



# 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

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Tuesday, May 3, 2022

6:30 PM

Council Chambers

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### 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. [Consideration of the Minutes of the April 19, 2022 Meeting.](#)

**C. Regular Hearing**

2. [Regular Hearing: Final Plat of Bethel Baptist Church Addition, Containing One Non-Residential Lot; on 6.25 Acres out of V.R. Sutton Survey, Abstract No. 1152; Zoned Local Commercial \(LC\) District, Located on the West Side of South Edmonds Lane, Approximately 700 Feet South of Bellaire Boulevard, Being a Replat of Lots 4A1 and 4B1, Block A, Gary R. Levitz Municipal Hospital Addition.](#)

**D. Public Hearing**

3. [Public Hearing: Consideration of a Special Use Permit for a Minor Automobile Service Facility with Six Associated Alternative Standards and Two Associated Variances; on Approximately 0.27-Acres, Legally Described as Lot 20, Block D, Rolling Ridge Addition, Located at 685 South Stemmons Freeway, Zoned General Business \(GB\) District; as Requested by Raof Raof, Riz Auto Service, LLC, on behalf of Realty Income Corporation, the Property Owner. \(Case No. 22-02-3-SUP\)](#)

**E. Adjournment**

#### Overlay District Board

**F. Call to Order and Announce that a Quorum is Present.**

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**G. Approval of Minutes**

4. [Consideration of the Minutes of the December 7, 2021 Meeting.](#)

**H. Regular Hearing**

5. [Regular Hearing: Consideration of Six Alternative Standards Associated with a Special Use Permit for a Minor Automobile Service Facility; on Approximately 0.27-Acres, Legally Described as Lot 20, Block D, Rolling Ridge Addition, Located at 685 South Stemmons Freeway, Zoned General Business \(GB\) District; as Requested by Raof Raof, Riz Auto Service, LLC, on behalf of Realty Income Corporation, the Property Owner.](#)

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

6. [Consideration of the Minutes of the January 4, 2022 Meeting.](#)

**L. Regular Hearing**

7. [Consideration of an Ordinance Amending the Lewisville City Code, Section 15-126. Parking on Specific Streets; Prohibiting Parking on Both Sides of Lake Falls Terrace Between Josey Lane and the Memorial Elementary School Driveway and Along the West Side of Lake Falls Terrace Between the Memorial Elementary School Driveway and Lakewood Bluffs Trail and Make a Recommendation to the City Council Regarding the Amendment.](#)
8. [Consideration of an Ordinance Amending the Lewisville City Code, Section 15-35, Maximum Speed Limits on Specific Streets; Establishing Speed Limits on Mill Street from Purnell Street to College Street of 30 Miles Per Hour and Make a Recommendation to the City Council Regarding the Amendment.](#)

**M. 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 \_\_\_\_\_, 2022 by \_\_\_\_\_ AM.

\_\_\_\_\_  
City Secretary

**MINUTES**  
**JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND CAPITAL**  
**IMPROVEMENTS ADVISORY COMMITTEE**  
**APRIL 19, 2022**

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**Item A:**

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair MaryEllen Miksa at 6:30 p.m. on Tuesday, April 19, 2022, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Richard Luedke, Planning Director; Jon Beckham, Senior Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician; Keith Marvin, Public Services Director; Roseann Davis, Sr. Administrative Assistant.

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**Item B1: Approval of Minutes**

The first item on the agenda was to approve the minutes from the April 5, 2022, meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Sheila Taylor. The motion passed unanimously (7-0).*

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**Item C: Regular Hearing**

There was one item for consideration:

2. Regular Hearing: Preliminary Plat for 7 Acres Uecker, Containing 36 Single Family Lots and 5 Open Space Lots; on 7.288 Acres, Out of the L Bourgeois Survey Abstract No. 52; Zoned Planned Development - Estate Townhouse Residential (PD-ETH) District; Located on the East Side of Uecker Lane, Approximately 420 Feet South of Oak Bend Drive.

Joseph Ducay, Planner, gave a brief overview of the proposed preliminary plat and noted that the title for the plat listed in the recommendation is incorrect, it should be 7 Acres Uecker, with that made a recommendation to disapprove the preliminary plat due to deficiencies and to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. There was no discussion on this item. *A motion was made by Francisca Al-waely to disapprove the preliminary plat due to deficiencies and delegate to 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 (7-0).*

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**Item D: Public Hearing**



**MINUTES  
JOINT MEETING OF THE PLANNING  
AND ZONING COMMISSION AND  
CAPITAL IMPROVEMENTS ADVISORY  
COMMITTEE  
APRIL 19, 2022**

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There was one item for consideration.

3. Public Hearing: Consideration of a Zone Change Request from Old Town Mixed Use 2 District (OTMU2) and Office District (OD) to Public Use (PU) District; on Approximately 1.035-Acres, Legally Described as Portions of Lots 5, 6, 7, 8, & 9, Block 2, Original Town of Lewisville Addition; Located at 240 West Church Street, 233 & 247 West Main Street; as Requested by City of Lewisville, the Property Owner.

Joseph Ducay, Planner, gave a brief overview of the proposed zone change request with a recommendation to recommend approval of the zone change request. Staff indicated that 240 East Church Street should be 240 West Church Street, stating this was a typo error. Chair Miksa asked if any questions or comments from the public were received regarding the zone change. Staff stated no questions or comments were received. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of the zone change request. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). Staff indicated this item would go to City Council on May 16, 2022 for a second public hearing and final decision.

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**Item E: Adjournment**

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Sheila Taylor. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:36 p.m.

These minutes approved by the Planning and Zoning Commission on May 3, 2022.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chairman  
Planning and Zoning Commission

**MINUTES  
JOINT MEETING OF THE PLANNING  
AND ZONING COMMISSION AND  
CAPITAL IMPROVEMENTS ADVISORY  
COMMITTEE  
APRIL 19, 2022**

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**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
APRIL 19, 2022**

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**Item F:**

With a quorum present, the Capital Improvements Advisory Committee meeting was called to order by Chair MaryEllen Miksa at 6:36 p.m. on Tuesday, April 19, 2022, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Keith Marvin, Public Services Director; Roseann Davis, Sr. Administrative Assistant; Richard Luedke, Planning Director; Jon Beckham, Senior Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician.

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**Item G4: Approval of Minutes**

Approval of the minutes from the September 7, 2021, meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (7-0).*

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**Item H: Regular Hearing**

There was one item for consideration:

5. Regular Hearing: Presentation of the Semi-Annual Report for the period of April 1, 2021 through September 30, 2021, and October 1, 2021 through March 31, 2022.
6. Regular Hearing: Consider acceptance of the Semi-Annual CIAC update report and forwarding to the City Council for approval.

Keith Marvin, Public Services Director, presented the report to the committee. There was no discussion on this item. *A motion was made by Sheila Taylor to accept the report and forward it to the City Council for approval. The motion was seconded by Jordan Zongol. The motion passed unanimously (7-0).*

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**MINUTES  
JOINT MEETING OF THE PLANNING  
AND ZONING COMMISSION AND  
CAPITAL IMPROVEMENTS ADVISORY  
COMMITTEE  
APRIL 19, 2022**

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**Item I: Adjournment**

*A motion was made by Erum Ali to adjourn the Capital Improvements Advisory Committee meeting. The motion was seconded by Jordan Zongol. The motion passed unanimously (7-0).*

There being no other business to discuss, the Capital Improvements Advisory Committee meeting was adjourned at 6:50 p.m.

These minutes will be approved by the Capital Improvements Advisory Committee at the next scheduled meeting.

Respectfully Submitted,

Approved,

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Keith Marvin, P.E.  
Public Services Director

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MaryEllen Miksa, Chairman  
Capital Improvements Advisory Committee

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Joseph Ducay, Planner  
**DATE:** May 3, 2022  
**SUBJECT:** **Regular Hearing: Final Plat of Bethel Baptist Church Addition, Containing One Non-Residential Lot; on 6.25 Acres out of V.R. Sutton Survey, Abstract No. 1152; Zoned Local Commercial (LC) District, Located on the West Side of South Edmonds Lane, Approximately 700 Feet South of Bellaire Boulevard, Being a Replat of Lots 4A1 and 4B1, Block A, Gary R. Levitz Municipal Hospital 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 plat, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City. A public hearing is required for a replat with variances.

### **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 Bethel Baptist Church was submitted on April 4, 2022 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances.

#### **Section 6-73 Final Plat**

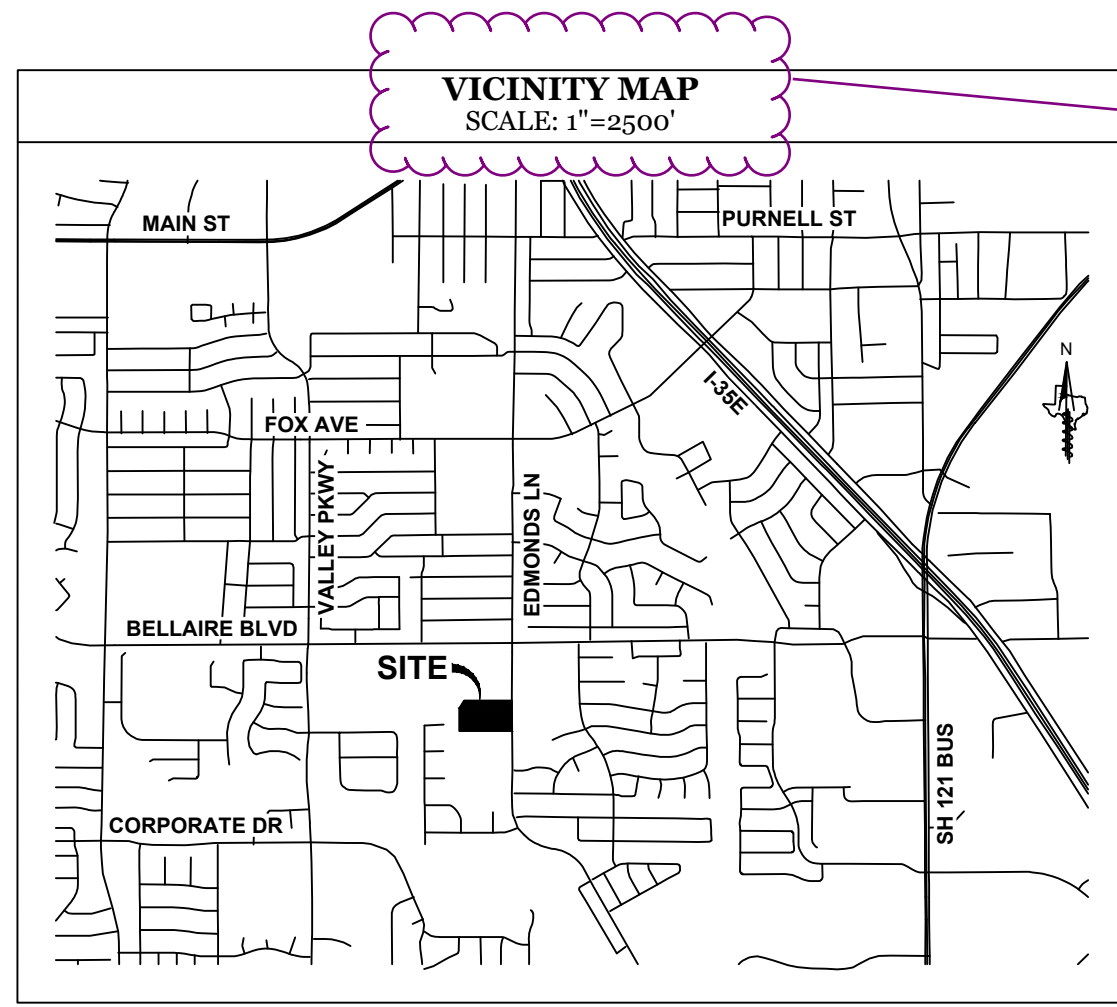
- Update Location Map
- Update City Signature Blocks
- Update Owners Certificate of Dedication to include Phase, Lots, and Block.
- Remove Variance Request
- Remove Fire Lane Easements

#### **Section 6-95 Easements**

- Clarify or Adjust Sewer Easement as one lot
- Remove Water Easements as now one lot
- 20' building setback required from Drainage Easements

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Bethel Baptist Church 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.



Please correct 1"=1000' (must use city base map) required per

1" = 40'  
@ 22" x 34" SHEET

Remove fire lane, a fire lane designated by a Plat can only be changed by Replating

Provide Clarification on why this is being dedicated.

Privet water does not belong in dedicated easement

Add a 20-ft building setback from the open channel. Per Ch6-95,96

If this is one lot and the easements aren't serving anyone else then they aren't needed.

The City doesn't have firelane easements

- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot of record from two (2) platted lots and to dedicate easements and right-of-way.
  - This property is located in Non-Shaded Zone "X", Zone "A" & Zone "AE" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480195 as shown on Map Number 48121C0545G. The Flood Zone location is approximate. For exact Flood Zone designation, contact 1-(877) FEMA MAP.
  - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. 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/or withholding of utilities and building permits.
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - This property is zoned "LC - Local Commercial" according to the City of Lewisville zoning map.

**PLAN SUMMARY TABLE**

ZONED: "LC" - Local Commercial

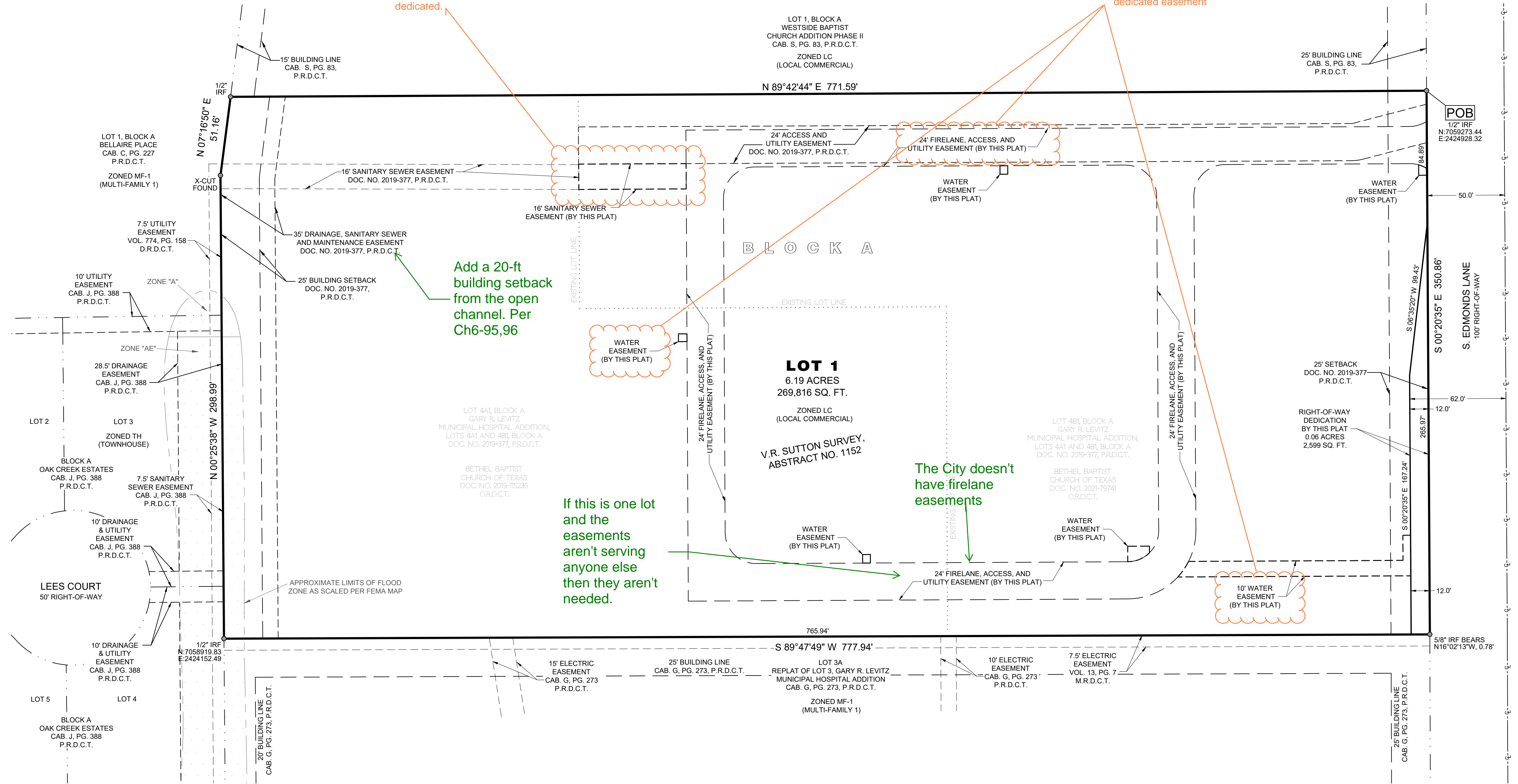
TOTAL ACREAGE: 6.25 ACRES

NUMBER OF LOTS: 1

NUMBER OF PHASES: 1

**LEGEND**

DOC. NO. = DOCUMENT NUMBER  
 CAB. = CABINET  
 VOL. = VOLUME  
 PG. = PAGE  
 POB = POINT OF BEGINNING  
 CIR5 = CAPPED IRON ROD SET  
 CIRF = CAPPED IRON ROD FOUND  
 IRF = IRON ROD FOUND  
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
 P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS



**FINAL PLAT  
 BETHEL BAPTIST  
 CHURCH ADDITION  
 LOT 1, BLOCK A  
 6.25 ACRES  
 ZONED: LC - LOCAL COMMERCIAL**

BEING A REPLAT OF LOTS 4A1 & 4B1, BLOCK A, OF GARY R. LEVITZ MUNICIPAL HOSPITAL ADDITION, LOTS 4A1 & 4B1, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DOCUMENT NUMBER 2019-377, PLAT RECORDS, DENTON COUNTY, TEXAS, V.R. SUTTON SURVEY, ABSTRACT No. 1152 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Project: 2110.044-03  
 Date: 03/31/2022  
 Drafter: BE

**EAGLE SURVEYING, LLC**  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymoore Engineering  
 Contact: Clay Cristy, PE  
 1903 Central Drive, Suite: 104  
 Bedford, Texas 76021  
 (817) 458-8997

**OWNER**  
 Bethel Baptist Church of Texas  
 1727 S Edmonds Lane  
 Lewisville, TX 75067



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DENTON §

WHEREAS, **BETHEL BAPTIST CHURCH OF TEXAS** is the owner of a 6.25 acre tract of land out of the V.R. SUTTON SURVEY, ABSTRACT NUMBER 1152, in the City of Lewisville, Denton County, Texas, being all of Lots 4A1 & 4B1, Block A, of Gary R. Levitz Municipal Hospital Addition, Lots 4A1 & 4B1, Block A, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded under Document Number 2019-377, Plat Records, Denton County, Texas, as conveyed to Bethel Baptist Church of Texas by Special Warranty Deeds With Vendor's Lien recorded in Document Number 2019-115236 and Document Number 2021-79741, of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod found in the West right-of-way line of Edmonds Lane (100' right-of-way), at the southeast corner of Lot 1, Block A, Westside Baptist Church Phase II, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded Cabinet S, Page 83, of said Plat Records, and the Northeast corner of said Lot 4B1;

**THENCE**, S00°20'35"E, along the West right-of-way line of said Edmonds Lane, being the common East line of said Lot 4B1, a distance of 350.86 feet to a point for the northeast corner of Lot 3A, Replat of Lot 3, Gary R. Levitz Municipal Hospital Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded Cabinet G, Page 273, of said Plat Records, and the Southeast corner of said Lot 4B1;

**THENCE**, S89°47'49"W, along the North line of said Lot 3A, being the common South lines of said Lot 4B1 and said Lot 4A1, a distance of 777.94 feet to a 1/2" iron rod found in the East line of Lot 4, Block A, Oak Creek Estates, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded Cabinet J, Page 388, of said Plat Records, and the Southwest corner of said Lot 4A1;

**THENCE**, N00°25'38"W, along the West line of said Lot 4A1, a distance of 298.99 feet to an "X" cut found at an angle point in Lot 1, Block A, Bellaire Place, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded Cabinet C, Page 227, of said Plat Records, at an angle point in said Lot 4A1; ;

**THENCE**, N07°16'50"E, along the East line of said Bellaire Place, being the common West line of said Lot 4A1, a distance of 51.16 feet to a 1/2" iron rod found at the Southwest corner of said Lot 1, Block A, Westside Baptist Church Addition Phase II and the Northwest corner of said Lot 4A1;

**THENCE**, N89°42'44"E, along the South line of said Lot 1, Block A, Westside Baptist Church Addition Phase II, being the common North lines of said Lot 4A1 and said Lot 4B1, a distance of 771.59 feet to the **POINT OF BEGINNING** and containing an area of 6.25 Acres, or (272416 Square Feet) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, ~~BETHEL BAPTIST CHURCH OF TEXAS~~, the undersigned authorities, do hereby adopt this plat, designating herein described property as **BETHEL BAPTIST CHURCH ADDITION**, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to 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 efficiencies 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 construction, reconstruction, 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 construction, reconstruction, inspecting and maintaining the above name 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.

OWNER: **BETHEL BAPTIST CHURCH OF TEXAS**

BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 BY: \_\_\_\_\_ Printed Name / Title \_\_\_\_\_

\_\_\_\_\_  
 INSERT NAME, TITLE COMPANY

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lewisville, Denton County, Texas.

Matthew Raabe, R.P.L.S. # 6402 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**CITY SECRETARY APPROVAL**

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the ~~T.H.D. STEWART'S ADDITION, LOTS 7R1, 7R2 & 7R3, BLOCK B~~, an addition to the City of Lewisville, Texas, was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the \_\_\_\_ day of \_\_\_\_\_, 2022, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated..

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 City Secretary  
 City of Lewisville, Texas

**PLANNING AND ZONING COMMISSION APPROVAL**

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

\_\_\_\_\_  
 Chairman, Planning & Zoning Commission  
 City of Lewisville, Texas

Update to include:  
 Name of the addition,  
 Phase, Lot, and Block.

Please update to  
 the following.  
 Remove date.

Please correct

Please Remove

**FINAL PLAT  
 BETHEL BAPTIST  
 CHURCH ADDITION  
 LOT 1, BLOCK A**

6.25 ACRES  
 ZONED: LC - LOCAL COMMERCIAL

BEING A REPLAT OF LOTS 4A1 & 4B1, BLOCK A, OF GARY R. LEVITZ MUNICIPAL HOSPITAL ADDITION, LOTS 4A1 & 4B1, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DOCUMENT NUMBER 2019-377, PLAT RECORDS, DENTON COUNTY, TEXAS, V.R. SUTTON SURVEY, ABSTRACT No. 1152 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

FILED: \_\_\_\_\_ DOC# \_\_\_\_\_ P.R.D.C.T.

Project 2110.044-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/31/2022	
Drafter BE	

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymore Engineering  
 Contact: Clay Cristy, PE  
 1903 Central Drive, Suite: 104  
 Bedford, Texas 76021  
 (817) 458-8997

**OWNER**  
 Bethel Baptist Church of Texas  
 1727 S Edmonds Lane  
 Lewisville, TX 75067

# Bethel Baptist Churst Addn - 1st RP - Comments.pdf Markup Summary

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## Arrow (2)

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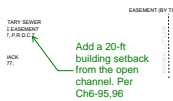


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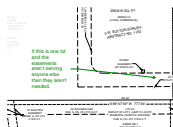
## Callout (3)

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**Subject:** Callout  
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**Author:** DRussell  
**Date:** 4/21/2022 8:22:10 AM  
**Status:**  
**Color:** ■  
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Add a 20-ft building setback from the open channel. Per Ch6-95,96



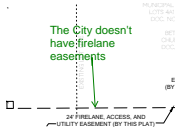
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**Author:** DRussell  
**Date:** 4/21/2022 8:23:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

If this is one lot and the easements aren't serving anyone else then they aren't needed.





**LEWISVILLE**  
Deep Roots. Broad Wings. Bright Future.



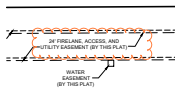
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The City doesn't have firelane easements

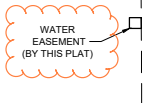
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Cloud (3)

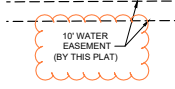
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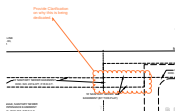


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Cloud+ (6)

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Provide Clarification on why this is being dedicated.



**LEWISVILLE**

Deep Roots. Broad Wings. Bright Future.



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Please correct 1'=1000' (must use city base map) required per



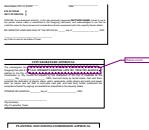
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Please update to the following. Remove date.



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Update to include: Name of the addition, Phase, Lot, and Block.



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Please correct



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Please Remove

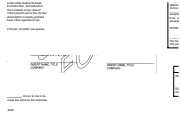


**LEWISVILLE**

Deep Roots. Broad Wings. Bright Future.

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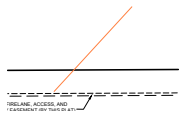
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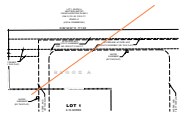
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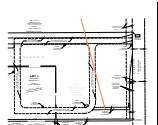
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**LEWISVILLE**

Deep Roots. Broad Wings. Bright Future.

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Text Box (2)

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Privet water does not belong in  
dedicated easement

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Privet water does not belong in  
dedicated easement

Remove fire lane, a fire  
lane designated by a Plat  
can only be changed by  
Replating

---

**Subject:** Text Box  
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Remove fire lane, a fire lane  
designated by a Plat can only be  
changed by Replating

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** May 3, 2022

**SUBJECT:** **Public Hearing: Consideration of a Special Use Permit for a Minor Automobile Service Facility with Six Associated Alternative Standards and Two Associated Variances; on Approximately 0.27-Acres, Legally Described as Lot 20, Block D, Rolling Ridge Addition, Located at 685 South Stemmons Freeway, Zoned General Business (GB) District; as Requested by Raof Raof, Riz Auto Service, LLC, on behalf of Realty Income Corporation, the Property Owner. (Case No. 22-02-3-SUP)**

### **BACKGROUND:**

Riz Automotive Services is a minor automotive service shop looking to occupy the existing building at 685 S. Stemmons Freeway, previously a Midas auto repair shop. The new business performs automotive services such as oil change, tire replacement and other light mechanical repairs. The proposed business only operates on cars inside their establishment and will not store and customer cars outside of the building outside of office hours. The applicant is requesting a Special Use Permit to allow this minor automotive service facility.

### **ANALYSIS:**

#### *Site & Landscaping*

The proposed location was previously a Midas and is configured for an automotive business. The applicant is making minor changes to the site itself, involving:

- Improving the driveway stacking depth
- Adding pedestrian circulation
- Adding tree islands and other landscaping
- Restriping the parking configuration
- Replacing the chain-link fence adjacent to the single-family residential with a six-foot board-on-board wood fence

The site previously had very little landscaping and no trees. As a part of this SUP the applicant is proposing to plant five Cedar Elms throughout the site and add a row of shrubs adjacent to the public right-of-way.

#### *Building*

The current building is constructed from concrete masonry unit (CMU) blocks and a painted metal building materials above the bay doors. The applicant is proposing to replace the painted metal with stucco and CMU block above the bay doors.

### *Signage*

The business signage will be positioned above the bay doors. The existing pole-sign is being removed as a part of this SUP.

### *Alternative Standards & Variances:*

As this business is looking to locate into an existing building on a non-conforming site, the applicant will be requesting the following Alternative Standards to Lewisville's IH-35E Overlay District and Variances to Lewisville's Land Development Regulations. Staff has no objection to any of these requests as the building was previously an automotive business and the applicant is making a number of improvements to the site.

Requested alternative standards to the IH-35E Overlay District's Transition Sub-district requirements:

- a) To waive the twelve-foot wide secondary walkway
- b) To allow a masonry veneer in lieu of the required 80% brick or stone building material requirement
- c) To waive the 50% awning requirement along the front façade
- d) To allow four canopy trees to be planted along all street frontages instead of the required five
- e) To waive the 20-foot landscape buffer requirement along IH-35E
- f) To allow one parking lot tree in lieu of the required three

Requested variances to Lewisville's Land Development Regulations:

- a) to reduce the required stacking dept of 40 feet to 28 feet
- b) to allow a six-foot board-on-board screening wall between commercial and residential uses in lieu of the required masonry screening wall

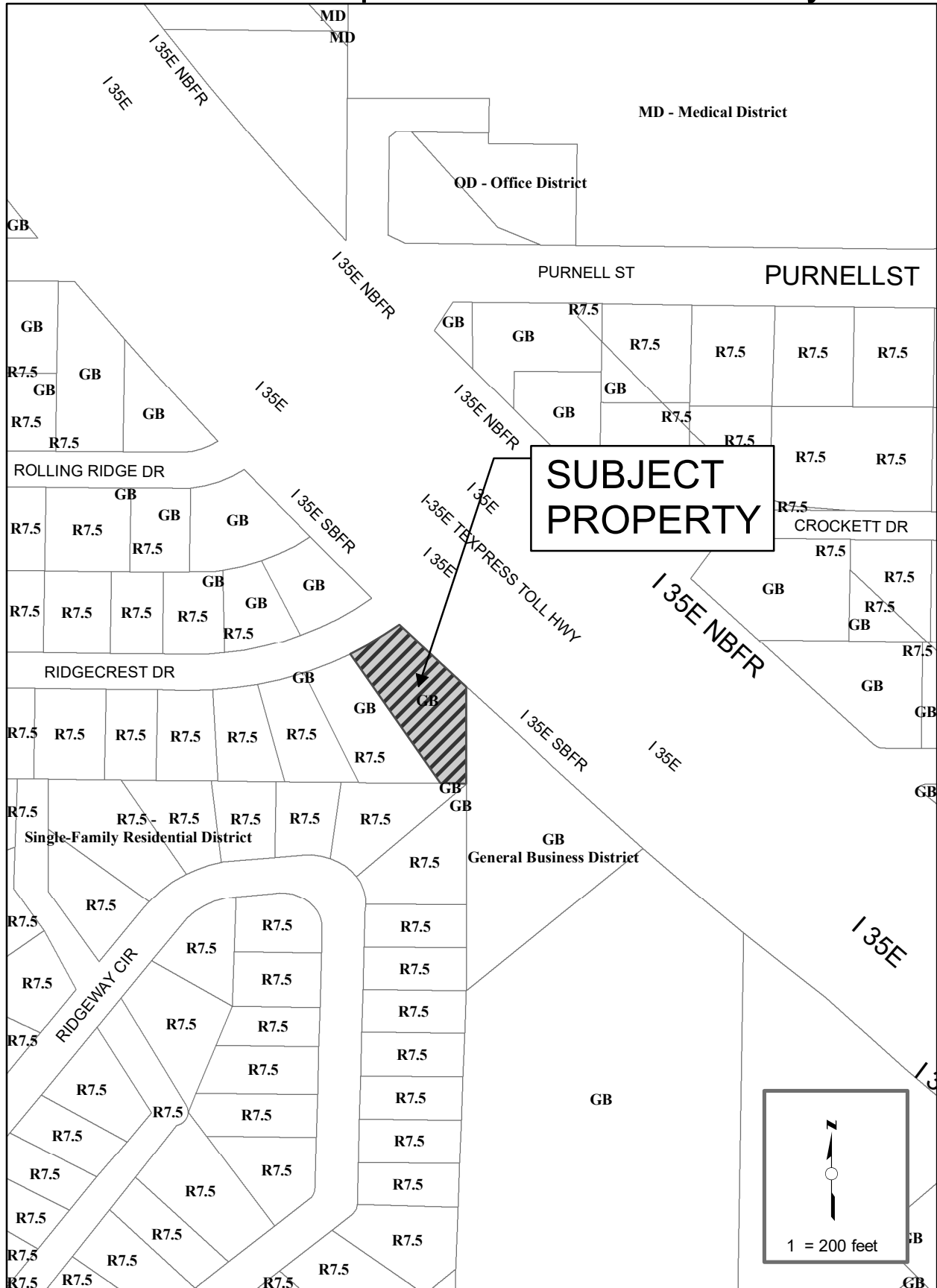
### *Summary*

Riz Automotive is looking to operate out of 685 South Stemmons Freeway. The applicant is proposing a plethora of site improvements, including new landscaping, the removal of a pole sign, and improved building aesthetic in conjunction with this Special Use Permit Request.

### **RECOMMENDATION:**

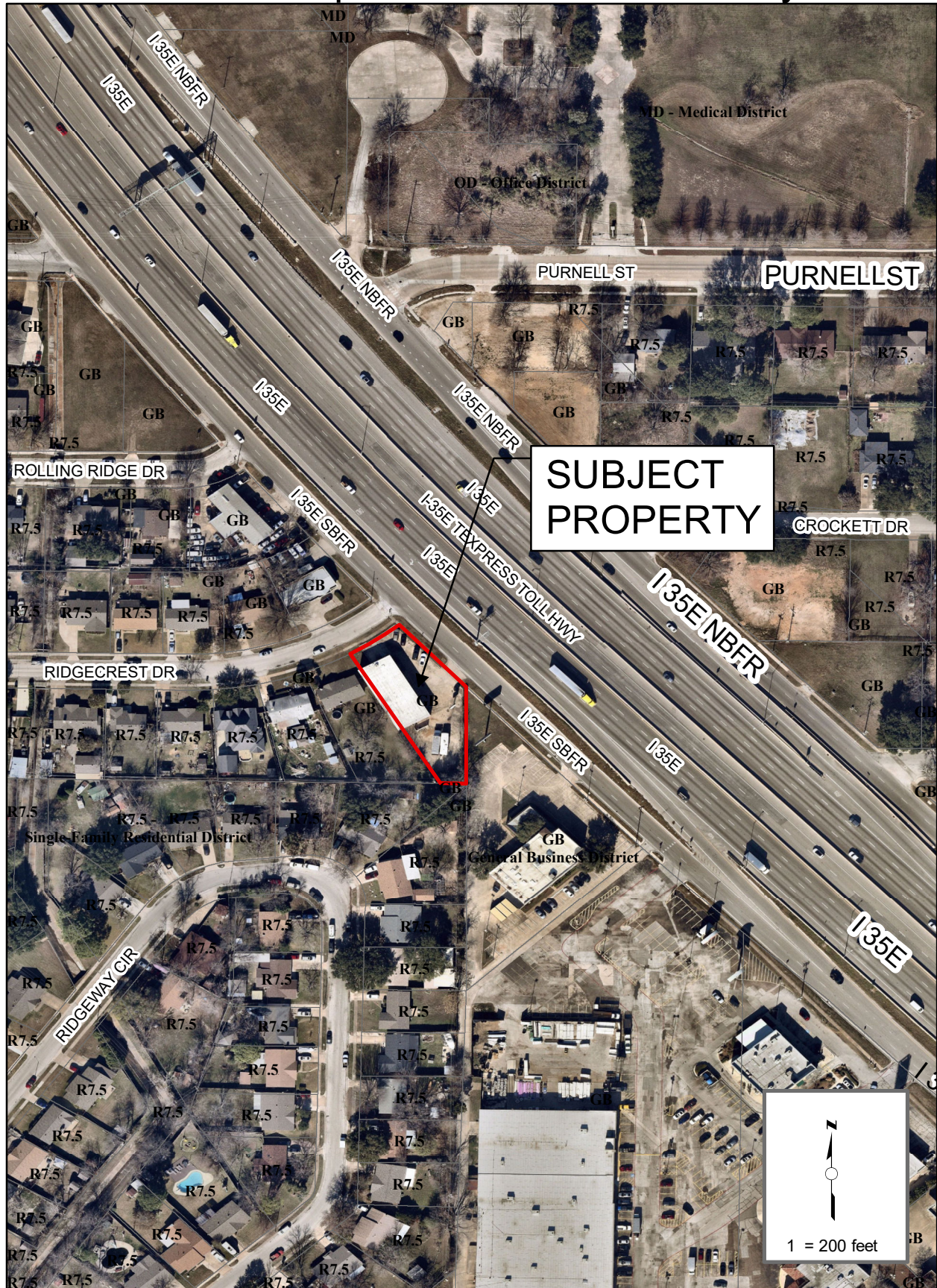
That the Planning and Zoning Commission recommend approval of the Special Use Permit as presented.

