 REDEVX I, LP
 3080 Ida Drive
 Frisco, TX 75033
 Telephone (xxx) xxx-xxxx
 Contact: xxxxxxxxxxxx

OWNER / APPLICANT
 Adrian Moore
 28 Rolling Hills
 Little Elm, Texas 75068
 Telephone (xxx) xxx-xxxx
 Contact: xxxxxxxxxxxx

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPELS No. F-2121 and No. F-10043100
 Contact:

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE



This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the OLD TOWN STATION ADDITION, LOT 1R, BLOCK A, as shown herein.

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing replat of the OLD TOWN STATION ADDITION, LOT 1R, BLOCK A, an Addition to the City of Lewisville was submitted to the Community Development review process and approved as a replat, meeting all of the requirements of the General Development Ordinance as set forth by the ordinances of the City of Lewisville on the _____ day of _____, 2021 and including acceptance of 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 further authorized the acceptance thereof by City staff signing as hereinabove subscribed in the capacity stated in accordance with City ordinances.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

Planning and Zoning

By: _____
James Davis, Chairman

By: _____
Julie Warster, City Secretary

Add P&Z Approval block, which is sparate from City Secretary approval block, see appendix or call with questions. Current PZ Chair is MaryEllen Miksa, remove James Davis.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, REDEVX 1, LP and Adrian Moore, does hereby adopt this plat, designating the herein described property as OLD TOWN STATION ADDITION, LOT 1R, BLOCK A, an Addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of the City of Lewisville and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easements 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 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 for hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

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

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

REDEVX 1, LP

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public, State of Texas

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

ADRIAN MOORE

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS REDEVX 1, LP and Adrian Moore are the owners of a tract of land situated in the E. Sutton Survey, Abstract No. 1167, City of Lewisville, Denton County, Texas, being all of Lot 1, Block A of Old Town Station Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-140, Plat Records of Denton County, Texas, as conveyed to REDEVX 1, LP, by deed recorded in Document No. 84127, Deed Records of Denton County, Texas and all of Lot 2, Block A of Delancy Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 291, Plat Records of Denton County, Texas, as conveyed to Adrian Moore, by deed recorded in Document No. 93-R0083233, Deed Records of Denton County, Texas and collectively being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way line of College Street (variable width right-of-way) and the southwest right-of-way line of D.C.T.A. Railroad (100 foot right-of-way), from which a 1/2 inch iron rod found bears S 14°54'56" W, 3.41 feet;

THENCE along said north right-of-way line of College Street, the following courses and distances:

- S 89°19'52" W, 543.41 feet;
- S 89°07'57" W, 71.06 feet;
- S 89°24'57" W, 113.82 feet;

S 89°41'48" W, 215.97 feet to the southeast corner of a tract of land conveyed to Joe A. and Maria Sanchez by deed recorded in Document No. 00-109192, Deed Records of Denton County, Texas, from which a 1/2 inch iron rod found bears N 28°22'32" W, 0.48 feet;

THENCE, N 03°32'49" E, 146.92 feet to the northeast corner of said Sanchez tract and the most southeastern corner of Lot 1B, Block A of said Delancy Addition from which a 1/2 inch iron rod found bears S 71°12'50" W, 0.49 feet;

THENCE, N 53°37'49" E, 59.77 feet to a 3/4 inch iron rod found at the most eastern southeast corner of said Lot 1B, Block A;

THENCE, N 00°31'45" W, 90.70 feet to a Mag Nail with flasher stamped "4804";

THENCE, N 00°32'31" W, 59.11 feet to the northeast corner of said Lot 1B, Block A;

THENCE, N 82°58'15" W, 202.45 feet to the southeast line of a tract of land conveyed to the City of Lewisville, by deed recorded in Document No. 94-57368, Deed Records of Denton County, Texas, from which a 1/2 inch iron rod found bears S 51°54'32" W, 3.57 feet to the northwest corner of said Lot 1B, Block A;

THENCE, N 45°44'49" E, 591.44 feet to the northeast corner of said City of Lewisville tract and lying in the southwest right-of-way line of said D.C.T.A. Railroad;

THENCE along the southwestern lines of said D.C.T.A. Railroad, the following courses and distances:

- S 44°15'39" E, 308.02 feet;
- S 44°10'03" E, 286.24 feet;

Along a non-tangent curve to the right having a central angle of 14°46'14", a radius of 1,625.00 feet, a chord of S 36°58'33" E - 417.76 feet, an arc length of 418.92 feet to the POINT OF BEGINNING with the subject tract containing 452,268 square feet or 10.383 acres of land.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, of Spiors Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lewisville, Texas.

Dated this _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiorsengineering.com

REPLAT
OLD TOWN STATION ADDITION
LOT 1R, BLOCK A
10.383 ACRES
BEING A REPLAT OF OLD TOWN STATION ADDITION
LOT 1, BLOCK A
AND
A REPLAT OF DELANCY ADDITION
LOT 2, BLOCK A
OF THE DENTON COUNTY, PLAT RECORDS
E. SUTTON SURVEY, ABSTRACT NO. 1167
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

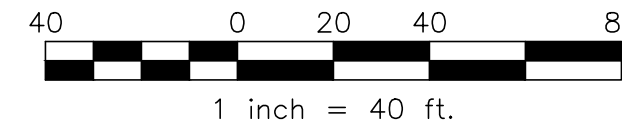
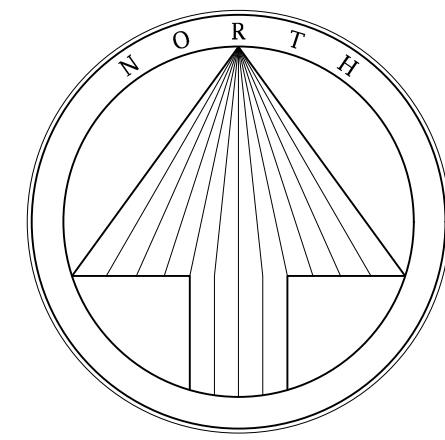
- NOTES:
- Easements shown are as recorded per Old Town Station Addition filing Document No. 2018-140, PRDCT.
 - Easements shown are as recorded per Delancy Addition filed in Cabinet L, Page 291, PRDCT.
 - Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENCO" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EmitL	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cob.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

OWNER / APPLICANT
REDEVX 1, LP
3080 Ida Drive
Frisco, TX 75033
Telephone (xxx) xxx-xxxx
Contact: xxxxxxxxxx

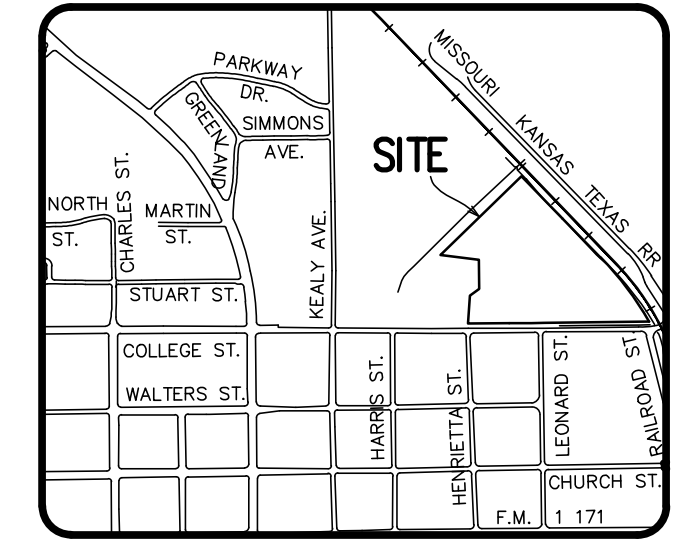
OWNER / APPLICANT
Adrian Moore
28 Rolling Hills
Little Elm, Texas 75068
Telephone (xxx) xxx-xxxx
Contact: xxxxxxxxxx

ENGINEER / SURVEYOR
Spiors Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPESL No. F-2121 and No. F-10043100
Contact: _____



It's not clear what is being abandoned

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Utl.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VEHICULAR ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓢ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



LOCATION MAP
1" = 2000'

NOTES:

- Easements shown are as recorded per Old Town Station Addition filing Document No. 2018-140, PRDCT.
- Easements shown are as recorded per Delancy Addition filed in Cabinet L, Page 291, PRDCT.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Move information needs to be provided to abandon this easement. Staff will need support from the utility companies and additional information that the drainage easement isn't needed.