# Location Map - 685 S Stemmons Fwy





# Aerial Map - 685 S Stemmons Fwy



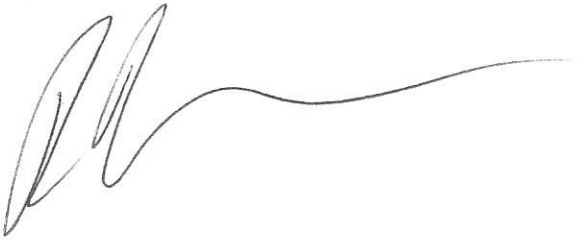


To whom it my concern.

Riz Auto Service LLC will be performing light automotive services such as oil change, tires, brakes, suspension, check engine diagnostics and other light mechanical repairs. Hours of operation will be Monday to Friday 8 am to 6 pm and Saturdays 8 am to 4 pm. No cars will be stored over night at this location.

Raof Raof

Riz Auto Service LLC

A handwritten signature in black ink, consisting of a stylized 'R' followed by a long, sweeping horizontal line that tapers to the right.

**LETTER OF INTENT**

November 17, 2021

via email: [REDACTED]

**Raof Raof**  
c/o Sharon Herrin  
Herrin Commercial Real Estate  
12720 Hillcrest Plaza Dr. #701  
Dallas, TX 75230

**Re:** 685 S Stemmons Freeway, Lewisville, TX 75067 ("Property")  
(RI# 1344)

Dear Raof:

Thank you for your interest in the above-referenced Property. This Letter of Intent ("LOI") serves to outline the basic terms under which Realty Income would sell the subject Property:

**SELLER:** Realty Income Corporation and/or affiliate.  
**BUYER:** RIZ Auto Service, LLC and/or related assignee(s).  
**PROPERTY:** Land and improvements located at 685 S Stemmons Freeway, Lewisville, TX 75067.  
**PURCHASE PRICE:** [REDACTED]  
Purchase Price shall be paid in cash.

**EARNEST MONEY:** Buyer shall deposit [REDACTED] ("Deposit") with Title Company within 3 days after mutual execution of the written Purchase and Sale Agreement. Upon expiration of the Initial Feasibility Period, the Deposit becomes non-refundable (but applicable towards purchase price) and shall be held in Escrow.

Upon expiration or waiver of the Extended Feasibility Period, the Deposit shall be immediately released by wire transfer to Seller. In the event Buyer is unable to obtain a Special Use Permit during the Extended Feasibility Period, Buyer shall be entitled to the full refund of the Deposit.

**CLOSING COSTS:** See Allocation of Closing Costs attached as Exhibit A.

Buyer Initials: RR  
Seller Initials: LF

**PURCHASE AND SALE  
AGREEMENT ("PSA"):**

Seller shall provide Buyer with a form of Purchase and Sale Agreement and escrow instructions for signature. The parties shall have up to 10 business days from delivery of PSA to execute PSA.

**ASSIGNMENT:**

Buyer may not assign PSA or this LOI without Seller's written consent; provided, however, Buyer may take title in the name of an affiliated entity controlled by or under common control with Buyer.

**ESCROW AGENT:**

Seller's Choice.

**TITLE COMPANY:**

Seller's Choice.

**INITIAL FEASIBILITY PERIOD:**

Buyer shall have 45 days from mutual execution of PSA ("Feasibility Period") to conduct all investigations of Property to satisfy suitability for Buyer's use, with the exception of the Special Use Permitting.

**EXTENDED FEASIBILITY  
PERIOD:**

Buyer shall have an additional 75 days for purposes of obtaining Special Use Permitting only. All other contingencies shall be waived upon expiration of the Initial Feasibility Period.

**DUE DILIGENCE MATERIALS:**

Seller shall deliver to Buyer all pertinent and material Due Diligence Materials in Seller's possession relating to Property within 5 days of mutual execution of PSA.

**CLOSING DATE:**

June 1, 2022 ("Closing Date").

**CONDITION OF PROPERTY:**

Property will be delivered in "as is, where is" condition, and Seller makes absolutely no representation and/or warranty whatsoever with respect to Property.

**CONTINGENCIES:**

Subject to final approval by Seller's Investment Committee. Seller shall obtain such approval within 3 business days of the opening of escrow.

**1031 EXCHANGE:**

Seller agrees to cooperate with Buyer's 1031 exchange at no cost to Seller, if applicable.

**BROKER AND COMMISSION:**

Pursuant to separate agreement with Herrin Commercial Real Estate.

Buyer Initials: RR

Seller Initials: LF

**TIME IS OF THE ESSENCE:** If you do not respond to this LOI prior to November 22, 2021, we will assume that you have no interest in pursuing this transaction.

Notwithstanding any provision to the contrary contained herein, this letter shall not constitute an agreement to negotiate, and each party acknowledges and agrees that it is proceeding with negotiations related to the proposed transaction at its sole cost and expense and that either party may terminate negotiations for any reason, at any time, without any liability or obligation whatsoever to the other party.

There will be no binding obligation on the part of any party unless and until definitive documents are executed by all appropriate parties. Please indicate your agreement to the general terms as set forth above by signing below and returning to me by pdf to [lfreeman@realtyincome.com](mailto:lfreeman@realtyincome.com).

If you have any questions, please feel free to contact me at (858) 284-5297.

Sincerely,

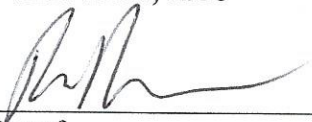
**REALTY INCOME CORPORATION**

*Lauren Freeman*

---

By: Lauren Freeman  
Title: Associate Director, Asset Management  
Date: November 17, 2021

ACCEPTED:  
**RIZ AUTO SERVICE, LLC**

  
By: Raoof Raof  
Title: *owner*  
Date: *11-18-21*

cc: Lauren Tomey, Associate Vice President, Asset Management  
Kelsey Rodriquez, Analyst, Asset Management

Buyer Initials: *RR*  
Seller Initials: *LF*



**Exhibit A**  
**Allocation of Closing Costs**

<b>Item</b>	<b>To be Paid by</b>
Cost of procuring Title Policy	Buyer
Cost of any title insurance extended coverage, endorsements, or modifications	Buyer
Title Company's escrow fee	Buyer
Documentary transfer tax required for recordation of Deed	Buyer
Any transfer taxes not related to recordation of Deed	Buyer
Cost of recording Deed and curative title documents of Seller (if applicable)	Buyer
Any recording costs not related to Deed or curative title documents of Seller	Buyer
Brokerage commissions, pursuant to a separate agreement between Seller and Seller's Broker	Seller
Buyer's attorneys' fees	Buyer
Seller's attorneys' fees	Seller
Buyer's costs, charges, fees and expenses incurred by Buyer in connection with its due diligence, including Buyer's inspection of Property, any survey, any third parties engaged by Buyer, and any other costs, charges, fees, and expenses not expressly allocated to Seller	Buyer

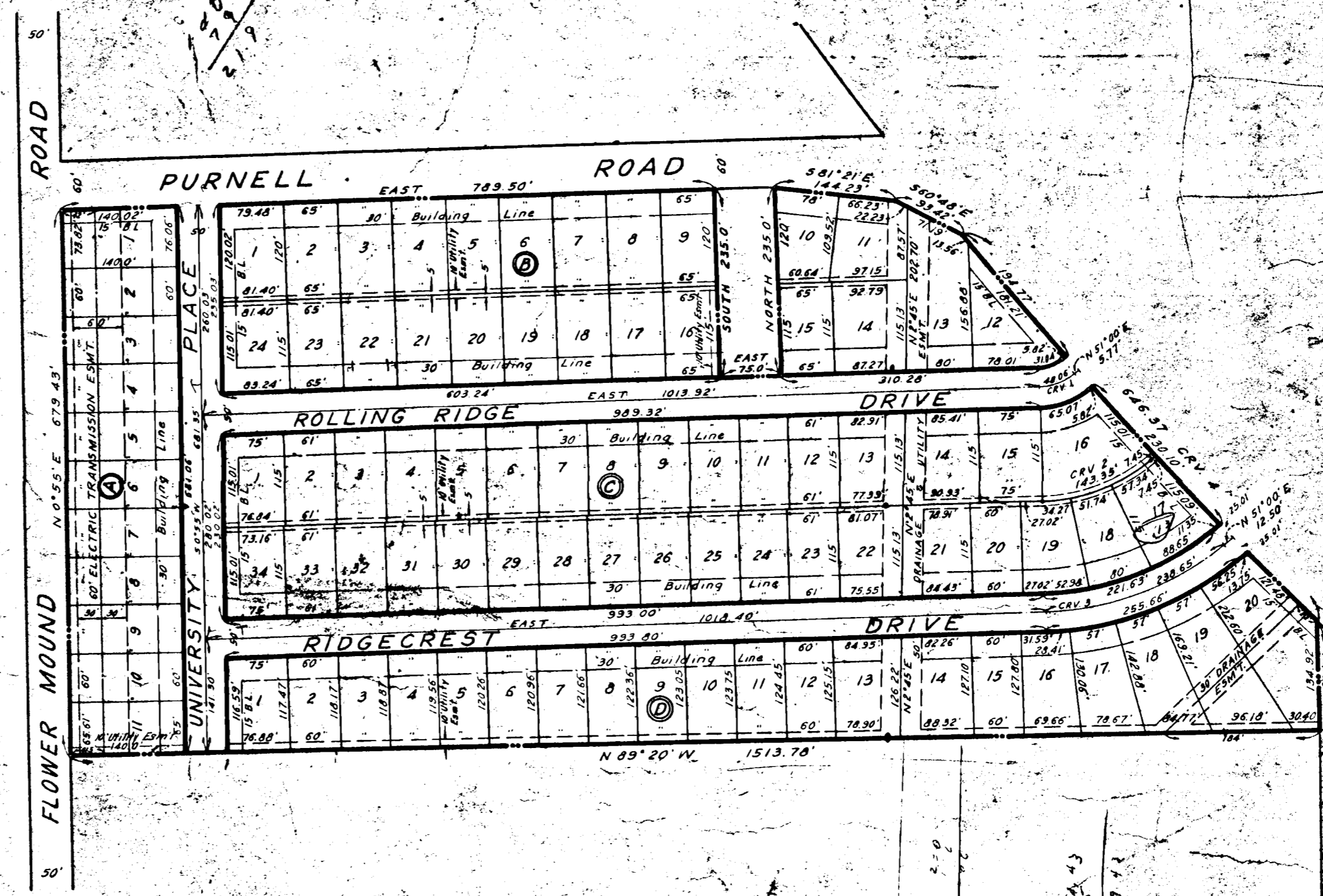
Buyer Initials: RR  
Seller Initials: LF



19-34-17



CURVE DATA									
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	L	45°00'	70°60'	95°60'		L	325°00'	350°00'	375°00'
	D	16°15'	28°00'	35°00'		D	115°30'	124°15'	133°01'
	D	31°04'	48°06'	65°07'	3	L	221°63'	258°65'	295°66'
	D	25.64860	81.15557	59.93285		D	17.59639	18.34221	15.25447
	D	62824	405777	23966		D	08798	081711	076272
2	R	39°00'	39°00'	39°00'	4	R	39°00'	39°00'	39°00'
	L	210°60'	74°50'	143°35'		L	6°27°10'	52°29°50'	323°51'
	D	27.20590	136029			D	646.57	0.382946	0049142



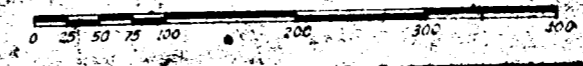
1300  
1518  
2817

**ROLLING RIDGE ADDITION**  
**LEWISVILLE, TEXAS**

J. SUTTON SURVEY ~ ABST. No.  
DENTON COUNTY, TEXAS  
**DEUTSCH LEWISVILLE CO. ~ OWNER**

C. L. MOON INC. ~ ENGINEERS  
DALLAS, TEXAS

SCALE 1"=200' JUNE, 1959

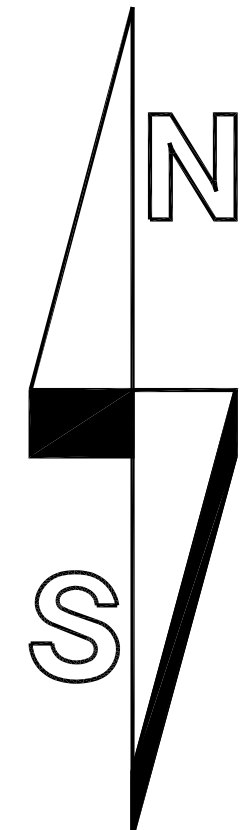
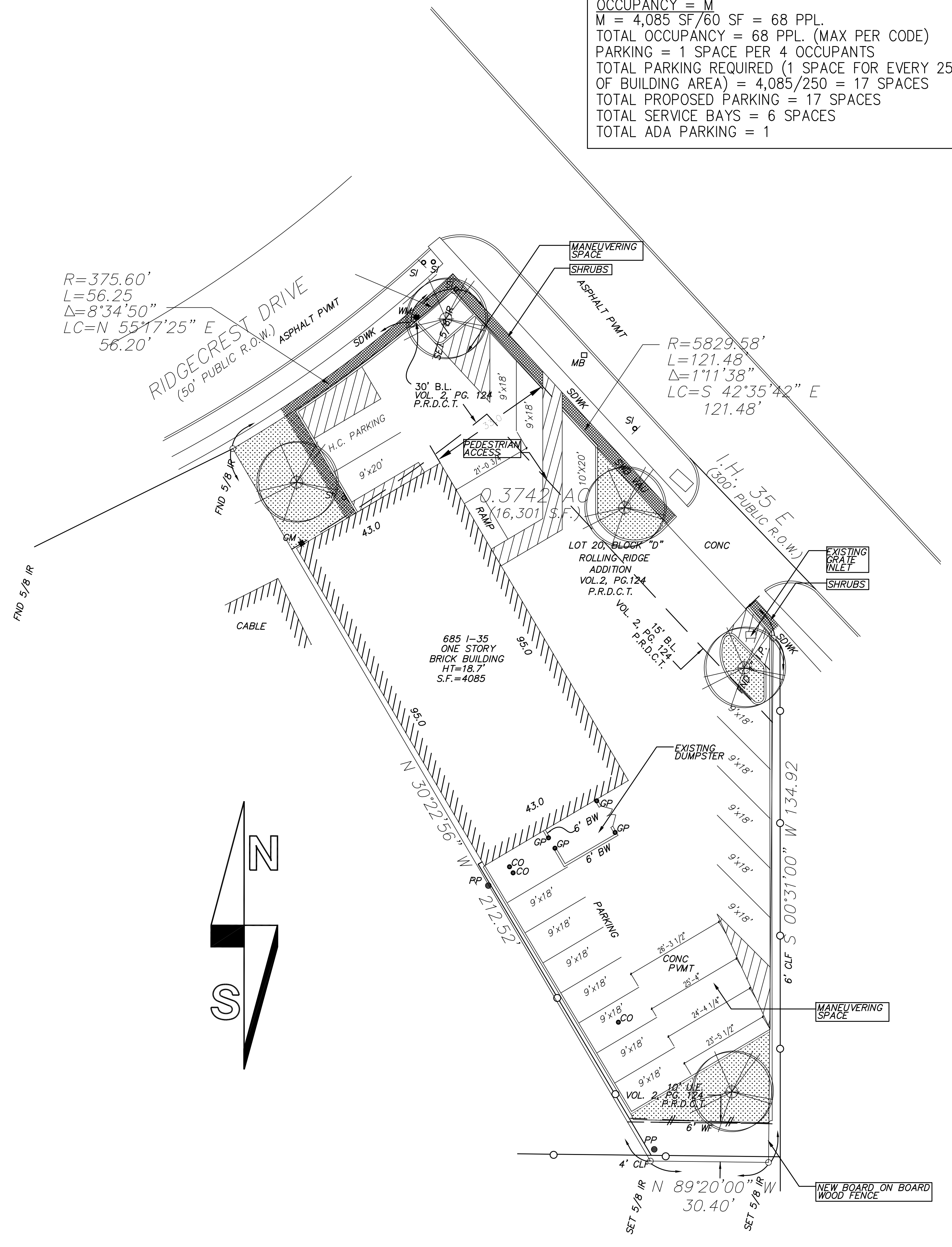
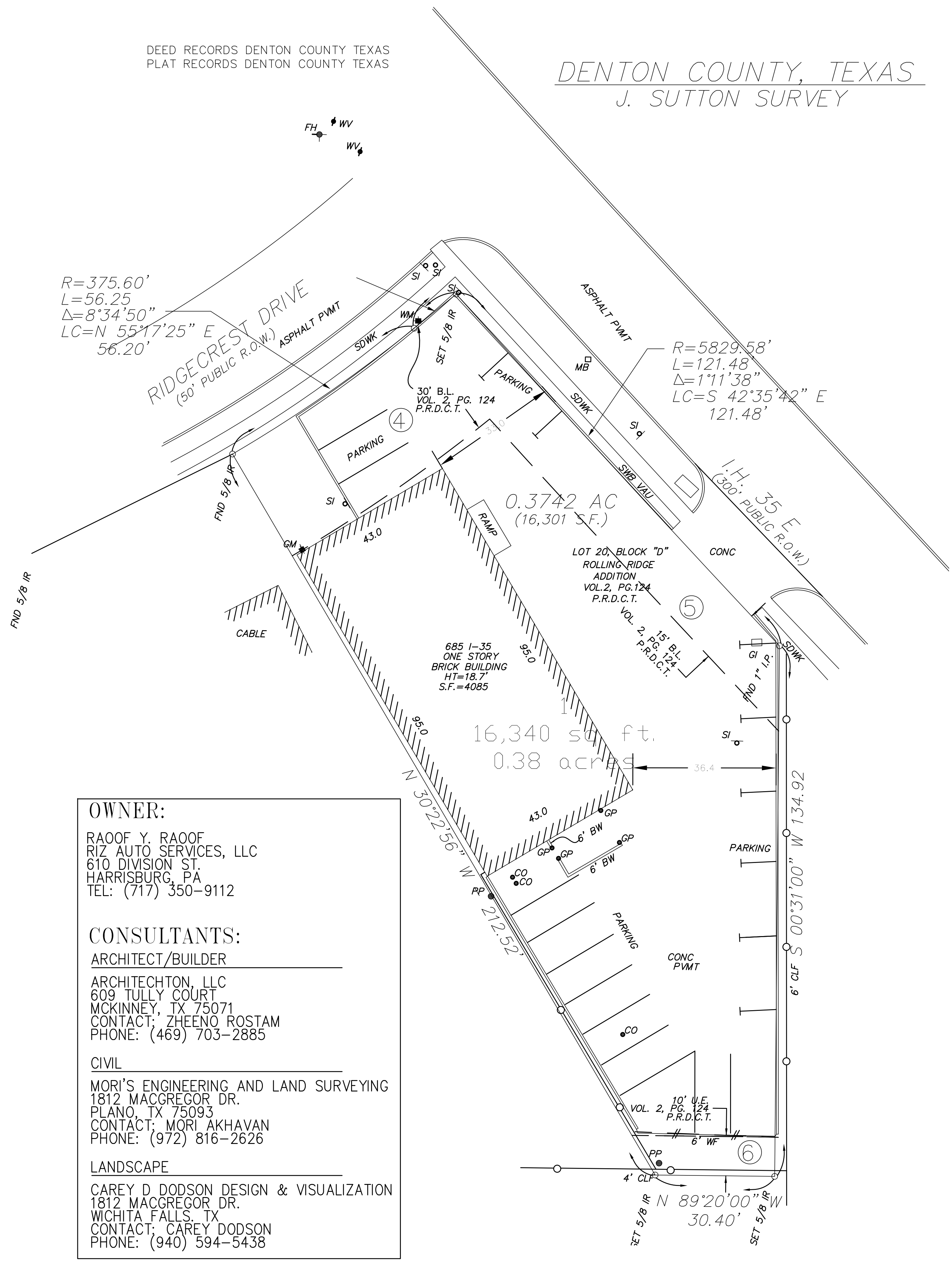




DEED RECORDS DENTON COUNTY TEXAS  
 PLAT RECORDS DENTON COUNTY TEXAS

DENTON COUNTY, TEXAS  
 J. SUTTON SURVEY

OCCUPANCY = M  
 M = 4,085 SF/60 SF = 68 PPL.  
 TOTAL OCCUPANCY = 68 PPL. (MAX PER CODE)  
 PARKING = 1 SPACE PER 4 OCCUPANTS  
 TOTAL PARKING REQUIRED (1 SPACE FOR EVERY 250 SF OF BUILDING AREA) = 4,085/250 = 17 SPACES  
 TOTAL PROPOSED PARKING = 17 SPACES  
 TOTAL SERVICE BAYS = 6 SPACES  
 TOTAL ADA PARKING = 1



**OWNER:**  
 RAOOF Y. RAOOF  
 RIZ AUTO SERVICES, LLC  
 610 DIVISION ST.  
 HARRISBURG, PA  
 TEL: (717) 350-9112

**CONSULTANTS:**  
**ARCHITECT/BUILDER**  
 ARCHITECHTON, LLC  
 609 TULLY COURT  
 MCKINNEY, TX 75071  
 CONTACT: ZHEENO ROSTAM  
 PHONE: (469) 703-2885

**CIVIL**  
 MORI'S ENGINEERING AND LAND SURVEYING  
 1812 MACGREGOR DR.  
 PLANO, TX 75093  
 CONTACT: MORI AKHAVAN  
 PHONE: (972) 816-2626

**LANDSCAPE**  
 CAREY D DODSON DESIGN & VISUALIZATION  
 1812 MACGREGOR DR.  
 WICHITA FALLS, TX  
 CONTACT: CAREY DODSON  
 PHONE: (940) 594-5438

1 EXISTING SITE PLAN  
 A1.00 SCALE: 1/32" = 1'-0"

2 PROPOSED SITE PLAN  
 A1.00 SCALE: 1/32" = 1'-0"

**ARCHITECHTON**  
 DESIGN - BUILD - DELIVER  
 609 Tully Court, McKinney, TX 75071  
 CONTACT: Zheeno Rostam  
 E-Mail: zrostam@architechton.com Website: www.architechton.com

**Development Plan**  
**RIZ AUTO SERVICES, LEWISVILLE, TX**

DRAWN BY:	ZR
DATE:	02/14/2022
REV No.	DATE

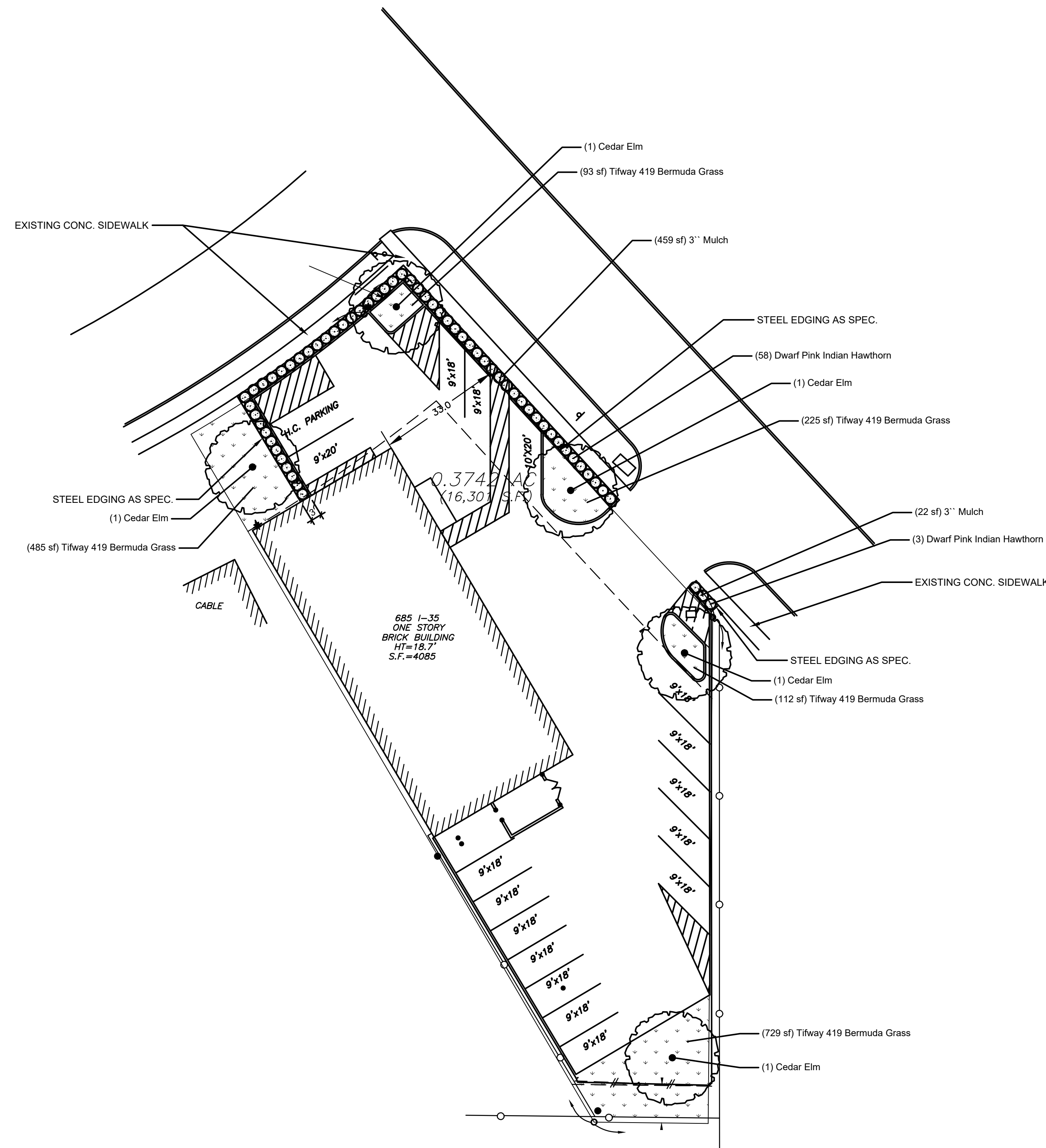


SHEET No.  
**A1.00**



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	DETAIL
	ULM CRA	5	ULMUS CRASSIFOLIA CEDAR ELM 10'-12' HT, 5'-6' SPREAD	45 GAL	3" CAL	10'-12' HT	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	RHA ITF	61	RHAPHIOLEPIS INDICA 'DWARF PINK' DWARF PINK INDIAN HAWTHORN PLANT 3" O.C. - 2' HEIGHT PLANTED (PER CITY OF LEWISVILLE)	5 GAL		36" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	DENSITY
	CYN LEI	1,644 SF	CYNODON DACTYLON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS SOLID SOD	SOLID SOD			
	MUL 3	481 SF	MULCH 3" 3" MULCH 3" LAYER OF MULCH OVER SPECIFIED WEEK FABRIC	3" DEPTH			



CITY OF LEWISVILLE  
IH-35E OVERLAY TRANSITION SUB-DISTRICT  
LANDSCAPE REQUIREMENTS

STREET FRONT PERIMETER LANDSCAPE BUFFER REQUIREMENTS

- 1 TREE PER 40'-0" LINEAR FEET OF STREET FRONTAGE X 191 LINEAR FEET OF STREET FRONTAGE = 5 STREET FRONTAGE TREES
- LANDSCAPE BUFFER ALONG STREET FRONTAGE - 145 LINEAR FEET OF LANDSCAPE BUFFER (50) EVERGREEN SHRUBS PROVIDED (MINIMUM 24" HEIGHT AT TIME OF PLANTING)
- NUMBER OF EXISTING CANOPY TREES = 0
- NEW CANOPY TREES PROVIDED = 0
- NEW UNDERSTORY TREES PROVIDED = 0

PARKING LOT LANDSCAPE REQUIREMENTS

- 1 CANOPY TREE REQUIRED PER 8 PARKING SPACES / 16 PARKING SPACES PROVIDED = 2 TREES / 5 CANOPY TREES PROVIDED
- NUMBER OF EXISTING CANOPY TREES IN PARKING AREAS = 0
- NEW CANOPY TREES PROVIDED = 4
- NEW UNDERSTORY TREES = 0
- NEW SHRUBS PROVIDED IN PARKING AREA = 11

**NOTE:**  
PER PREVIOUS DISCUSSIONS WITH CITY OF LEWISVILLE PLANNING OFFICIALS, DUE TO THE LIMITED AREA WITHIN THE PROPERTY LINES OF THE SITE, NO NEW CANOPY OR ORNAMENTAL TREES ARE REQUIRED WITHIN THE PERIMETER BUFFER ZONE. THE LANDSCAPE SHOWN ON THE PLANS HAS BEEN PREVIOUSLY APPROVED

LANDSCAPE GENERAL NOTES

- GRASS SODDED AREAS**  
FERTILIZE NEWLY SODDED AREAS WITH 18-18-18 SLOW RELEASE STARTER FERTILIZER OR APPROVED EQUAL AT A RATE OF 5 LB./1,000 S.F. MAINTAIN NEWLY PLANTED SOD UNTIL FIRST MOWING - MOWING HEIGHT OF 3".
- TREE PLANTING**  
ALL TREES MUST BE STAKED WITH "3 POST" METHOD & PROVIDE 3" OF HARDWOOD MULCH COVERING TREE WELL. FERTILIZE WITH 18-18-18 SLOW RELEASE STARTER FERTILIZER OR APPROVED EQUAL AT A RATE OF 5 LB./1,000 S.F. REF. TREE PLANTING DETAIL ON SHEET L1-002 FOR MORE INFO.
- PLANTING BED PREPARATION**  
PROVIDE 2 CU. FT. / 25 S.F. OF COTTON BURR COMPOST OR APPROVED EQUAL TO TOP 12" OF EXISTING SOIL PRIOR TO PLANTING FERTILIZE WITH 18-6-12 SLOW RELEASE STARTER FERTILIZER OR APPROVED EQUAL AT A RATE OF 5 LB./1,000 S.F.
- PLANTING BEDS**  
CONTRACTOR TO FURNISH & INSTALL 3" OF APPROVED HARDWOOD HARDWOOD MULCH AROUND ALL PLANTINGS
- REFERENCE CIVIL PLANS FOR LOCATIONS OF ALL UTILITIES (UTILITIES ARE NOT SHOWN ON THE PLAN FOR PURPOSES OF GRAPHIC CLARITY)
- PLANT QUANTITIES SHOWN ARE AS A COURTESY ONLY - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES SHOWN ON PLAN PRIOR TO BIDDING; REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT

SEE L-001- L-004 FOR SPECIFICATIONS

1 LANDSCAPE PLANTING PLAN  
SCALE: 1"=20'-0"



DRAWN BY:	CDD
DATE:	02/14/2022
REV No.	DATE

SEAL:

DIGITAL FILE NUMBER  
SHEET No.  
**L-101**

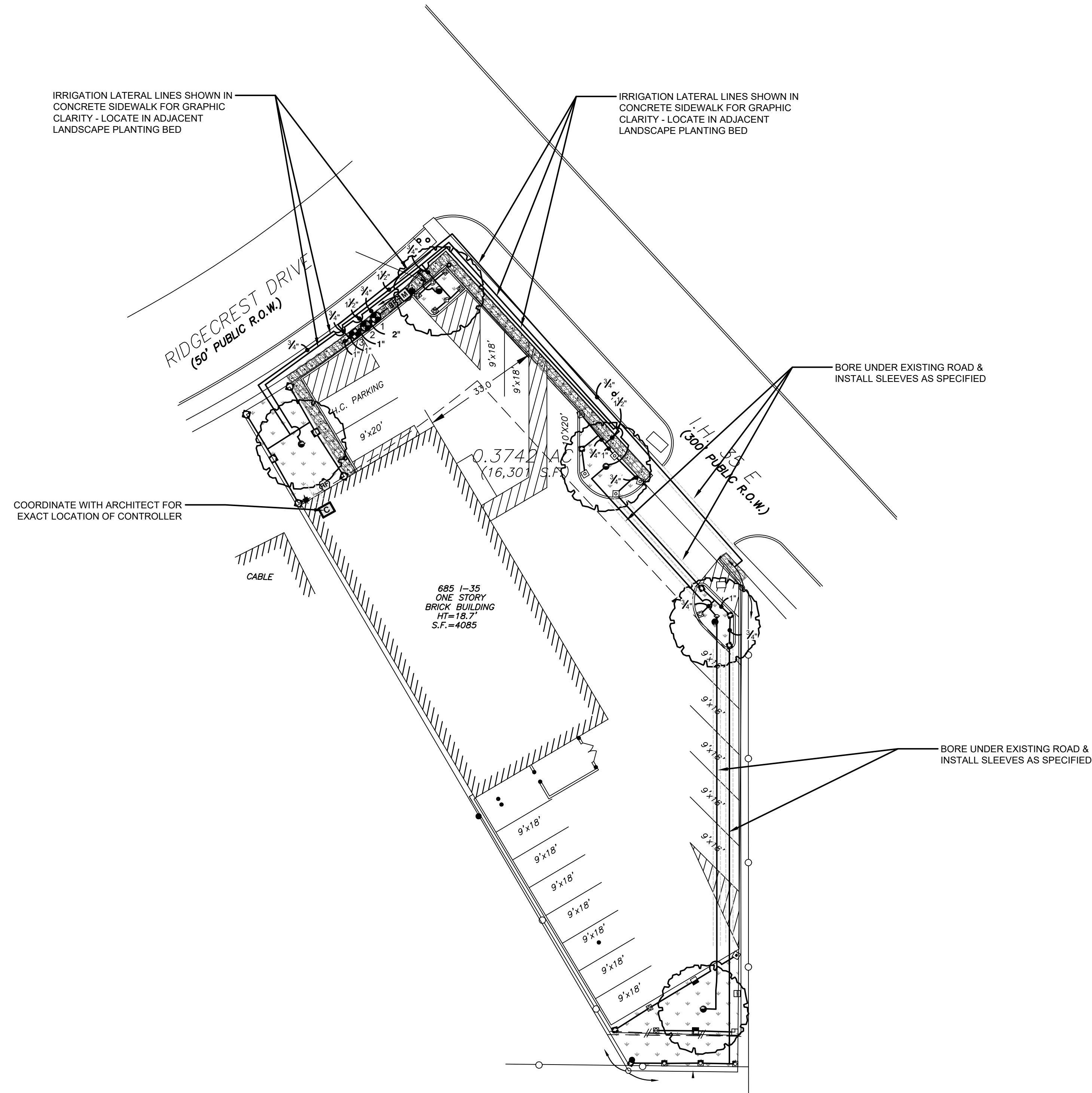


# LANDSCAPE IRRIGATION NOTES

- CONTRACTOR TO PROVIDE PVC IRRIGATION SLEEVING WHERE IRRIGATION LINES ARE ROUTED UNDER CONCRETE. SLEEVING TO BE SIZED AT TWO TIMES THE DIAMETER OF CORRESPONDING IRRIGATION PIPE SIZE.
- LOCATE NEW HUNTER ICC CONTROLLER & RAIN/FREEZE SENSORS IN LOCATIONS AS DIRECTED BY ARCHITECT.
- REFERENCE CIVIL PLANS FOR ON SITE UTILITIES NOT SHOWN HERE.
- PROVIDE OWNER & ARCHITECT AS-BUILT DRAWINGS OF IRRIGATION SYSTEM AS INSTALLED IN THE FIELD INCLUDING HEAD & IRRIGATION PIPE LAYOUT, PIPE SIZES, CONTROL VALVES, CONTROLLER & RAIN/FREEZE SENSOR LOCATIONS AND ANY OTHER IRRIGATION COMPONENTS INCLUDED IN IRRIGATION SYSTEM.
- INSTALL SPECIFIED DRIP IRRIGATION OR APPROVED EQUAL AT ALL PLANTING BED AREAS.
- ANY CONTROL VALVES AND BALL VALVES ARE SHOWN IN PAVEMENT ARE FOR GRAPHIC CLARITY OF PLAN. LOCATE IN LANDSCAPE AREAS. THE PORTIONS OF MAINLINE SHOWN IN PAVEMENT FOR CLARITY ARE NOTED ON PLAN.
- SITE UTILITIES NOT SHOWN FOR CLARITY PURPOSE - SEE CIVIL & P&E SHEETS FOR EXISTING AND NEW UTILITIES.
- IRRIGATION LINES TO BE LOCATED OUTSIDE THE ROOT BALL OF NEWLY PLANTED TREES & SHRUBS.
- IRRIGATION CONTRACTOR TO VERIFY EXISTING WATER PRESSURE IS A MINIMUM OF 60 PSI PRIOR TO BEGINNING WORK. IF WATER PRESSURE IS LESS THAN 60 PSI, CONTACT LANDSCAPE ARCHITECT - DO NOT BEGIN WORK.

**NOTE: ANY CHANGES TO THE IRRIGATION PLAN TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IN THE FIELD.**

- INSTALL SPECIFIED DRIP IRRIGATION OR APPROVED EQUAL AT ALL PLANTING BED AREAS.

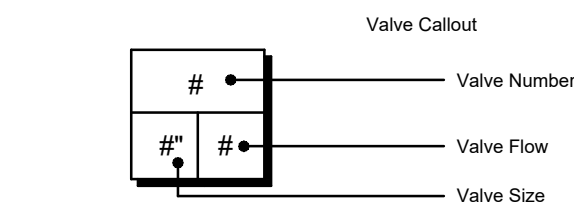


## CONTROL VALVE INFORMATION

1	2	3
1" 10.0	2" 27.0	1" 12.8

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
⊞	HUNTER PROS-04-CV 8" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	180	30	0.47	8'
⊞	HUNTER PROS-04-CV 10" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	180	30	0.88	10'
⊞	HUNTER PROS-04-CV 10" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	1	90	30	0.42	10'
⊞	HUNTER PROS-04-CV 12" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	180	30	1.30	12'
⊞	HUNTER PROS-04-CV 12" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	90	30	0.67	12'
⊞	HUNTER PROS-04-CV 15" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	180	30	1.86	15'
⊞	HUNTER PROS-04-CV 17" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	180	30	2.37	17'
⊞	HUNTER PROS-04-CV 17" RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	4	90	30	1.15	17'
⊞	HUNTER PROS-04-CV ADJUSTABLE ARC TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	1	ADJ	30	0.00	8'
⊞	HUNTER PROS-04-CV ADJUSTABLE ARC TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	6	ADJ	30	0.01	10'
⊞	HUNTER PROS-04-CV ADJUSTABLE ARC TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	7	ADJ	30	0.01	12'
⊞	HUNTER PROS-04-CV ADJUSTABLE ARC TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	2	ADJ	30	0.01	15'
⊞	HUNTER PCB FLOOD BUBBLER, 1/2" FIPT.	5	360	30	2.00	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI			
⊞	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	1				
⊞	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-CV HDL-09-12-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	855.1 L.F.	30			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊞	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2				
⊞	FEBCO 850 1-1/2" DOUBLE CHECK BACKFLOW PREVENTION, 1/2" TO 2"	1				
⊞	HUNTER IC-1800-PL MODULAR CONTROLLER, 18 STATIONS, PLASTIC CABINET. COMMERCIAL USE. WITH TWO ICM-800 MODULES INCLUDED OR APPROVED EQUAL	1				
⊞	HUNTER MWS-FR WEATHER STATION WITH RAIN SENSOR, WIND SENSOR AND FREEZE SENSOR, 120 VAC, 5 AMP, 5 YEAR WARRANTY.	1				
⊞	WATER METER 1-1/2" NEW 1/2" DEDICATED IRRIGATION METER	1				
IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21		930.6 L.F.				
IRRIGATION MAINLINE: PVC SCHEDULE 40		17.6 L.F.				
PIPE SLEEVE: PVC CLASS 200 SDR 21		267.0 L.F.				



## CRITICAL ANALYSIS

Generated: 2022-03-21 12:54

P.O.C. NUMBER: 01  
Water Source Information: NEW 1 1/2" DEDICATED IRRIGATION METER

**FLOW AVAILABLE**  
Water Meter Size: 1-1/2"  
Flow Available: 75 GPM

**PRESSURE AVAILABLE**  
Static Pressure at POC: 60.00 PSI  
Elevation Change: 2.00 ft  
Service Line Size: 3"  
Length of Service Line: 5 ft  
Pressure Available: 59.00 psi

**DESIGN ANALYSIS**  
Maximum Station Flow: 42.2 GPM  
Flow Available at POC: 75 GPM  
Residual Flow Available: 32.8 GPM

**Critical Station:** 3  
Design Pressure: 30 PSI  
Friction Loss: 0.09 PSI  
Fittings Loss: 0 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 22.09 PSI  
Pressure Req. at Critical Station: 52.18 PSI  
Loss for Fittings: 0.02 PSI  
Loss for Main Line: 0.17 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 5.78 PSI  
Loss for Water Meter: 0.3 PSI  
Critical Station Pressure at POC: 58.45 PSI  
Pressure Available: 59 PSI  
Residual Pressure Available: 0.55 PSI

## VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	HUNTER ICV-G	1"	BUBBLER	10.00	5	353.9	57.9	30	3.03	3	36.03	41.64	6.81 in/h
2	HUNTER ICV-G	2"	TURF SPRAY	42.20	21	402.4	54.2	30	4.74	0.89	35.62	45.96	1.71 in/h
3	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	12.83	855.1 L.F.	174.3	17.6	30	0.09	22.09	52.18	58.45	2.73 in/h

## WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	HUNTER ICV-G	BUBBLER	6.81 in/h		3 min		3 min		3 min		1	9	30	
2	HUNTER ICV-G	TURF SPRAY	1.71 in/h		12 min		12 min		12 min		1	36	1,519	506.5
3	HUNTER ICZ-101-40	AREA FOR DRIPLINE	2.73 in/h		8 min		8 min		8 min		1	22	282.2	94.1
TOTALS:					23		23		23		67	67	1,892	630.5

# 1 PLANTING PLAN

SCALE: 1"=20'-0"



SEE L-001- L-004 FOR SPECIFICATIONS



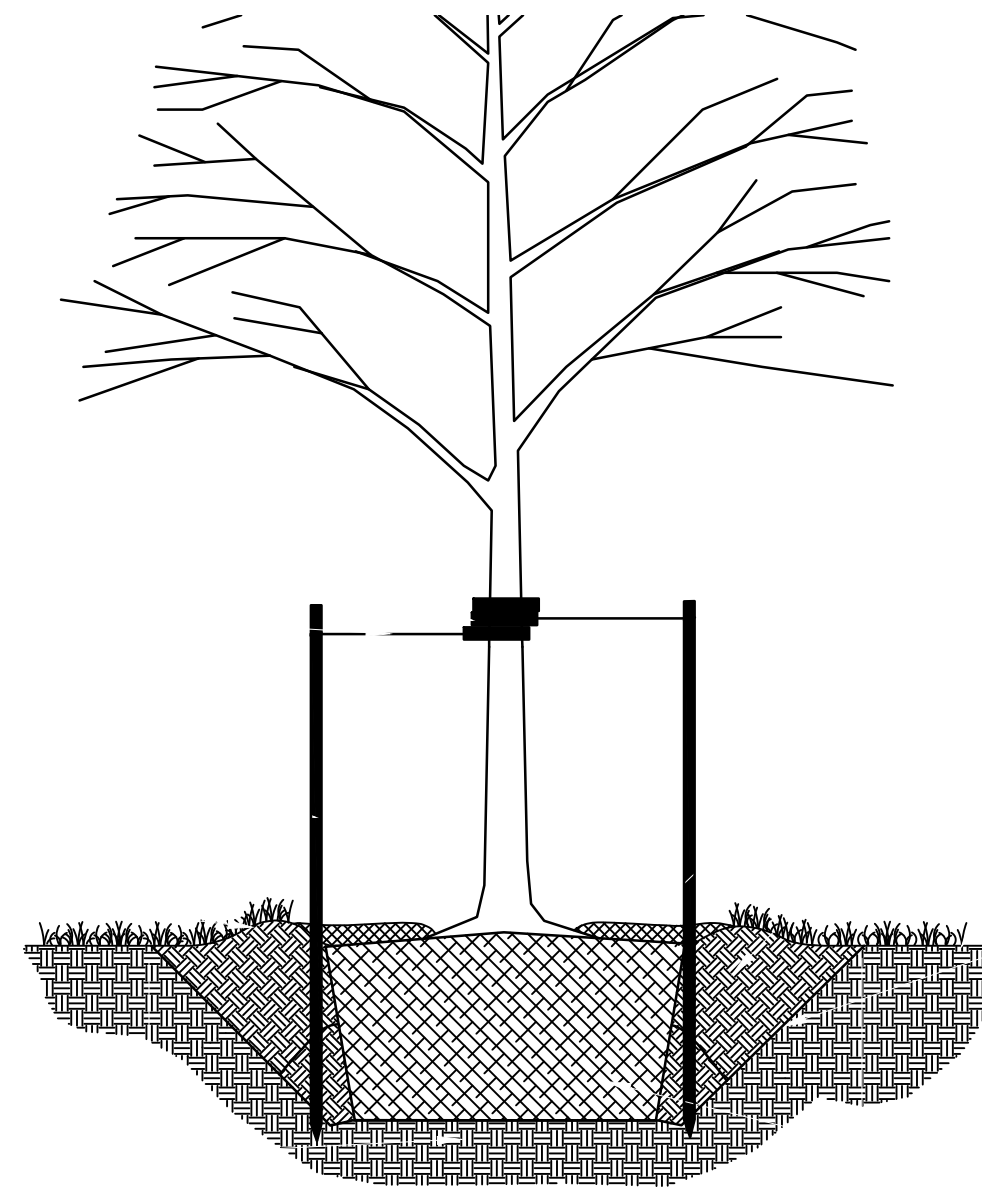
4/18/2022

**ARCHTCHTON**  
 DESIGN - BUILD - DELIVER  
 609 Tully Ct, McKinney, TX 75071  
 CONTACT: Zheemo Rosam \* TEL: 214.901.7795 \* MOB: 469.703.2885  
 E-Mail: zrosam@archtchton.com Website: www.archtchton.com

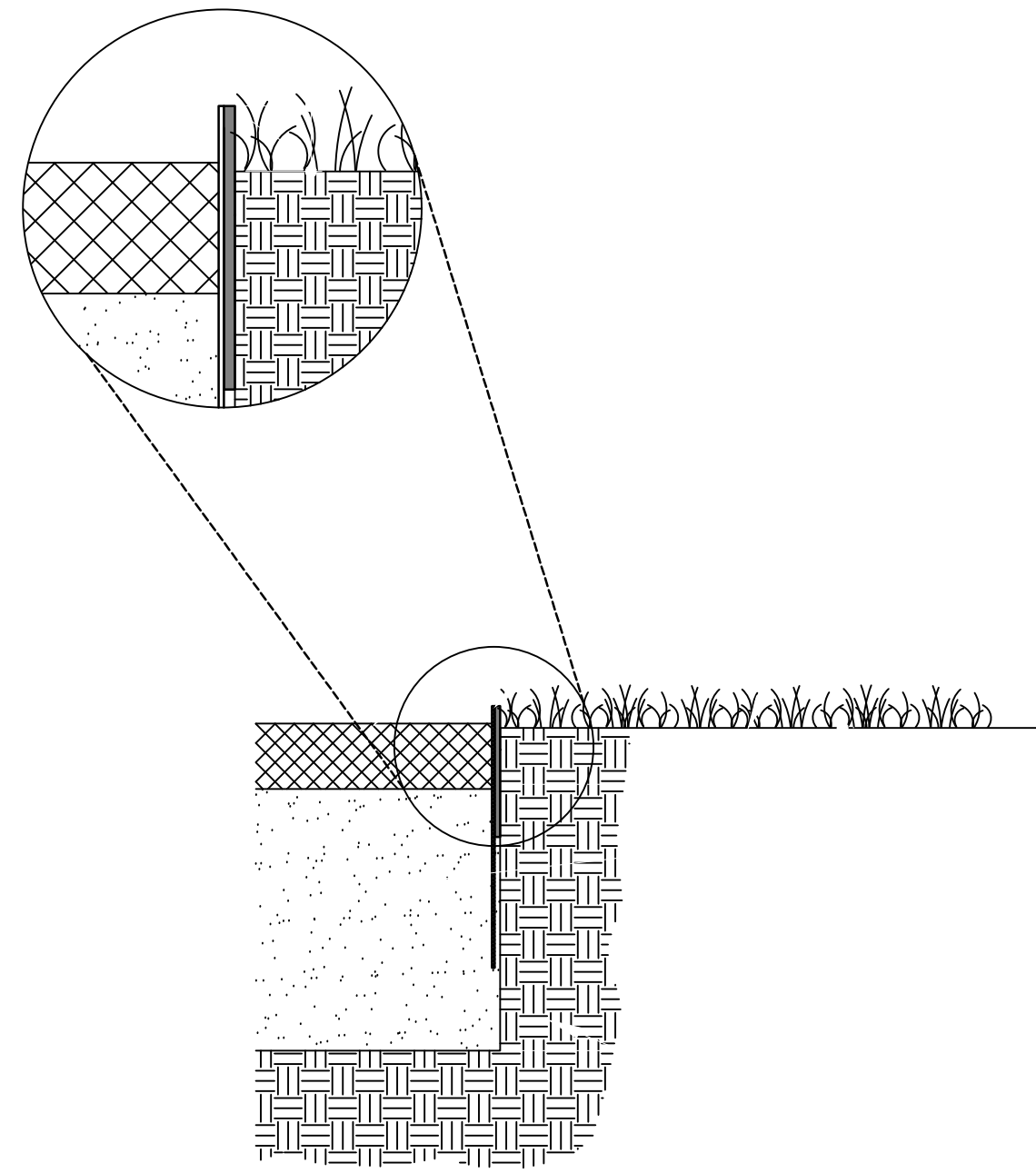
**LANDSCAPE IRRIGATION PLAN**  
**RIZ AUTO SERVICES, LEWISVILLE, TX**

DRAWN BY:  
 CDD  
 02/14/2022  
 REV No. DATE

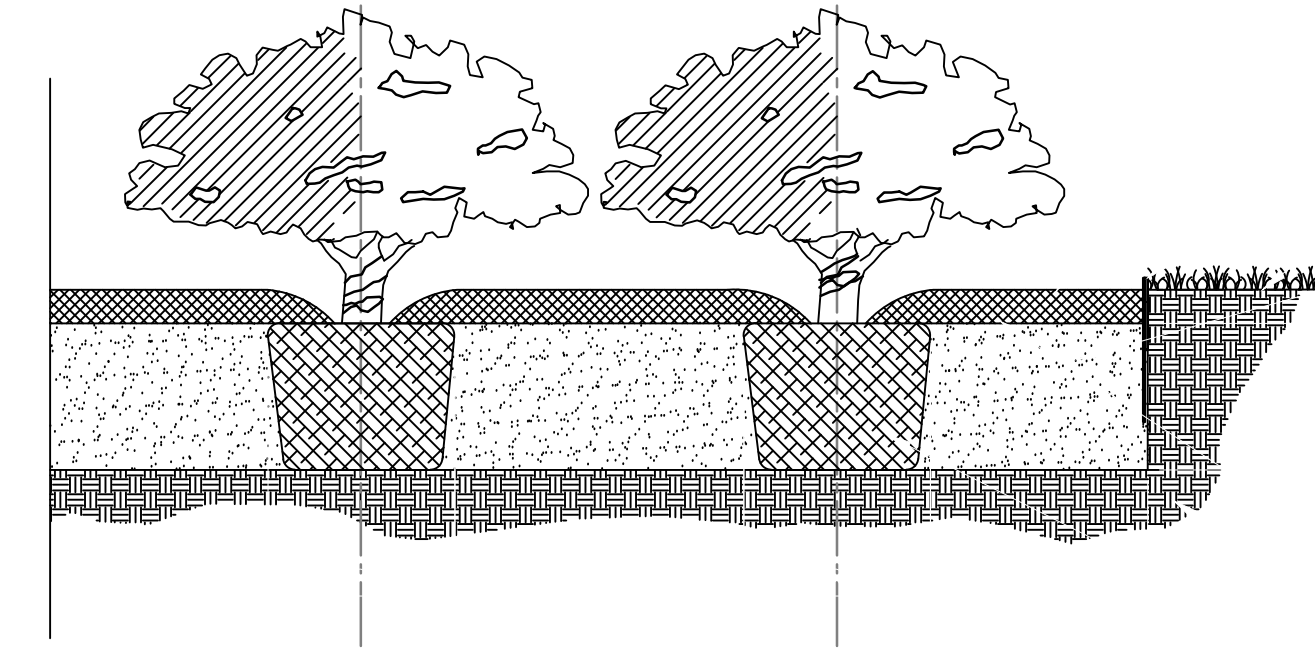
DIGITAL FILE NUMBER  
 SHEET No.  
**L-102**



① CANOPY / UNDERSTORY TREE - PLANTING DETAIL  
SCALE: N.T.S.