R=1625.00
D=14°46'14"
L=418.92
CB=9 36°58'23" E
CD=417.76'

EASEMENT ABANDONMENTS

REPLAT
OLD TOWN STATION ADDITION
 LOT 1R, BLOCK A
 10.383 ACRES
 BEING A REPLAT OF OLD TOWN STATION ADDITION
 LOT 1, BLOCK A
 AND
 A REPLAT OF DELANCY ADDITION
 LOT 2, BLOCK A
 OF THE DENTON COUNTY, PLAT RECORDS
 E. SUTTON SURVEY, ABSTRACT NO. 1167
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

POINT OF BEGINNING

OWNER / APPLICANT
 REDEVX I, LP
 3080 Ida Drive
 Frisco, TX 75033
 Telephone (xxx) xxx-xxxx
 Contact: xxxxxxxxxxxx

OWNER / APPLICANT
 Adrian Moore
 28 Rolling Hills
 Little Elm, Texas 75068
 Telephone (xxx) xxx-xxxx
 Contact: xxxxxxxxxxxx

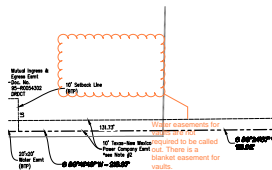
ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPES No. F-2121 and No. F-10043100
 Contact: _____

Drawing: C:\2021_JOBS\21-133_College Street MultiFamily\SURVEY\DWG\21-133_Replat.dwg, Saved By: Brounck, Save Time: 10/4/2021 4:18:00 PM, Plotted by: Brounck, Plot Date: 10/4/2021 4:25 PM



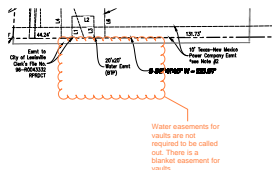
Old Town Station Addn - 1st FP_Comments.pdf Markup Summary

[1] Plat Pg 1 (20)



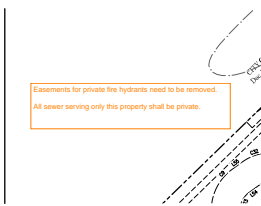
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Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kchearon
Date: 10/15/2021 8:33:37 AM
Color: ■
Label:

Water easements for vaults are not required to be called out. There is a blanket easement for vaults.



Subject: Cloud+
Page Label: [1] Plat Pg 1
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Status:
Checkmark: Unchecked
Author: kchearon
Date: 10/15/2021 8:33:44 AM
Color: ■
Label:

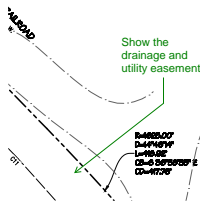
Water easements for vaults are not required to be called out. There is a blanket easement for vaults.



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Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kchearon
Date: 10/15/2021 8:33:58 AM
Color: ■
Label:

Easements for private fire hydrants need to be removed.

All sewer serving only this property shall be private.



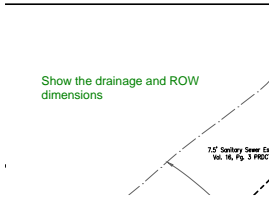
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Page Label: [1] Plat Pg 1
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Status:
Checkmark: Unchecked
Author: DRussell
Date: 10/21/2021 11:39:22 AM
Color: ■
Label:

Show the drainage and utility easement



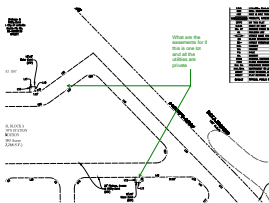
LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



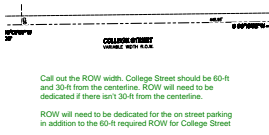
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Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: DRussell
Date: 10/21/2021 11:40:02 AM
Color: ■
Label:

Show the drainage and ROW dimensions



Subject: Callout
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: DRussell
Date: 10/21/2021 11:42:37 AM
Color: ■
Label:

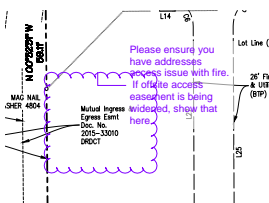
What are the easements for if this is one lot and all the utilities are private



Subject: Text Box
Page Label: [1] Plat Pg 1
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Status:
Checkmark: Unchecked
Author: DRussell
Date: 10/21/2021 11:45:02 AM
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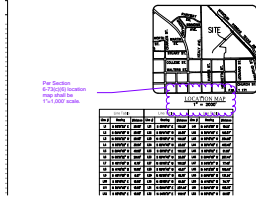
Call out the ROW width. College Street should be 60-ft and 30-ft from the centerline. ROW will need to be dedicated if there isn't 30-ft from the centerline.

ROW will need to be dedicated for the on street parking in addition to the 60-ft required ROW for College Street



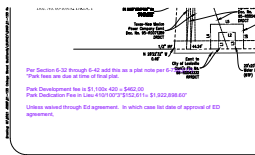
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Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:35:40 PM
Color: ■
Label:

Please ensure you have addresses access issue with fire. If offsite access easement is being widened, show that here.



Subject: Planning Cloud
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:37:28 PM
Color: ■
Label:

Per Section 6-73(c)(6)
location map shall be
1"=1,000' scale.

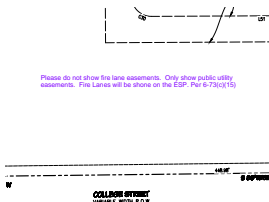


Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:38:54 PM
Color: ■
Label:

Per Section 6-32
through 6-42 add this
as a plat note per
6-73(c)(17):
"Park fees are due at
time of final plat.

Park Development fee
is \$1,100x 420 =
\$462,00
Park Dedication Fee in
Lieu
410/100*3*\$152,611=
\$1,922,898.60"

Unless waived through
Ed agreement. In
which case list date of
approval of ED
agreement,



Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:39:27 PM
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Label:

Please do not show fire
lane easements. Only
show public utility
easements. Fire
Lanes will be shone on
the ESP. Per
6-73(c)(15)

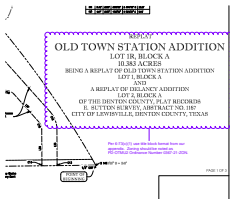


As ROW dedication per 6-73(18) and list acreage dedicated on the plat. ROW is required in compliance with zoning ordinance per 6-27 a recent title opinion is required. Any lien holders will need to sign the plat.

OWNER
3000
Filing
Telephon
Consent

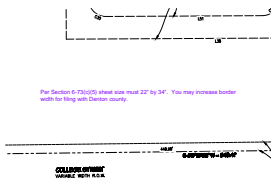
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Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:40:00 PM
Color: ■
Label:

As ROW dedication per 6-73(18) and list acreage dedicated on the plat. ROW is required in compliance with zoning ordinance per 6-27 a recent title opinion is required. Any lien holders will need to sign the plat.



Subject: Planning Cloud
Page Label: [1] Plat Pg 1
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Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:40:57 PM
Color: ■
Label:

Per 6-73(c)(1) use title block format from our appendix. Zoning should be noted as PD-OTMU2 Ordinance Number 0367-21-ZON.



Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:41:36 PM
Color: ■
Label:

Per Section 6-73(c)(5) sheet size must 22" by 34". You may increase border width for filing with Denton county.



Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:42:20 PM
Color: ■
Label:

Per Section 6-73(c)(11) add adjacent property zoning



LEWISVILLE

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Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:43:31 PM
Color: ■
Label:

Per Section 6-73(C)(2) add residential development table with total acreage, number of dwelling units, density, and minimum unit size. List by phase if phased.

Zoned HI

Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:43:42 PM
Color: ■
Label:

Zoned HI

Zoned PD-ETH

Subject: Text Box
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Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:43:54 PM
Color: ■
Label:

Zoned PD-ETH

Vol. 1205, Pg. 356
RPRDCT

Zoned LI

Texas-New Mexi
Power Company Est
Doc. No. 95-R00712.
DRD¹

N 03°32'49" E

Subject: Text Box
Page Label: [1] Plat Pg 1
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Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:44:23 PM
Color: ■
Label:

Zoned LI



CAB. L, PG. 291 PRDCT
Zoned LI

Mutual Access Esm
Doc. No. 2016-E
PRDC
N 003145

Subject: Text Box
Page Label: [1] Plat Pg 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:44:26 PM
Color: ■
Label:

Zoned LI

[1] Plat Pg 2 (1)

____ day of _____, 2021.

Add P&Z Approval block, which is separate from City Secretary approval block, see appendix or call with questions. Current PZ Chair is MaryEllen Miksa, remove James Davis.

Subject: Text Box
Page Label: [1] Plat Pg 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: mberry
Date: 10/25/2021 5:47:00 PM
Color: ■
Label:

Add P&Z Approval block, which is separate from City Secretary approval block, see appendix or call with questions. Current PZ Chair is MaryEllen Miksa, remove James Davis.

[1] Plat Pg 3 (2)

2. Comments above are all recorded per the General LI, High Use, PRDCT.
3. Date of hearing, State, Final Certificate, Hearing Time, City, North American State, Resolution 201.

Move information needs to be provided to abandon this easement. Staff will need support from the utility companies and additional information that the drainage easement isn't needed.

EASEMENT ABANDC

REPLAT
OLD TOWN STATION
LOT 1R, BLOCK

Subject: Callout
Page Label: [1] Plat Pg 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: DRussell
Date: 10/21/2021 11:47:22 AM
Color: ■
Label:

Move information needs to be provided to abandon this easement. Staff will need support from the utility companies and additional information that the drainage easement isn't needed.

It's not clear what is being abandoned

Subject: Text Box
Page Label: [1] Plat Pg 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: DRussell
Date: 10/21/2021 11:47:58 AM
Color: ■
Label:

It's not clear what is being abandoned

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD

OCTOBER 19, 2021

Item A:

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

Members present: Jordan Zongol; MaryEllen Miksa; Alvin Turner; Karen Locke; Erum Ali and Francisca Al-waely.

Members absent: Sheila Taylor.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; and Jonathan Beckham, Senior Planner.

Item B1:

The second item on the agenda was to approve the minutes from the September 21, 2021, meeting. 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:

Public Hearing Plats were next on the agenda. There were three items for consideration:

3. Public Hearing: Final Plat of Greenland Hills Addition, Lot 7R, Block C; on 0.422 Acres out of the J.W. King Survey, Abstract Number 0696A; Zoned R 7.5 Single Family Residential (R 7.5) District, Located at 125 Simmons Avenue, Being a Replat of Greenland Hills Addition, Lots 7 and 8, Block C. (21-08-14-RP).

Staff gave a brief overview of the proposed final plat with a recommendation to approve the variance and disapproving the final plat due to deficiencies and 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 Chairman for signature. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. A motion was made by Francis Al-waely to approve a variance to allow a front entry lots and disapprove the final plat and delegate to staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).

2. Public Hearing: Final Plat of Valley Ridge Business Park West Addition, Lot 3-R1-A and 3-R1-C, Block C; on 18.703 Acres out of the Jesse Watkins Survey, Abstract Number 1323; Zoned General Business (GB) District; Located at 801 West Main Street (FM 1171); Being a Replat of Valley Ridge Business Park West, Lot 3 R1 A, Block C. (21-09-16-RP).

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 Chairman for signature. Chair Miksa opened the public hearing. With

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD
OCTOBER 19, 2021**

Page 2

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 delegate to staff the ability to accept and approve the final plat once the deficiencies listed are corrected. The motion was seconded by Jordan Zongol. The motion passed unanimously (6-0).*

4. Public Hearing: Final Plat of One Twenty One Plaza Addition, Lot 1RA, Block A; on 3.071 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Light Industrial (LI); Located at 816 State Highway 121 Business, Being a Replat of One Twenty One Plaza Addition, Lot 1R, Block A. (21-09-18-RP).

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 Chairman for signature. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. *A motion was made by Jordan Zongol to disapprove the final plat and delegate to staff the ability to accept and approve the final plat once the deficiencies listed are corrected. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).*

Item D:

Public Hearings – Zoning & Special Use Permits were next on the agenda. There was one item for consideration:

5. Public Hearing: Consideration of a Zone Change Request from Old Town Mixed Use 2 (OTMU2) District to Planned Development Old Town Mixed Use 2 (PD-OTMU2) District with Three Associated Variances on 0.1223 Acres, Legally Described as South Village Addition, Block A, Lots 6 9; Located at 206, 208, 210 and 212 South Village Way; as Requested by Patricia Fant, McAdams, the Applicant, on Behalf of Henry Rahmani, RCD Groups, LLC, the Property Owner. (21-03-1-PZ).

Staff gave a brief overview of the proposed zone change with a recommendation of approval for the item. 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 recommend approval of the proposed zoning change request. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, November 15, 2021 for a second public hearing and final decision.

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD
OCTOBER 19, 2021**

Page 3

Item E:

Adjournment of the Planning and Zoning Commission meeting.

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:43 p.m.

Chair Miksa adjourned the Planning and Zoning Commission meeting at 6:43 p.m. in order to convene the Overlay District Board meeting.

OVERLAY DISTRICT BOARD MEETING

Item F:

The Lewisville Overlay District Board meeting was called to order at 6:43 pm by Chair MaryEllen Miksa.

Members present: Jordan Zongol; MaryEllen Miksa; Alvin Turner; Karen Locke; Erum Ali and Francisca Al-waely.

Members absent: Sheila Taylor.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; and Jonathan Beckham, Senior Planner.

Item G:

New Business

6. The first item on the agenda was to approve the minutes from the September 7, 2021 Joint Meeting with Planning and Zoning Commission, Transportation Board and Capital Improvements Advisory Committee. A motion was made by Erum Ali to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (6-0).
7. Consideration of Three Alternative Standards Associated with a Proposed Industrial Building on a 15.753 Acre Lot, Legally Described as Lewisville Square Addition, Block A, Lot 1A; Located at 280 East Corporate Drive; Zoned Light Industrial (LI) District, as Requested Howard Akin of 280 Corporate LLC, the Property Owner (Case No. 21-09-5 AltStd).

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD
OCTOBER 19, 2021**

Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) with the condition that addition chamfered edges or reveals are added to mimic the windows pattern of the office area on the warehouse area and recommend approval of alternative standards b) with the condition that canopies or awnings are added over all windows and doors and recommend approval of alternative standard c) as presented. The applicant was present and available for questions. *A motion was made by Erum Ali to recommend approval of alternative standards a) with the condition that addition chamfered edges or reveals are added to mimic the windows pattern of the office area on the warehouse area and recommend approval of alternative standards b) with the condition that canopies or awnings are added over all windows and doors and recommend approval of alternative standard c) as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).* Staff indicated that alternative standards a.), b.), and c.) would be considered by the Lewisville City Council on Monday, November 15, 2021 for a final decision.

Item H:

Adjournment of the Overlay District Board meeting.

A motion was made by Francisca Al-waely to adjourn the Overlay District Board meeting. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:49 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission and
Overlay District Board

MEMORANDUM

TO: Overlay District Board
FROM: June Sin, Planner
DATE: November 2, 2021
SUBJECT: **Consideration of Two Alternative Standards Associated with Proposed Scooter’s Coffee; Located at 1165 South Stemmons Freeway, Legally Described as Lakeland Plaza Addition, a Portion of Lot 1, Block A; Zoned Local Commercial (LC) District, as requested by Kevin Dew, ALJ-Lindsey LLC., on Behalf of Scooter’s Coffee, the Business Owner (Case No. 21-09-4-AltStd).**

BACKGROUND:

The proposed development is located at the edge of Lakeland Plaza facing South State Highway 121. The applicant plans to construct a new 752 square feet coffee shop with a drive-thru. The applicant is requesting an alternative standard to modify the framework plan to locate new six-foot sidewalk and required trees along the State Highway 121 Business. This property is located within the IH-35E Overlay, Core Subdistrict.

ANALYSIS:

Scooter’s Coffee plans to construct an approximately 752 square feet coffee shop with a drive-thru. The building is for employees only, but the primary entrance will face SH 121 Business.

Building and Envelope Standards

The concept plan shows the proposed building, parking, and access. The building orientation meets the proposed framework plan. The building fronts and sides are placed parallel to adjacent streets with highest priority placed on the front façade of the building. The applicant is requesting an alternative standard for building to be located 82 feet from the street.

Architectural Standards

The proposed building consists of 100% brick, which exceeds the 80% brick or stone requirement. The building design and materials meet all other architectural standards and material requirements

Landscaping

Scooters coffee is providing two canopy trees along the street and one canopy tree in the parking lot and additional shrubs. This meets the required trees per the Overlay District standards.