② STEEL EDGING DETAIL  
SCALE: N.T.S.



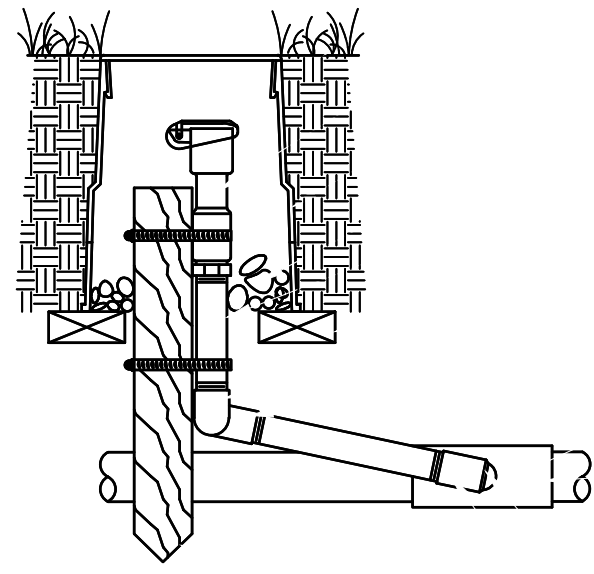
③ SHRUB - PLANTING DETAIL  
SCALE: N.T.S.

DRAWN BY: CDD	
02/14/2022	DATE
REV No.	DATE

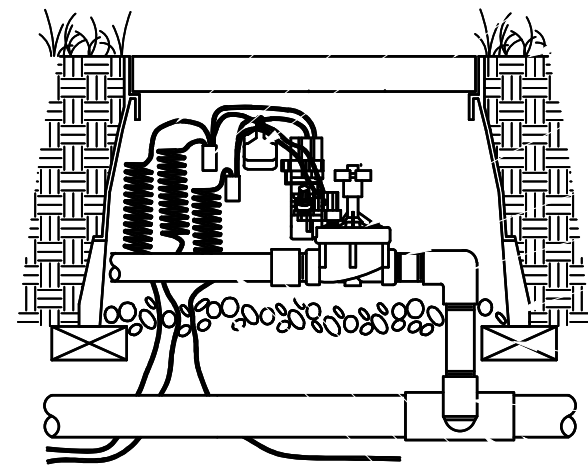
SEAL:



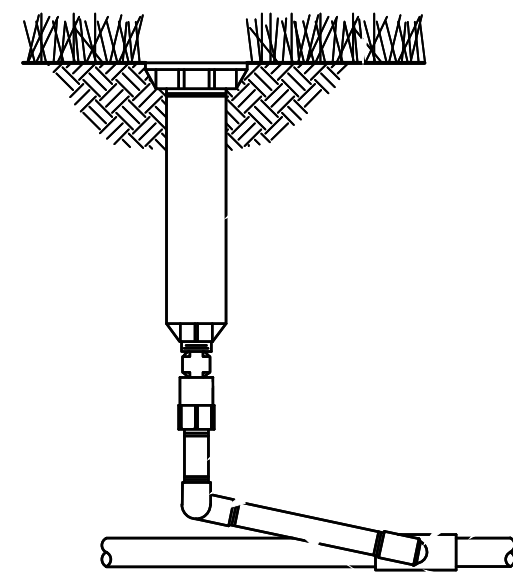
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**L-501**



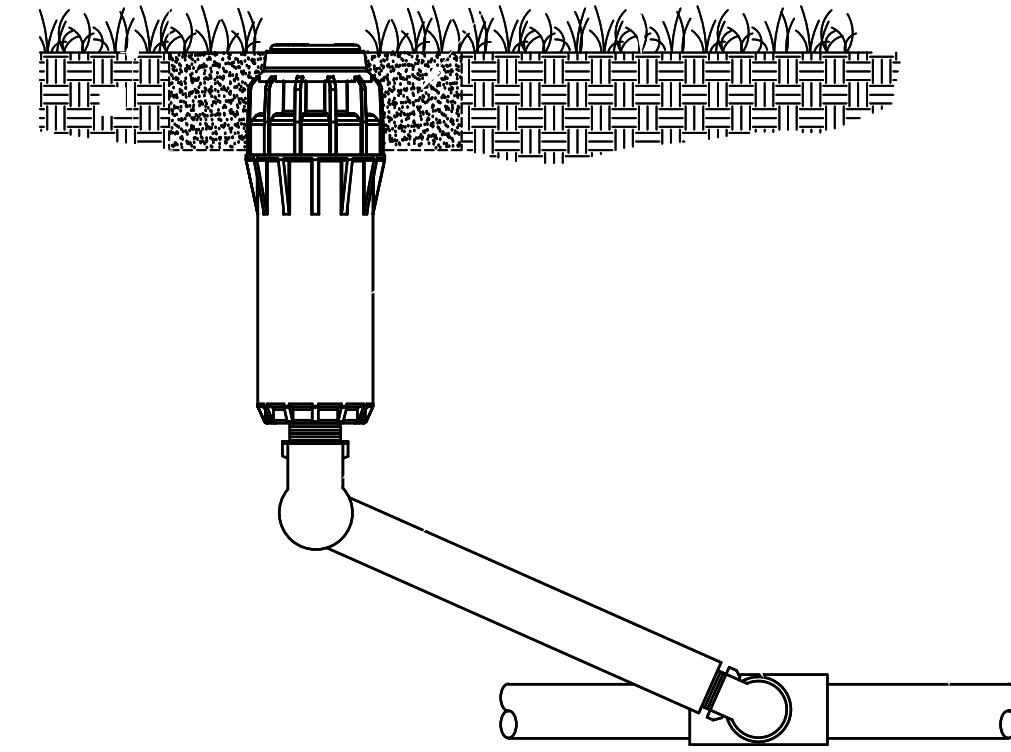
1 QUICK-CONNECT DETAIL  
SCALE: N.T.S.



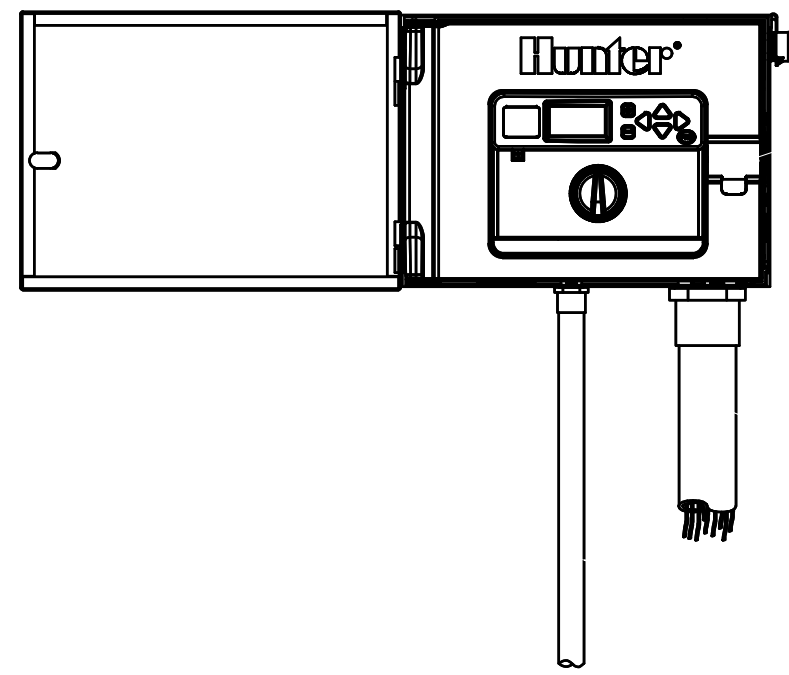
2 CONTROL VALVE DETAIL  
SCALE: N.T.S.



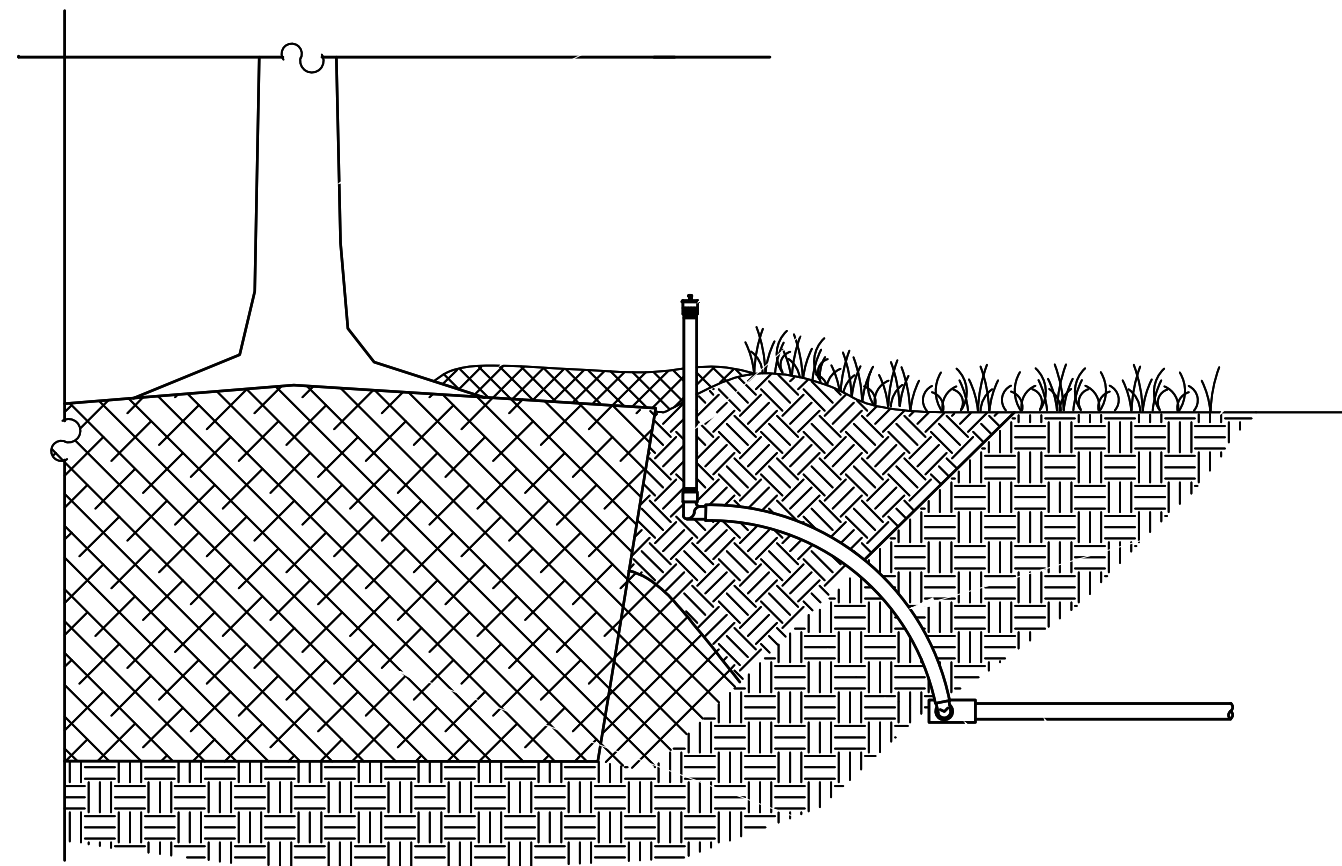
3 POP-UP SPRAY HEAD  
SCALE: N.T.S.



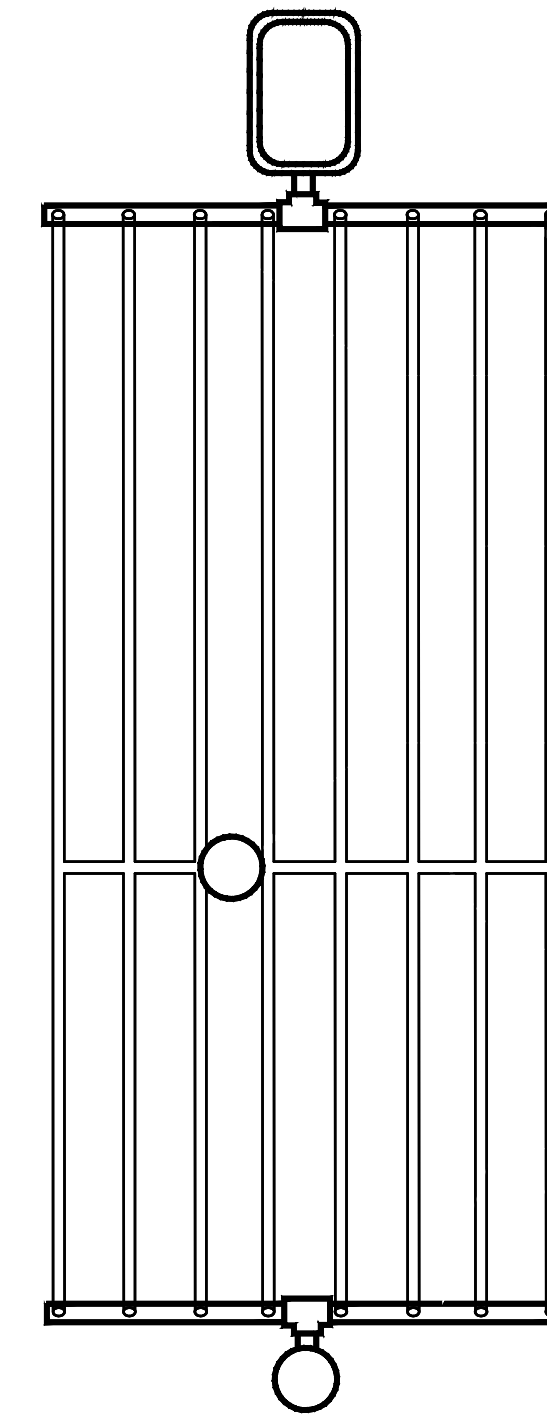
4 ROTOR SPRAY HEAD  
SCALE: N.T.S.