Street and Streetscape Standards

The applicant plans to add new sidewalks along SH 121. This is a deviation from the framework plan. The framework plan shows primary pedestrian along the south and west property lines of this proposed development. The applicant is requesting that the primary pedestrian be replace with

alleys. The applicant will provide 6-foot sidewalk and amenity zone exceeding 6-foot depth along SH 121 Business.

Alternative Standards & Administrative Modifications

The applicant is requesting two Alternative Standards a in conjunction with the new development. Request a) requires City Council approval Staff has no objections to this Alterative Standard. Request b) can be approved by the Overlay Board. Staff can go up to 80 feet.

Alternative Standards:

- a) The applicant is asking for modification to the framework plan. The Central Core Sub-District Framework Plan shows the shared service drives and fire lane to the west and to the south of the property as primary pedestrian street. The applicant is requesting that primary pedestrian be removed.

The framework plan was established under the assumption that these buildings are gone, and existing shared drives at the rear of the existing building become a part of the new pedestrian street network. However, it is more likely that any redevelopment at the existing location would locate the pedestrian activities along the existing storefront of the Lakeside Plaza, not along the back of the building. It is more practical to locate the sidewalk and canopy trees along the State Highway 121 Business. TxDOT constructed sidewalks following the northern most boundary of Lakeland Plaza and continues move south, then stops immediately to the north of proposed Scooter’s Coffee.

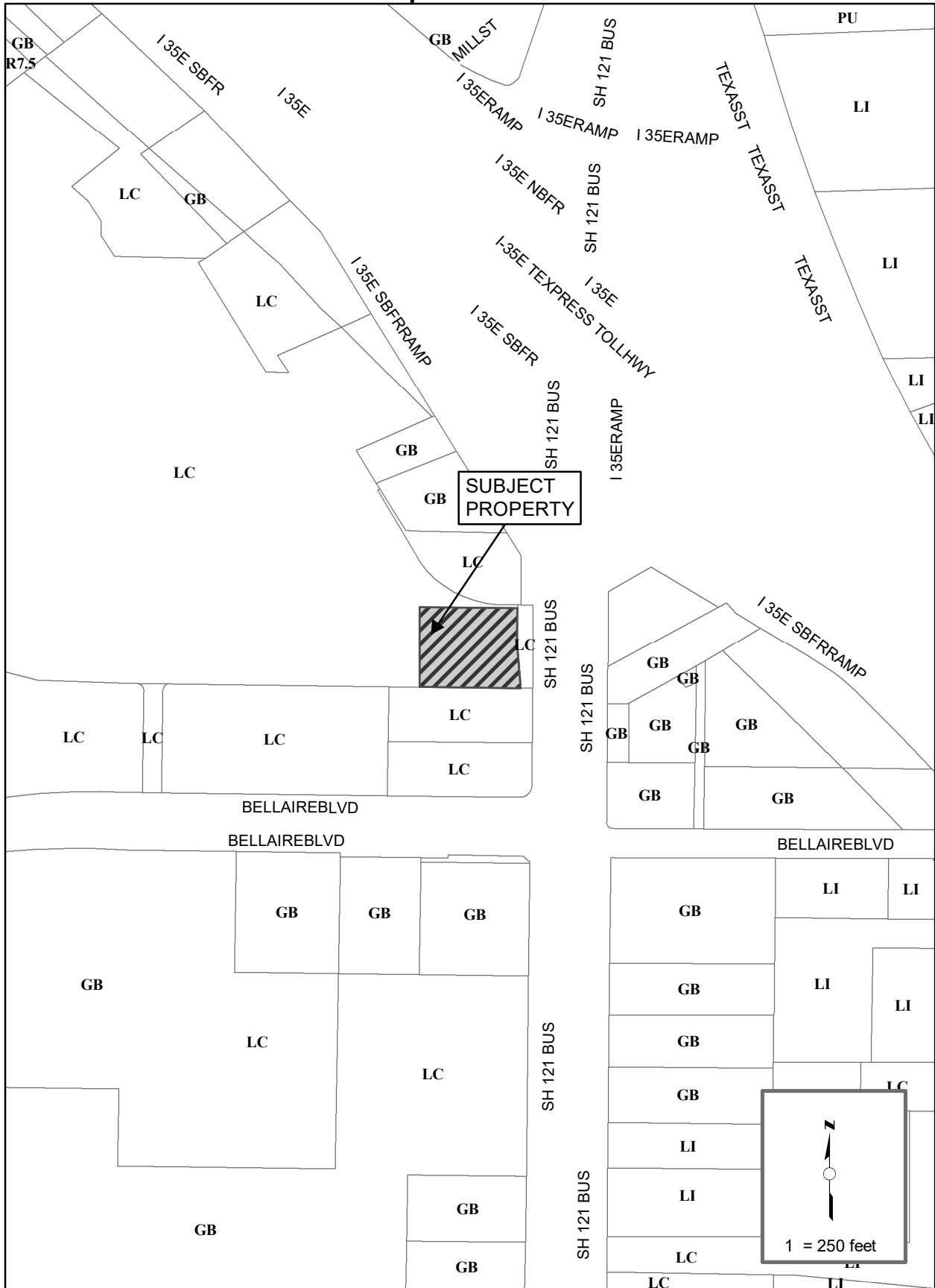
The applicant is requesting modifications to the framework plan and six-foot sidewalk and six-foot Amenity Zone along the primary pedestrian street per Section 17.5-2 (f)(4)a & b, Appendix D & F. The applicant will connect to the existing sidewalk and provide 6-foot sidewalk along State Highway 121 Business with required canopy trees. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

- b) Section 17.5-4 (b)(1)b requires building to be located at 80-foot maximum build-to zone when facing an arterial roadway. The proposed building is located approximately 82 feet from the property line. The ordinance allows a modification to build-to zone to allow a single drive isle with parking on each side. The applicant is requesting to locate their drive through lane and landscaping in this build-to zone to accommodate drive through queuing length needed for their operation. Staff has no objection to this request. The Overlay Board may approve this request.

RECOMMENDATION:

That the Overlay Board commission recommend approval of Alternative Standard a) and approve b) as presented.

Location Map - Scooter's Coffee



Aerial Map - Scooter's Coffee



October 14, 2021

Mr. Richard E. Luedke
Planning Director
City of Lewisville
151 W. Church Street
Lewisville, TX 75057

**RE: Scooter's Coffee - 1165 S. Stemmons Freeway @ Lakeland Plaza; SEC of R156258
Alternative Standards Request
City Project No. 21-09-4-AltStd**

Dear Mr. Luedke,

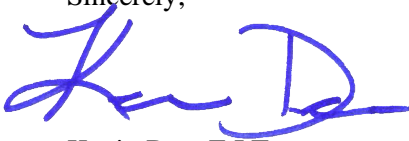
The purpose of this letter is to request Alternative Standards in several locations on the subject site as noted in the comments by Staff in the courtesy review of the proposed Scooter's Coffee located at 1165 S Stemmons Fwy @ Lakeland Plaza; SEC of R156258 to allow SH 121 to be considered primary pedestrian where the primary entrance and the sidewalk shall be located. The requests are as follows:

- a) To allow building to be located approximately 82 feet from SH 121 in-lieu of 80 foot maximum per Section 17.5-4(b)(1)
- b) To allow 35% of glazing on ground floor along SH 121 in-lieu of 60% requirement for restaurant uses on ground floor per Section 17.5-4(c)(1)

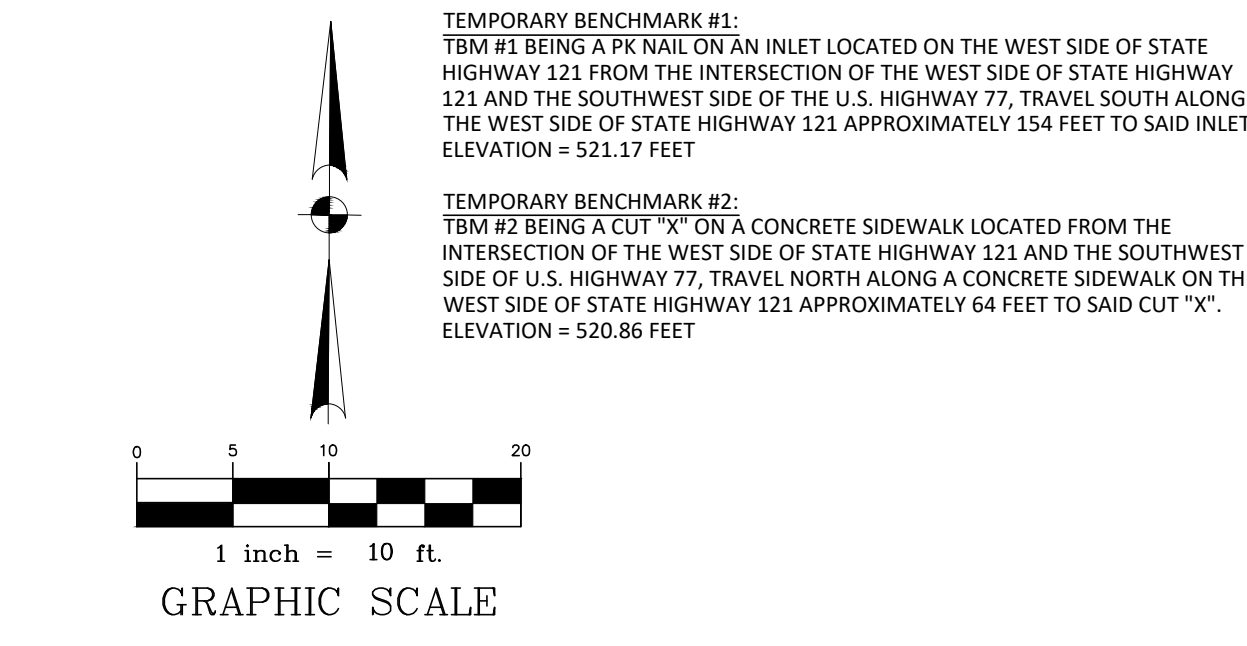
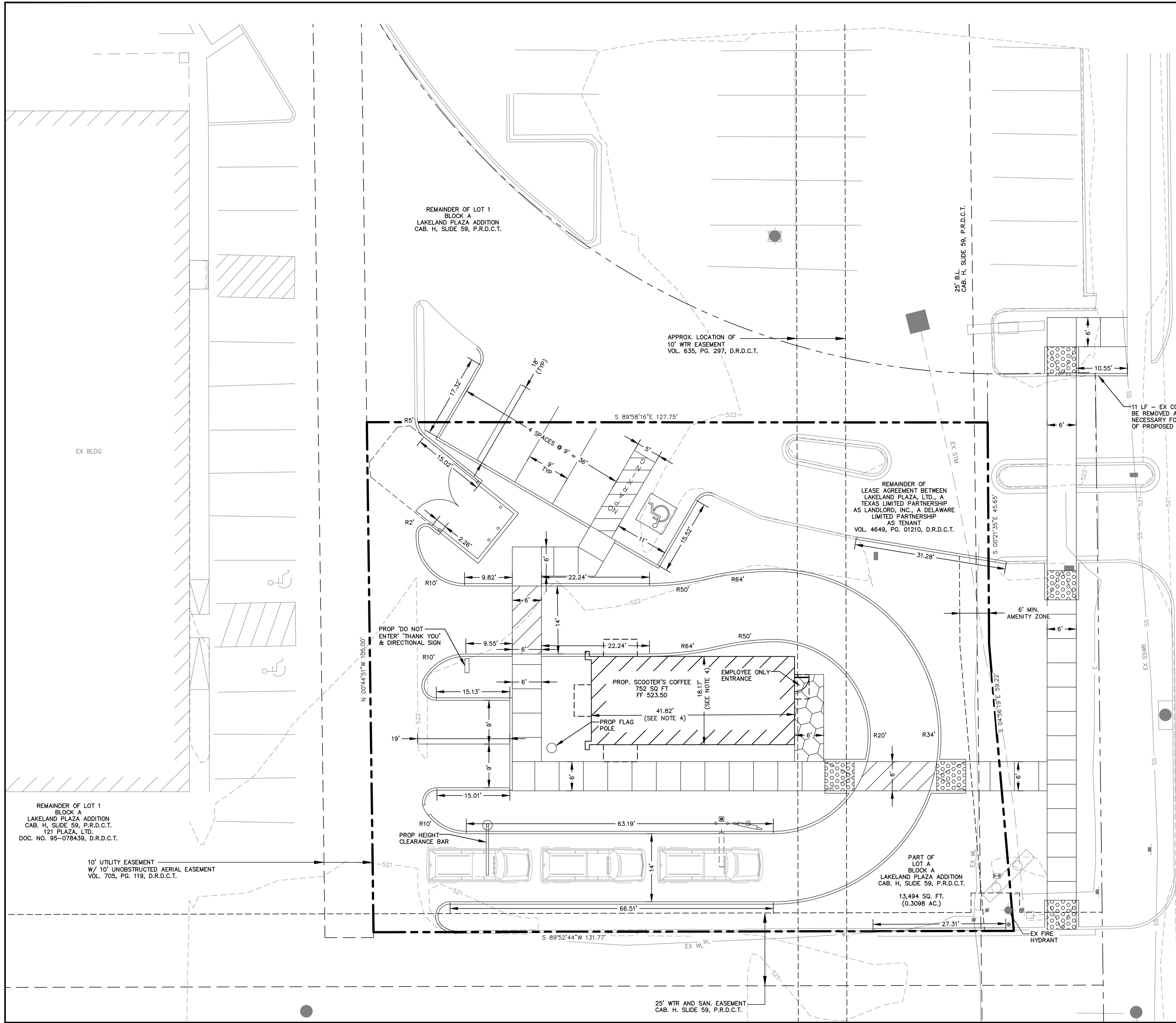
These requests are being made due to the existing conditions of the developed site.

Thank you, and please contact me if you have any further questions at 281-301-5955 ext. 1008.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Dew".

Kevin Dew E.I.T.
Project Manager
ALJ-Lindsey, LLC
Phone: 281-301-5955 ext. 1008
Email: kdew@aljindsey.com
Web: www.aljindsey.com



LEGEND

	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. OVERHEAD POWER LINE
	EX. UNDERGROUND GAS LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR

- GENERAL NOTES**
- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - RADII ARE 3' UNLESS OTHERWISE NOTED.
 - REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

SITE SUMMARY TABLE:

SUBJECT TRACT SIZE:	13,495 SQ FT (0.3098 AC)
BUILDING SQ. FT.	752 SQ. FT.
EXISTING ZONING:	LC (LOCAL COMMERCIAL)
PARKING REQUIRED	1 SPACES PER 200 SQ.FT. 752/200 = 3.76 (4 SPACES REQUIRED)
PARKING PROVIDED	10 TOTAL PARKS 7 PARKS 3 CARS IN QUEUE (PRE MENU BOARD)

TXDOT R.O.W. NOTE

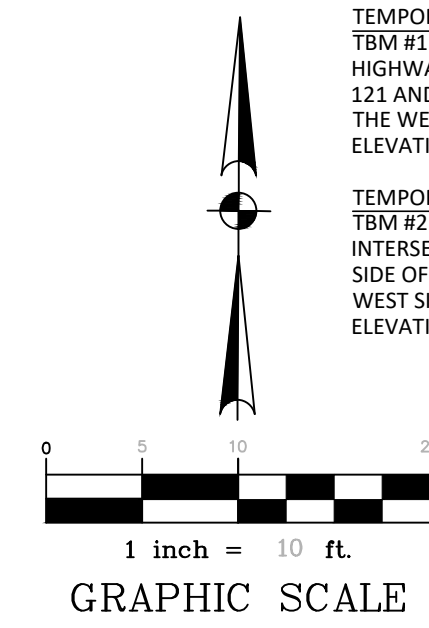
FOR ALL WORK WITHIN THE TXDOT R.O.W. A TXDOT PERMIT WILL BE REQUIRED AND PROVIDED.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

No.	REVISIONS	DATE
18 OCTOBER 2021		
ALJ PROJECT NO. 617.21.CV.0105	DATE: OCTOBER 2021	SCALE: 1"=10'
	DRAWN BY: JRH	CHECKED BY: KO
DEVELOPMENT PLAN		
SCOOTER'S COFFEE STORE #432 LEWISVILLE, TX		
SHEET C1.0		