5 CONTROLLER DETAIL  
SCALE: N.T.S.



6 TREE BUBBLER - DETAIL  
SCALE: N.T.S.



7 TYPICAL TECHLINE DRIPLINE LAYOUT  
SCALE: N.T.S.

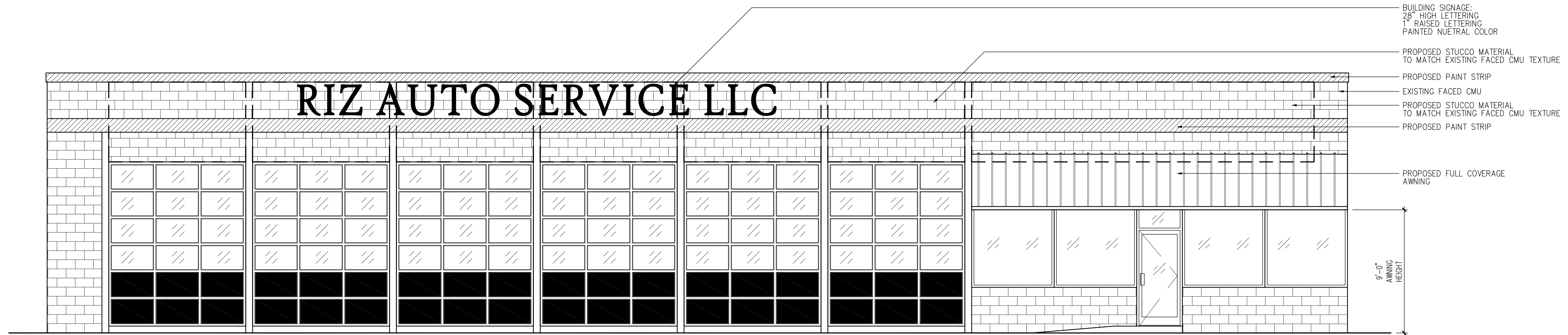
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02/14/2022	
REV No.	DATE

SEAL:

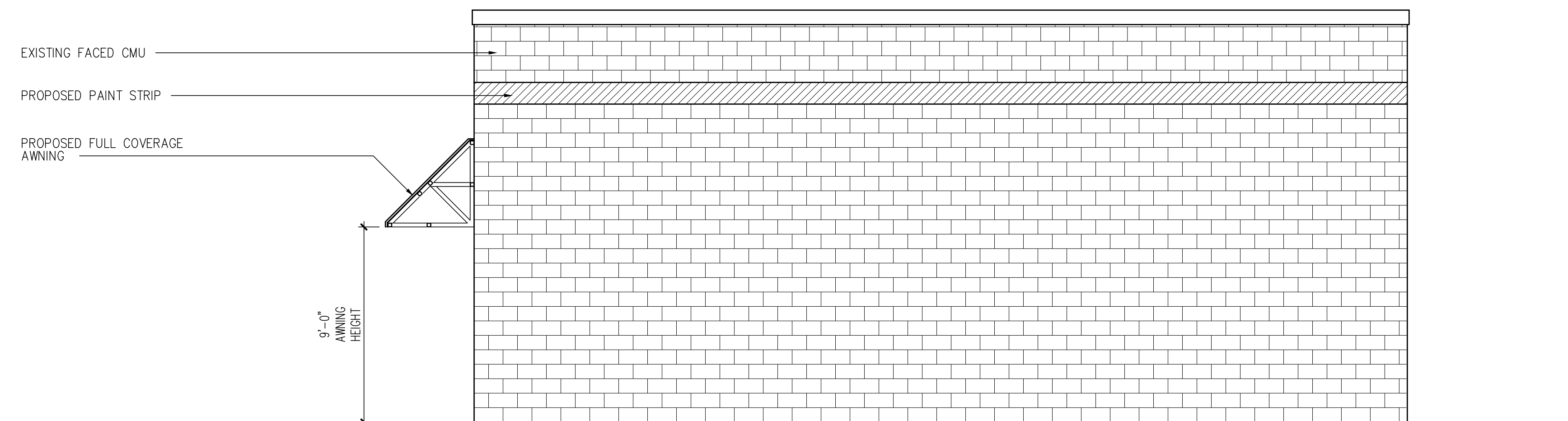
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SHEET No.  
**L-502**



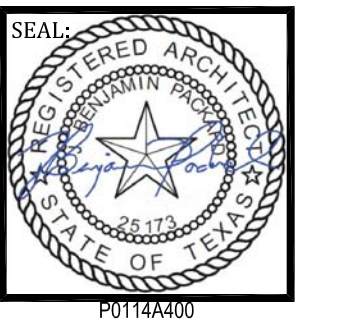


1 PROPOSED FRONT ELEVATION  
A4.00 SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
A4.00 SCALE: 1/4" = 1'-0"

DRAWN BY:	ZR
DATE:	02/14/2022
REV No.	DATE

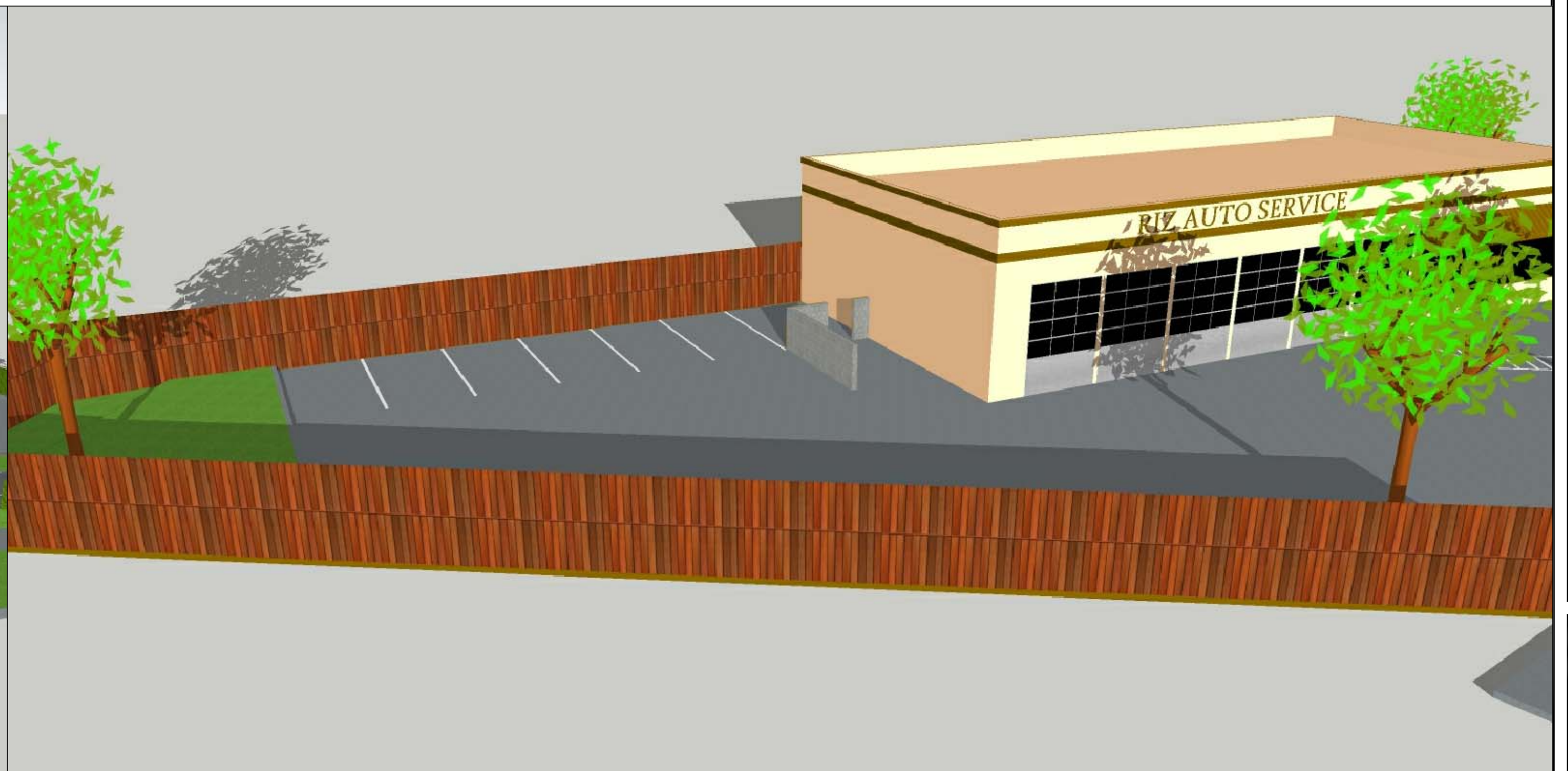






1 PROPOSED NORTH-EAST ISOMETRIC  
A4.01 SCALE: NTS

2 PROPOSED NORTH ISOMETRIC  
A4.01 SCALE: NTS



3 PROPOSED EAST ISOMETRIC  
A4.01 SCALE: NTS

4 PROPOSED SOUTH-EAST ISOMETRIC  
A4.01 SCALE: NTS

DRAWN BY: ZR	
02/14/2022	
REV No.	DATE







**Date:** April 26<sup>th</sup>, 2022  
**To:** Mr. Jonathan Beckham, AICP  
City of Lewisville, TX  
Planning and Zoning  
151 W Church St  
Lewisville, TX 75057  
(972) 219-3455  
**RE:** Alternative Compliance for 685 S Stemmons Fwy, Lewisville, TX, 75067

Mr. Beckham,

Please let this letter serve as an alternative compliance request for 685 S Stemmons Frwy to support the SUP Submittal Package for Riz Auto Service. The following alternative compliances are being requested:

- A. City of Lewisville code of ordinances chapter 17.5-5. (c) (1) Building articulation and façades:**  
Section 17.5-5. (c)(2) b. *A minimum 12-foot wide secondary walkway shall be required along each building's front facade that is comprised of the primary entrances into businesses and/or tenant spaces, if such a facade faces a parking lot on the property. This secondary walkway shall incorporate shading elements along its entire front facade in the form of canopies, trees, or a combination of the two.*
- The existing building in question currently will not allow for a secondary walkway due to limited space of the parking area. We are requesting to allow the existing condition to remain.
- B. City of Lewisville code of ordinances chapter 17.5-5. (c) (3) Façade materials and color:**  
Section 17.5-5 (c)(3) a. 1. *Eighty percent or more of each exterior wall shall be comprised of brick or stone. The remainder of each exterior wall may be comprised of either three-step stucco (EIFS shall only be allowed at locations nine feet above grade), architectural metal, cladding or panels, or a combination thereof.*
- The existing building in question is comprised of exterior faced CMU material with metal plates over the service bay doors. We are requesting to allow the existing CMU material to remain in place. We are also requesting to allow the replacement of the metal plates above the service bay doors for three-step stucco (they are over ten feet above grade)
- C. City of Lewisville code of ordinances chapter 17.5-5. (c) (4) Awnings and canopies:**  
Section 17.5-5. (c)(4) c. *An awning or canopy shall be located as to provide shading for exterior windows and doors and shall cover the entire width of the window opening or group of windows over which it is installed.*
- The existing building in question has aluminum windows and entry door over the office portion facing IH-35 which will receive a new metal awning over the entire length of the window and door assembly. However, the (6) service bay doors remaining on the same façade cannot receive awnings due to building signage affixed to the façade above the service bay doors. We are requesting to be allowed to only provide the awning over the window and door assembly.
- D. City of Lewisville code of ordinances chapter 17.5-5. (d) (1) Trees and plant materials:**  
Section 17.5-5. (d)(1) d. 2. *Canopy trees shall be planted at an average spacing of 40 feet on center along all street frontages.*
- The existing building in question currently has no trees along the street frontage. We are requesting to allow us to plant a tree at each corner of the parking area due to limited space or parking along street frontage and not having any ROW as part of the site.

**E. City of Lewisville code of ordinances chapter 17.5-5. (d)(1) Trees and plant materials:**

Section 17.5-5. (d)(1) f. *Parking lots with frontage on IH-35E shall provide a minimum 20-foot wide landscape area between the public ROW and parking lot. Canopy trees shall be placed at an average spacing of 40 feet. A solid evergreen shrubbery hedge with a minimum 24-inch height at the time of planting shall be planted in a manner which will screen the view of parked vehicles from the street.*

- The existing building in question currently has no landscape buffer between Ridgecrest Drive ROW and parking lot. Furthermore, a solid evergreen shrubbery hedge can only be provided directly on Ridgecrest Drive ROW as a result of this limitation. We are requesting to allow us to keep the existing condition and allow us to provide the shrubbery hedge directly on the ROW.

**F. City of Lewisville code of ordinances chapter 17.5-5. (d)(1) Trees and plant materials:**

Section 17.5-5. (d)(1) h. 3. *Each parking lot shall include canopy trees at a ratio of one tree per eight parking spaces.*

- The existing building in question currently has very limited amount of parking where this ordinance cannot be satisfied. We are requesting to allow us to keep the existing condition of the parking area and provide the canopy tree at each end corner of the parking spaces from north and south.

**G. City of Lewisville code of ordinances Sec. 6-103 – Stacking:**

Section 6-103 *requires 40 feet of stacking for all commercial driveways.*

- We are requesting a variance to allow us to use 28 feet stacking in lieu of the required 40 feet.

**H. City of Lewisville code of ordinances Sec. 6-141 – General Provisions – Screening Devices:**

Section 6-92 (b) *A screening device shall be a solid brick, stone or decorative block masonry wall not less than six feet in height measured at the highest finished grade, and designed by a professional civil engineer registered in the state. Construction and location details of the required screening devices shall be shown as part of the engineering site plan for all multi-family and nonresidential uses and as part of the final plat/construction plans for all single-family residential uses. The required screening wall shall be constructed prior to any building permits being issued for single-family residential subdivisions or non-single-family developments.*

- We are requesting a variance to allow us to upgrade the existing 6 feet high wood screening for a board-on-board wood fencing. Approval letters from owners of neighboring properties that sanction this request will accompany the formal request of this SUP.


We formally request these variances be incorporated into our site plan. Should you have any questions, please feel free to contact me.

Warmest Regards,  
Zheeno J. Rostam, Associate AIA, NCARB  
Principal  
Architechton, LLC



To whom it may concern,

I Nicolas Berger have agreed on the six foot tall board on board fence to be installed between 685 S Stemmons Fwy and 261 Ridgeway Cir. The Fence will be built at the exact same location as the current existing chain link fence.

Sign:  \_\_\_\_\_

3/18/2022  
Date: \_\_\_\_\_

Phone Number: 972-955-2783



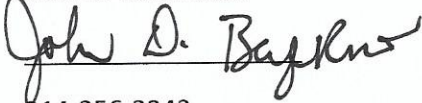
To whom it may concern,

A six foot tall board on board fence is proposed to be installed between 506 Ridgecrest and the Midas building to the east. This will be built in the exact location as the chain link fence is today and not any further on the 506 Ridgecrest property.

Elm Rock Properties will be provided sufficient notification of the proposed start date and end date of the project so the tenant can be notified and a representative of Elm Rock Properties can be present for the start of project.

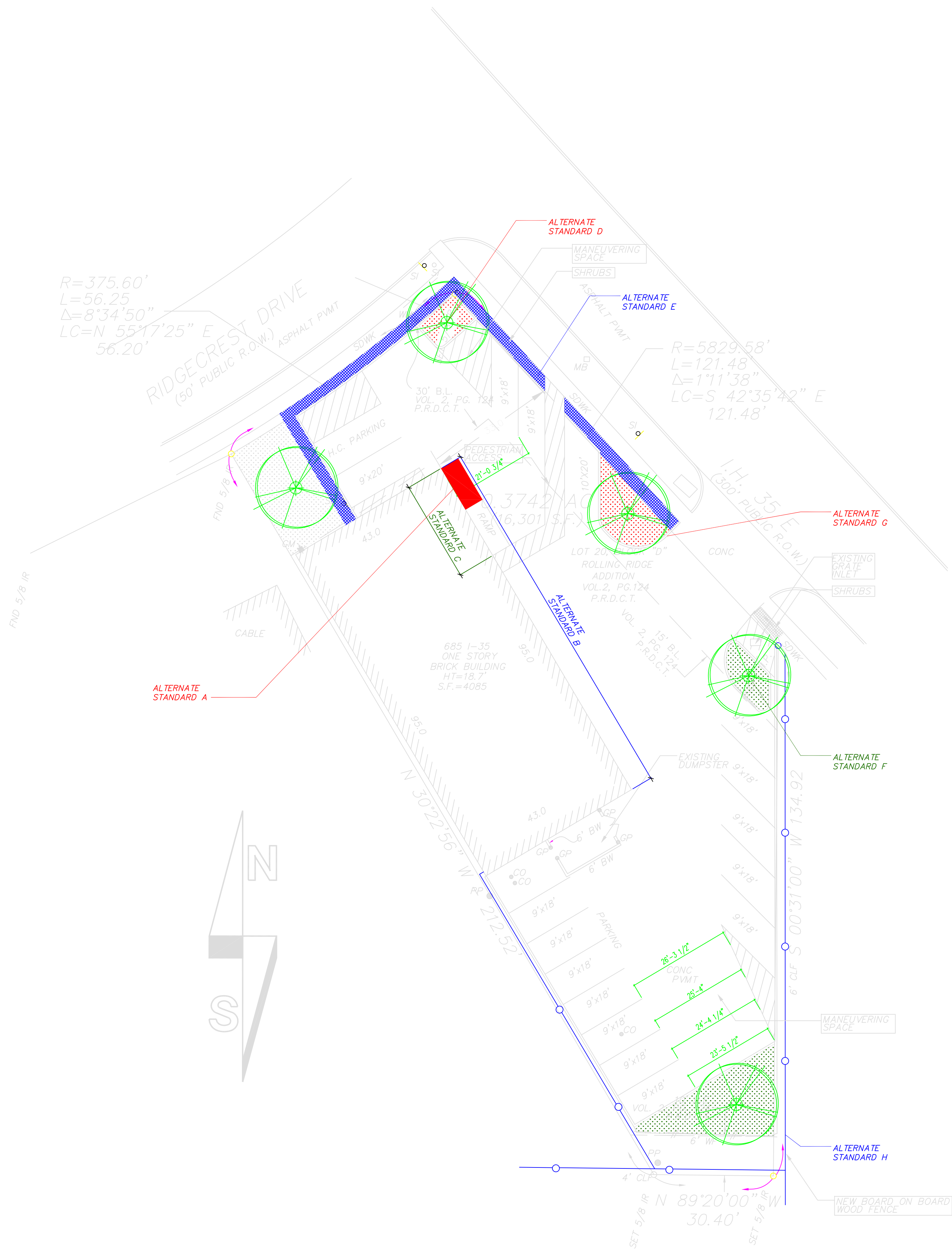
I, John D. Barfknecht, Representative of Series 1, Elm Rock Properties approve of this fence as indicated by the above terms.

John D. Barfknecht

A handwritten signature in black ink that reads "John D. Barfknecht". The signature is written in a cursive style and is positioned above a horizontal line.