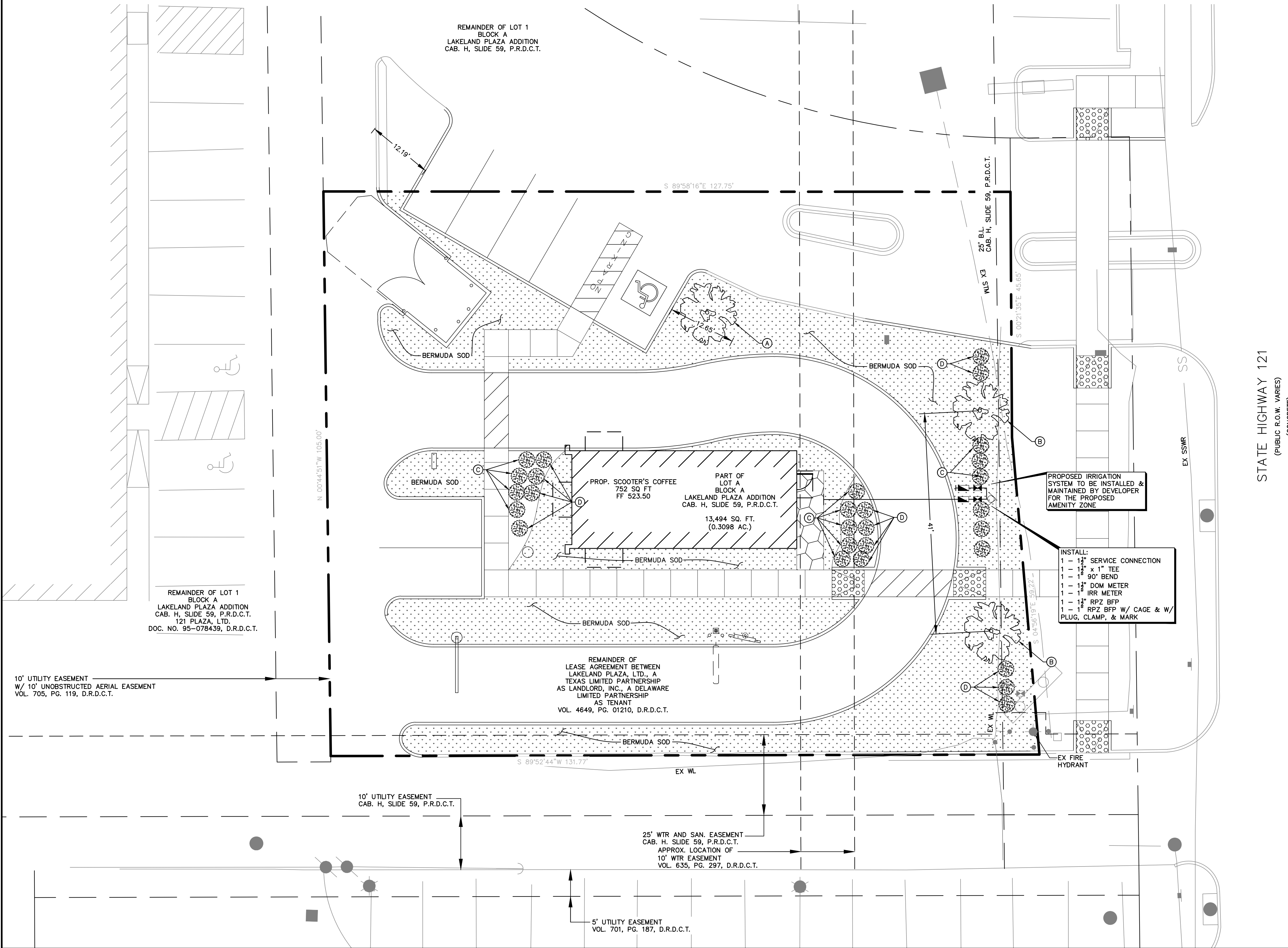
TREES				
MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
A	RED OAK	QUERCUS RUBRA	1	65 GAL. - 100 GAL. 2.5" CAL. MIN.
B	CEDAR ELM	ULMUS CRASSIFOLIA	2	45 GAL. 2.5" CAL. MIN.

SHRUBS				
MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
C	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	12	3 GALLON MIN.
D	RED YUCCA	HESPERALOE PARVIFLORA	13	3 GALLON MIN.



TEMPORARY BENCHMARK #1:
TBM #1 BEING A PK NAIL ON AN INLET LOCATED ON THE WEST SIDE OF STATE HIGHWAY 121 FROM THE INTERSECTION OF THE WEST SIDE OF STATE HIGHWAY 121 AND THE SOUTHWEST SIDE OF THE U.S. HIGHWAY 77, TRAVEL SOUTH ALONG THE WEST SIDE OF STATE HIGHWAY 121 APPROXIMATELY 154 FEET TO SAID INLET. ELEVATION = 521.17 FEET

TEMPORARY BENCHMARK #2:
TBM #2 BEING A CUT "X" ON A CONCRETE SIDEWALK LOCATED FROM THE INTERSECTION OF THE WEST SIDE OF STATE HIGHWAY 121 AND THE SOUTHWEST SIDE OF U.S. HIGHWAY 77, TRAVEL NORTH ALONG A CONCRETE SIDEWALK ON THE WEST SIDE OF STATE HIGHWAY 121 APPROXIMATELY 64 FEET TO SAID CUT "X". ELEVATION = 520.86 FEET



CITY OF LEWISVILLE LANDSCAPE CALCULATIONS

STREET TREES REQUIRED:

CANOPY TREES SHALL BE PLANTED ALONG PRIMARY PEDESTRIAN STREETS/PRIVATE VEHICULAR ROUTES AT AN AVERAGE SPACING OF 40 FEET ON CENTER, BUT IN NO CASE PLACED MORE THAN 50 FEET APART ON CENTER.

STATE HIGHWAY 121 LINEAR FEET OF FRONTAGE = 76.34

$76.34 / 40 = 1.91$, THEREFORE 2 TREES ARE REQUIRED ALONG STATE HIGHWAY 121

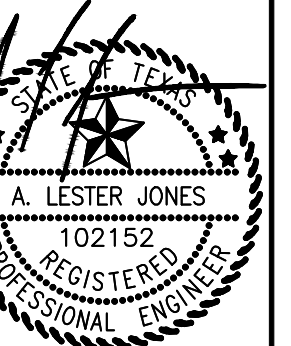
PARKING LOT TREE REQUIREMENTS:

NUMBER OF PROPOSED PARKING SPACES = 7

1 PARKING LOT TREE IS REQUIRED FOR EVERY 8 SPACES

THEREFORE 1 PARKING LOT TREE HAS BEEN PROVIDED.

No.	REVISIONS	DATE



07 OCTOBER 2021

ALJ PROJECT NO.	617.21.0015
DATE:	OCTOBER 2021
SCALE:	1" = 10'
DRAWN BY:	IRH
CHECKED BY:	KD

LANDSCAPE PLAN

SCOOTER'S COFFEE
STORE #432
LEWISVILLE, TX

SHEET
L1.0

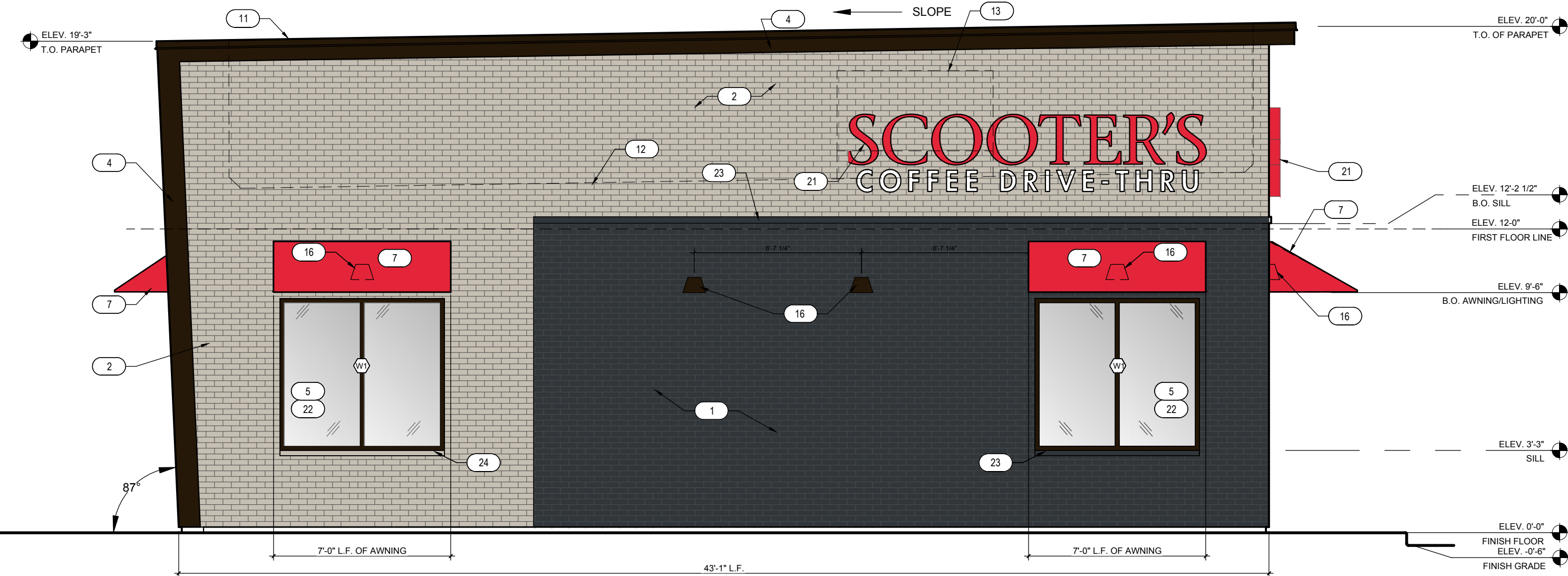
CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

KEYNOTES

X

- 1. BRICK VENEER, SMOOTH FINISH, EQUAL TO MUTUAL MATERIALS, COLOR: SLIMBRICK COAL CREEK, SMOOTH FINISH
- 2. BRICK VENEER, SMOOTH FINISH, EQUAL TO MUTUAL MATERIALS, COLOR: SLIMBRICK WHEAT, SMOOTH FINISH
- 3. NOT USED
- 4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
- 5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- 6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- 7. AWNING BY OTHERS - COLOR: RED
- 8. DARK BRONZE ALUMINUM STOREFRONT DOOR
- 9. NOT USED
- 10. DOOR BELL
- 11. 20 GAUGE METAL PARAPET CAP
- 12. LINE OF ROOF BEYOND
- 13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
- 14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A8.3
- 15. MAILBOX BY OWNER
- 16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- 17. NOT USED
- 18. SES PANEL, SEE ELECTRICAL DRAWINGS
- 19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
- 20. HOSE BIBB, SEE PLUMBING DRAWINGS
- 21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- 22. SPANDREL GLASS
- 23. 3 5/8" ROLOCK STONE SILL, ENDICOTT THIN BRICK - COLOR: BLACK
- 24. 3 5/8" ROLOCK STONE SILL, ENDICOTT THIN BRICK - COLOR: IVORY

MATERIALPERCENTAGES	
BRICK	93%
METAL COPING	7%

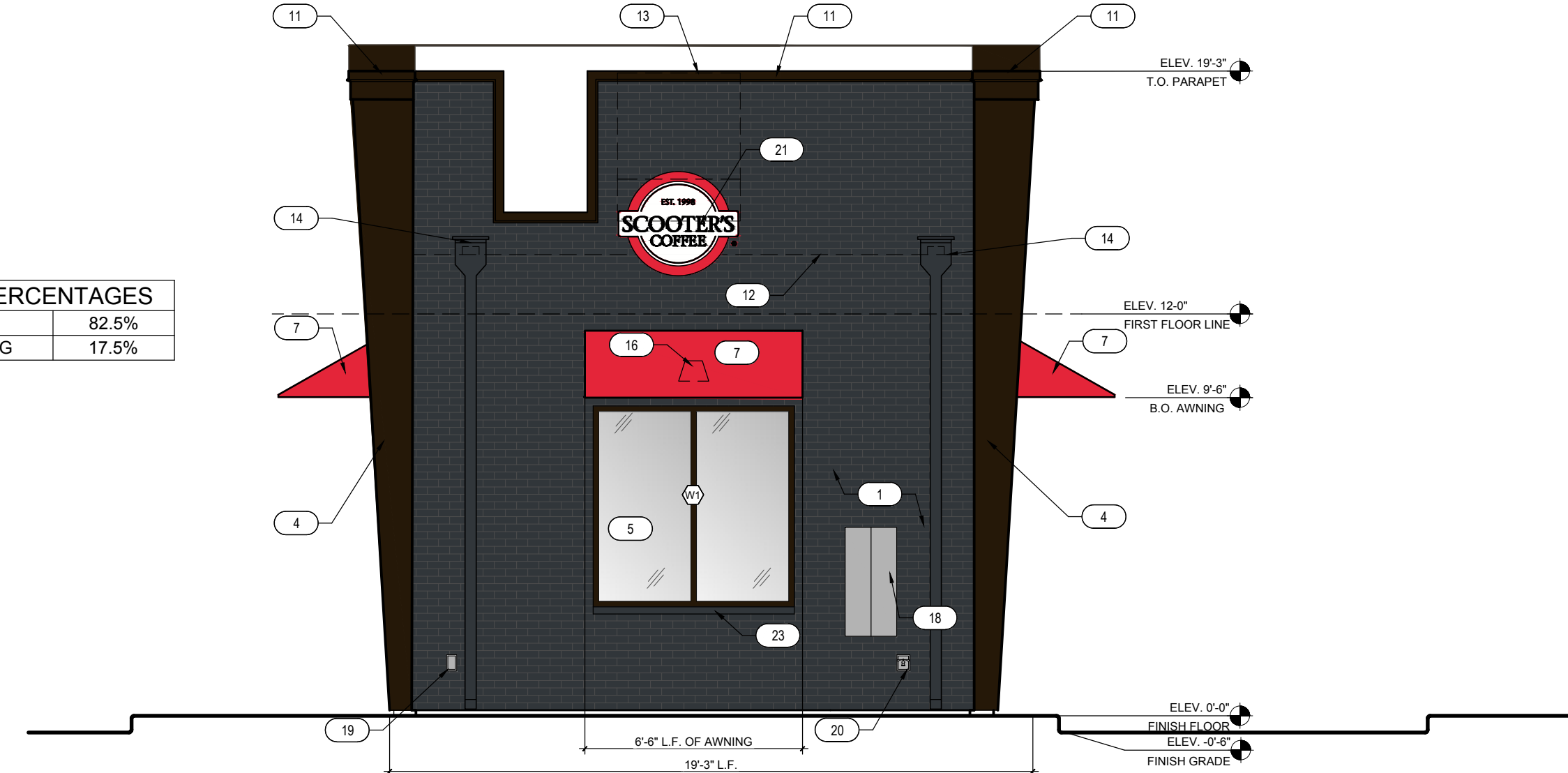


4 SOUTH FACING EXTERIOR ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

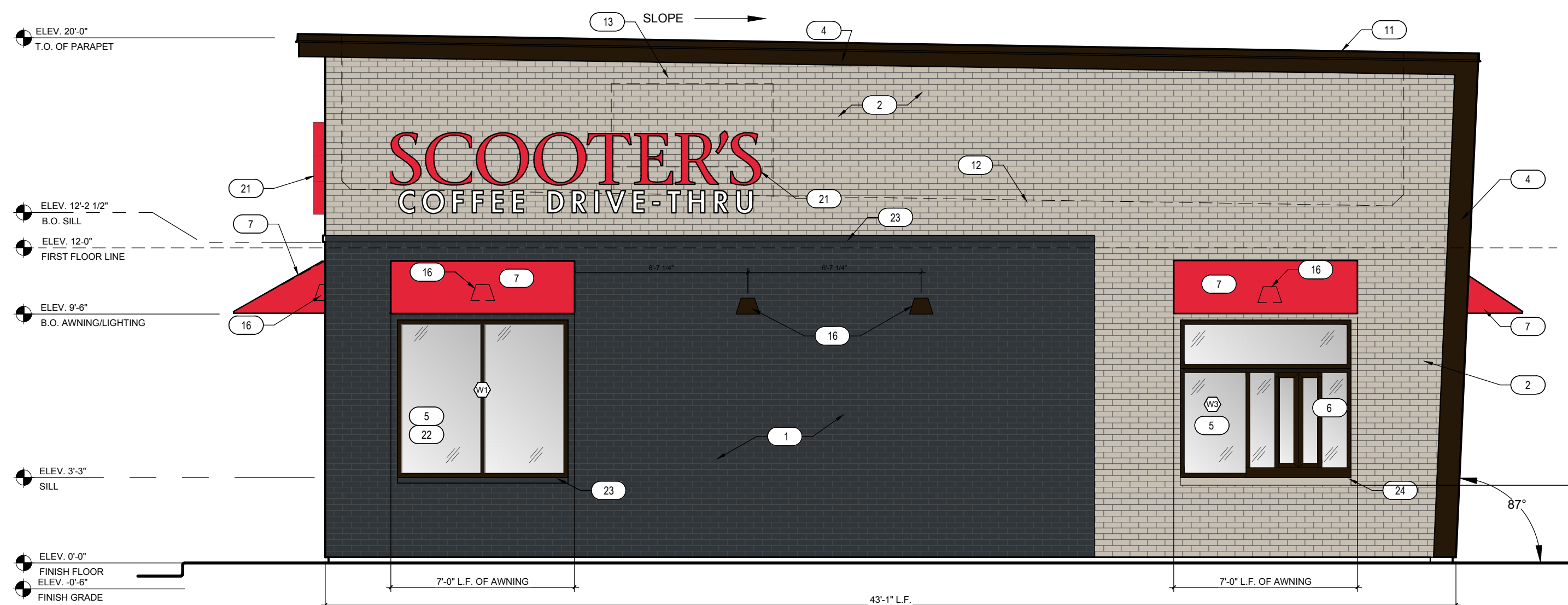


3 EAST FACING EXTERIOR ELEVATION (FRONT, FACES HWY 121)
SCALE: 1/4" = 1'-0"

MATERIALPERCENTAGES	
BRICK	82.5%
METAL COPING	17.5%



2 WEST FACING EXTERIOR ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



MATERIALPERCENTAGES	
BRICK	93%
METAL COPING	7%

1 NORTH FACING EXTERIOR ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

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PROJECT ADDRESS:
2202 S. HWY 121
LEWISVILLE, TX,
75067

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

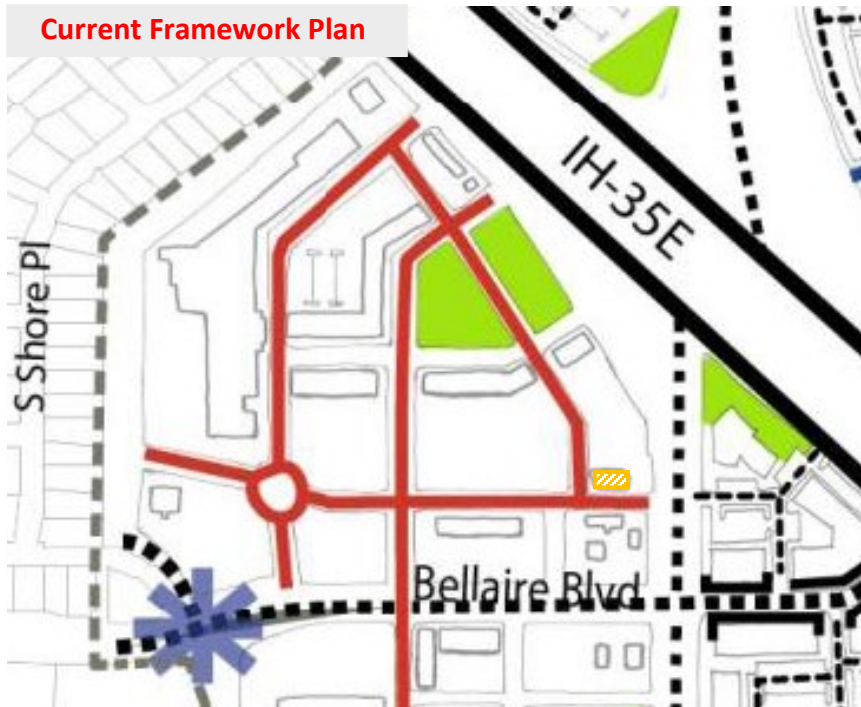
DATE:
09/15/2021
PROJECT NO.
210858

- DESIGN DEVELOPMENT
- PERMIT SUBMITTAL
- BID PACKAGE
- CONSTRUCTION ISSUE

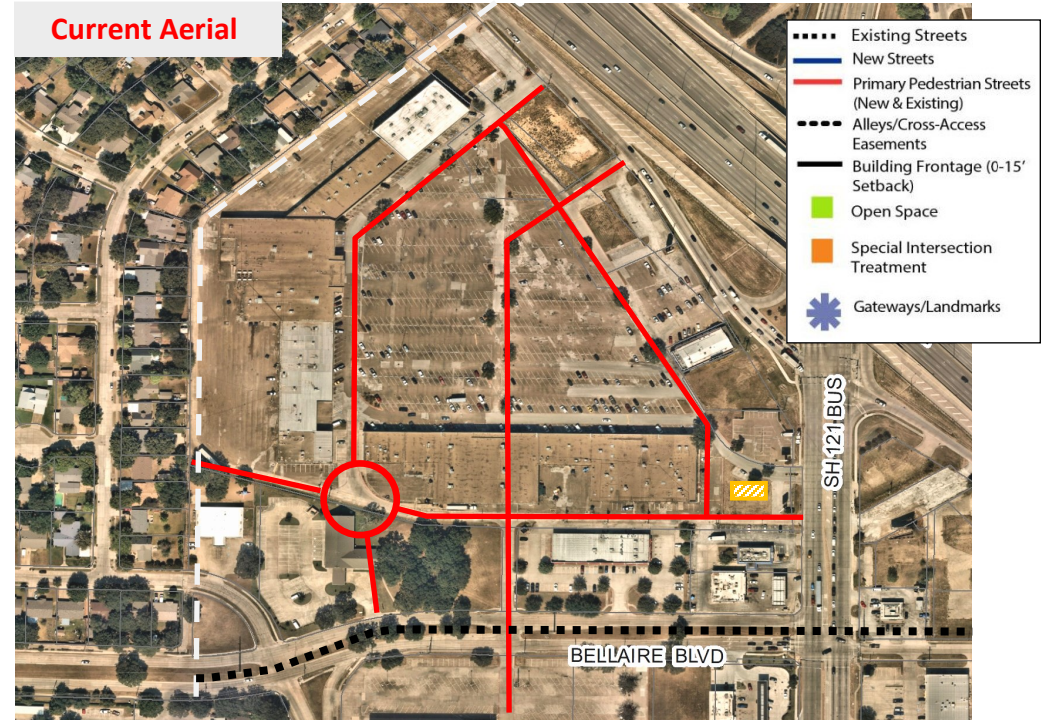
SHEET NO.

A3.0

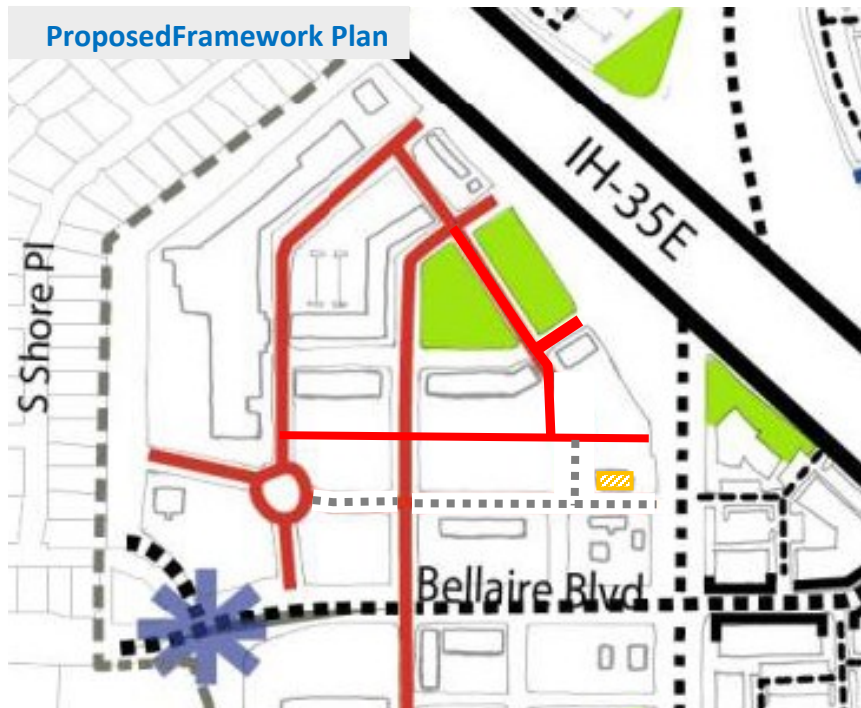
Current Framework Plan



Current Aerial



Proposed Framework Plan



Proposed Aerial