214-356-3243

OCCUPANCY = M  
M = 4,085 SF/60 SF = 68 PPL.  
TOTAL OCCUPANCY = 68 PPL. (MAX PER CODE)  
PARKING = 1 SPACE PER 4 OCCUPANTS  
TOTAL PARKING REQUIRED (1 SPACE FOR EVERY 250 SF OF BUILDING AREA) = 4,085/250 = 17 SPACES  
TOTAL PROPOSED PARKING = 17 SPACES  
TOTAL SERVICE BAYS = 6 SPACES  
TOTAL ADA PARKING = 1



- ALTERNATE STANDARD A
- ALTERNATE STANDARD B
- ALTERNATE STANDARD C
- ALTERNATE STANDARD D
- ALTERNATE STANDARD E
- ALTERNATE STANDARD F
- ALTERNATE STANDARD G
- ALTERNATE STANDARD H

**OWNER:**  
RAOOF Y. RAOOF  
RIZ AUTO SERVICES, LLC  
610 DIVISION ST.  
HARRISBURG, PA  
TEL: (717) 350-9112

**CONSULTANTS:**  
ARCHITECT/BUILDER  
ARCHITECHTON, LLC  
609 TULLY COURT  
MCKINNEY, TX 75071  
CONTACT: ZHEENO ROSTAM  
PHONE: (469) 703-2885

CIVIL  
MORI'S ENGINEERING AND LAND SURVEYING  
1812 MACGREGOR DR.  
PLANO, TX 75093  
CONTACT: MORI AKHAVAN  
PHONE: (972) 816-2626

LANDSCAPE  
CAREY D DODSON DESIGN & VISUALIZATION  
1812 MACGREGOR DR.  
WICHITA FALLS, TX  
CONTACT: CAREY DODSON  
PHONE: (940) 594-5438



1 ALTERNATE STANDARDS EXHIBIT  
A1.01 SCALE: 1/32" = 1'-0"

DRAWN BY:	ZR
DATE:	02/14/2022
REV No.	DATE



**MINUTES**  
**JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND**  
**OVERLAY DISTRICT BOARD**  
**DECEMBER 7, 2021**

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**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; Karen Locke; Erum Ali; Francisca Al-waely ; and Alvin Turner.

Members absent: Sheila Taylor

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; and Patty Dominguez, Planning Technician.

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**Item B1:**

The first item on the agenda was to approve the minutes from the November 16, 2021, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

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**Item C:**

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

2. Public Hearing: Final Plat of T.D.H. Stewart's Addition, Lots 7R1, 7R2 and 7R3, Block B; on 0.69 Acres out of the John W. King Survey, Abstract No. 696; Zoned Single Family Residential (R 7.5) District; Located at 520 and 506 North Charles Street; Being a Replat of Lot 7, Block B, T.D.H. Stewart's Addition. (21-11-11-FP).

Staff gave a brief overview of the proposed final plat with a recommendation to disapprove the final plat due to deficiencies and bring back to the Planning and Zoning Commission for public hearing once variance request have been made. 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 Francisca Al-waely to disapprove the final plat and delegate to 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. Public Hearing: Final Plat of Castle Hills Phase IV, Section B, Lots 1R and 4, Block P; on 1.7387 Acres out of the Harrison Young Survey, Abstract No. 1448; Zoned General Business 2 (GB2) District; Located at the Southeast Corner of F.M. 544 and F.M. 2281; Being a Replat of Lots 1R1 and 1R2, Block P, Castle Hills Phase IV. (21-11-22-FP).
-

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Staff gave a brief overview of the proposed final plat with a recommendation to disapprove 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 Karen Locke to disapprove the final plat and delegate to 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 (6-0).*

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**Item D:**

Public Hearing - Zoning & Special Use Permits were next on the agenda. There were three items for consideration:

4. Public Hearing: Consideration of a Zone Change Request From Planned Development Mixed Use District (PD-MU) to Planned Development Mixed Use District (PD-MU); on an Approximately 35.77 Acre Tract of Land out of the P.K. Waggoner Survey, Abstract No. 1342; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Randi Rivera, McAdams., on Behalf of Mehrdad Moayedi, MM Fronterra LLC, the Property Owner. (Case No. 21-09-4-PZ).

Staff gave a brief overview of the proposed zone change request with a recommendation of approval as presented. Chair Miksa opened the public hearing. Applicant Ashton Miller with McAdams gave a presentation and was available to answer any questions. Ashton Miller, Applicant, and Derrick Goodman, Consultant, addressed questions by Board Members regarding parking, townhome rentals vs for sale, and environmental concerns. Lewisville resident Brian Salvesen, 1333 Brazos Blvd, spoke in support for this item, also indicating he would like to see more commercial in this area. Staff stated that the goal for the 25 acres on the south side of FM 407 is to be all commercial. With no one else indicating a desire to speak the public hearing was then closed. *A motion was made by Erum Ali to recommend approval of the proposed zone change request as presented. 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, December 20, 2021 for a second public hearing and final decision.

5. Public Hearing: Consideration of a Zone Change Request From Light Industrial District (LI) to Planned Development – General Business District (PD GB); on an Approximately 7.035 Acre Tract of Land Being Lot 1R, Block B of the Blake C Bowen Addition; Located at 1951

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North Summit Avenue; as Requested by Ashton Miller, McAdams., on Behalf of Mehrdad Moayedi, Developer, and Rounds of Fun Ltd, the Property Owner. (Case No. 21-11-5-PZ).

Staff gave a brief overview of the proposed planned development request with a recommendation of approval as presented. Applicant Ashton Miller with McAdams; Derrick Goodman, Consultant; and Christopher Zielle were present and available to answer any questions. 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 recommend approval of the Planned Development request as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, December 20, 2021 for a second public hearing and final decision.

6. Public Hearing: Consideration of a Zone Change Request From Agriculture Open Space District (AO) to Planned Development – Estate Townhouse District (PD-ETH); on Approximately 7.288 Acres, Out of the L. Burgois Survey, Abstract No. 52; Located at 2328, 2316, 2304 and 2274 South Uecker Lane; as Requested by Josh Barton and Patricia Fant, McAdams, on Behalf of Venkataramana Murari, the Developer, and the Robert E. & Dorothy Todd Revocable Living Trust, Robert and Sharon Todd, Charles B. Liams, Mary Ellen Nejtek, John Samuel and Dena Ann Wilson, the Property Owners. (Case No. 21-06-2-PZ).

Staff gave a brief overview of the proposed zone change request with a recommendation of approval as presented. 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 Francisca Al-waely to recommend approval of the zone change request as presented. The motion was seconded by Karen Locke. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, January 3, 2022 for a second public hearing and final decision.

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**Item E:**

Announcements

Staff reminded members to log into the APA Conference online and take the opportunity available to watch some of the sessions.

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**Item F:**

Adjournment of the Planning and Zoning Commission meeting.

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A motion was made by Karen Locke to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:20 p.m.

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**OVERLAY DISTRICT BOARD MEETING**

The Lewisville Overlay District Board meeting was called to order at 7:20 pm by Chair MaryEllen Miksa.

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

Members absent: Sheila Taylor

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; and Patty Dominguez, Planning Technician.

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**Item G:**

**New Business**

7. The first item on the agenda was to approve the minutes from the November 16, 2021 Joint Meeting with Planning and Zoning Commission. A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).
8. Consideration of Seven Alternative Standards Associated With the Proposed Lakeside Crossing Development; on an Approximately 35.77 Acre Tract of Land out of the P.K. Waggoner Survey, Abstract No. 1342; Located at the Northern Terminus of Summit Avenue on the West Side of IH 35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Randi Rivera, McAdams., on Behalf of Mehrdad Moayedi, MM Fronterra LLC, the Property Owner.

Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) through d) and approval of Alternative Standards e) through g) as presented. The consultant Derrick Goodman; and Christopher Zielle were present and available for questions. A motion was made by Erum Ali to recommend approval of alternative standards a) through d) and approval of alternate standards e) through g) as



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presented. The motion was seconded by Jordan Zongol. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, December 20, 2021 for a final decision.

9. Consideration of Seven Alternative Standards Associated With the Proposed Gas Monkey Entertainment Venue; on an Approximately 7.035 Acre Tract of Land Being Lot 1R, Block B of the Blake C Bowen Addition; Located at 1951 North Summit Avenue; as Requested by Ashton Miller, McAdams., on Behalf of Mehrdad Moayed, Developer, and Rounds of Fun Ltd, the Property Owner.

Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) through g) as presented. The consultant Derrick Goodman; and Christopher Zielle were present and available for questions. A motion was made by Karen Locke to recommend approval of alternative standards a) through g) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, December 20, 2021 for a final decision.

10. Consideration of Five Alternative Standards Associated With a Proposed Industrial Building on a 19.5 Acre Lot, Legally Described as Arthur James Addition, Block A, Lots 2R, 3R and 4R; Located at the Northeast Corner of Arthur's Lane and the Interstate Highway 35E Frontage Road; Zoned Light Industrial (LI) District, as Requested by William Shannon of Hines.

Staff gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) through e) as presented. A motion was made by Francisca Al-waely to recommend approval of alternative standards a) through e) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, December 20, 2021 for a final decision.

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**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 Jordan Zongol. The motion passed unanimously (6-0).

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There being no other business to discuss, the Overlay District Board meeting was adjourned at 7:33 p.m.

These minutes approved by the Planning and Zoning Commission on December 21, 2021, and by the Overlay District Board on May 3, 2022.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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

## MEMORANDUM

**TO:** Overlay Board

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** May 3, 2022

**SUBJECT:** **Regular Hearing: Consideration of Six Alternative Standards Associated with a Special Use Permit for a Minor Automobile Service Facility; on Approximately 0.27-Acres, Legally Described as Lot 20, Block D, Rolling Ridge Addition, Located at 685 South Stemmons Freeway, Zoned General Business (GB) District; as Requested by Raof Raof, Riz Auto Service, LLC, on behalf of Realty Income Corporation, the Property Owner.**

### **BACKGROUND:**

Riz Automotive Services is a minor automotive service shop looking to occupy the existing building at 685 S. Stemmons Freeway, previously a Midas auto repair shop. The applicant is seeking approval for six alternative standards associated with a Special Use Permit that appeared before the Planning & Zoning Commission on May 3, 2021.

### **ANALYSIS:**

As this business is looking to locate into an existing building on a non-conforming site, the applicant will be requesting the following Alternative Standards to Lewisville's IH-35E Overlay District. Staff has no objection to any of these requests as the building was previously an automotive business and the applicant is making a number of improvements to the site.

Requested alternative standards to the IH-35E Overlay District's Transition Sub-district requirements:

- a) To waive the twelve-foot wide secondary walkway

Section 17.5-5(c)(2) requires that a minimum 12-foot-wide secondary walkway be located along the buildings front façade, with one shade tree planted every forty-feet. Due to the space limitations of the existing site layout, the addition of a 12-foot-wide walkway would severely limit automobile circulation. This alternative standard requires City Council approval.

- b) To allow a masonry veneer in lieu of the required 80% brick or stone building material requirement

Section 17.5-5 (c)(3) requires that façade material be comprised of 80% brick or stone. The existing building consists of concrete masonry block and metal building materials. The applicant is replacing the metal building material with stucco and CMU-block. This

alternative standard requires City Council approval. The building will be painted neutral colors. It is unfeasible to brick over existing CMU block.

- c) To waive the 50% awning requirement along the front façade

Section 17.5-5(c)(4) requires that awnings be located along 50% of the front building façade. The applicant is proposing an awning over the building's entrance but is unable to provide awnings above the bay doors as this is where the proposed building signage is located. This alternative standard requires City Council approval.

- d) To allow four canopy trees to be planted along all street frontages instead of the required five

Sec. 17.5-5(d)(1)d. requires that a shade tree be planted at an average spacing of 40-feet along all street frontages. The site has approximately 190-feet of street frontage requiring five trees. The applicant is proposing to plant four trees, a 20% reduction to the standard. The Overlay Board can approve this alternative standard.

- e) To waive the 20-foot landscape buffer requirement along IH-35E

Sec. 17.5-5(d)(1)f requires a 20-foot landscape buffer between the public ROW and parking lot. The existing site has no existing landscape buffer and the addition of any landscape buffer will remove required parking. This alternative standard requires City Council approval.

- f) To allow one parking lot tree in lieu of the required three

Sec. 17.5-5(d)(1)d. requires one parking lot tree every eight parking spaces. The existing site has no parking lot trees. The applicant is proposing to plant one parking lot tree at the rear of the site, a 66% reduction to the requirement. Many of the proposed perimeter trees will function as parking lot trees due to the lot configuration. This alternative standard requires City Council approval.

#### *Summary*

Riz Automotive is looking to operate out of 685 South Stemmons Freeway. The applicant is proposing a plethora of site improvements, including new landscaping, the removal of a pole sign, and improved building aesthetic in conjunction with these alternative standards requests.

#### **RECOMMENDATION:**

That the Overlay Board approve Alternative Standard d) as presented and recommend approval of the remaining alternative standards.





**Date:** April 26<sup>th</sup>, 2022  
**To:** Mr. Jonathan Beckham, AICP  
City of Lewisville, TX  
Planning and Zoning  
151 W Church St  
Lewisville, TX 75057  
(972) 219-3455  
**RE:** Alternative Compliance for 685 S Stemmons Fwy, Lewisville, TX, 75067

Mr. Beckham,

Please let this letter serve as an alternative compliance request for 685 S Stemmons Frwy to support the SUP Submittal Package for Riz Auto Service. The following alternative compliances are being requested:

- A. City of Lewisville code of ordinances chapter 17.5-5. (c) (1) Building articulation and façades:**  
Section 17.5-5. (c)(2) b. *A minimum 12-foot wide secondary walkway shall be required along each building's front facade that is comprised of the primary entrances into businesses and/or tenant spaces, if such a facade faces a parking lot on the property. This secondary walkway shall incorporate shading elements along its entire front facade in the form of canopies, trees, or a combination of the two.*
- The existing building in question currently will not allow for a secondary walkway due to limited space of the parking area. We are requesting to allow the existing condition to remain.
- B. City of Lewisville code of ordinances chapter 17.5-5. (c) (3) Façade materials and color:**  
Section 17.5-5 (c)(3) a. 1. *Eighty percent or more of each exterior wall shall be comprised of brick or stone. The remainder of each exterior wall may be comprised of either three-step stucco (EIFS shall only be allowed at locations nine feet above grade), architectural metal, cladding or panels, or a combination thereof.*
- The existing building in question is comprised of exterior faced CMU material with metal plates over the service bay doors. We are requesting to allow the existing CMU material to remain in place. We are also requesting to allow the replacement of the metal plates above the service bay doors for three-step stucco (they are over ten feet above grade)
- C. City of Lewisville code of ordinances chapter 17.5-5. (c) (4) Awnings and canopies:**  
Section 17.5-5. (c)(4) c. *An awning or canopy shall be located as to provide shading for exterior windows and doors and shall cover the entire width of the window opening or group of windows over which it is installed.*
- The existing building in question has aluminum windows and entry door over the office portion facing IH-35 which will receive a new metal awning over the entire length of the window and door assembly. However, the (6) service bay doors remaining on the same façade cannot receive awnings due to building signage affixed to the façade above the service bay doors. We are requesting to be allowed to only provide the awning over the window and door assembly.
- D. City of Lewisville code of ordinances chapter 17.5-5. (d) (1) Trees and plant materials:**  
Section 17.5-5. (d)(1) d. 2. *Canopy trees shall be planted at an average spacing of 40 feet on center along all street frontages.*
- The existing building in question currently has no trees along the street frontage. We are requesting to allow us to plant a tree at each corner of the parking area due to limited space or parking along street frontage and not having any ROW as part of the site.

**E. City of Lewisville code of ordinances chapter 17.5-5. (d)(1) Trees and plant materials:**

Section 17.5-5. (d)(1) f. *Parking lots with frontage on IH-35E shall provide a minimum 20-foot wide landscape area between the public ROW and parking lot. Canopy trees shall be placed at an average spacing of 40 feet. A solid evergreen shrubbery hedge with a minimum 24-inch height at the time of planting shall be planted in a manner which will screen the view of parked vehicles from the street.*

- The existing building in question currently has no landscape buffer between Ridgecrest Drive ROW and parking lot. Furthermore, a solid evergreen shrubbery hedge can only be provided directly on Ridgecrest Drive ROW as a result of this limitation. We are requesting to allow us to keep the existing condition and allow us to provide the shrubbery hedge directly on the ROW.

**F. City of Lewisville code of ordinances chapter 17.5-5. (d)(1) Trees and plant materials:**

Section 17.5-5. (d)(1) h. 3. *Each parking lot shall include canopy trees at a ratio of one tree per eight parking spaces.*

- The existing building in question currently has very limited amount of parking where this ordinance cannot be satisfied. We are requesting to allow us to keep the existing condition of the parking area and provide the canopy tree at each end corner of the parking spaces from north and south.

**G. City of Lewisville code of ordinances Sec. 6-103 – Stacking:**

Section 6-103 *requires 40 feet of stacking for all commercial driveways.*

- We are requesting a variance to allow us to use 28 feet stacking in lieu of the required 40 feet.

**H. City of Lewisville code of ordinances Sec. 6-141 – General Provisions – Screening Devices:**

Section 6-92 (b) *A screening device shall be a solid brick, stone or decorative block masonry wall not less than six feet in height measured at the highest finished grade, and designed by a professional civil engineer registered in the state. Construction and location details of the required screening devices shall be shown as part of the engineering site plan for all multi-family and nonresidential uses and as part of the final plat/construction plans for all single-family residential uses. The required screening wall shall be constructed prior to any building permits being issued for single-family residential subdivisions or non-single-family developments.*

- We are requesting a variance to allow us to upgrade the existing 6 feet high wood screening for a board-on-board wood fencing. Approval letters from owners of neighboring properties that sanction this request will accompany the formal request of this SUP.


We formally request these variances be incorporated into our site plan. Should you have any questions, please feel free to contact me.

Warmest Regards,  
Zheeno J. Rostam, Associate AIA, NCARB  
Principal  
Architechton, LLC



To whom it may concern,

I Nicolas Berger have agreed on the six foot tall board on board fence to be installed between 685 S Stemmons Fwy and 261 Ridgeway Cir. The Fence will be built at the exact same location as the current existing chain link fence.

Sign:  \_\_\_\_\_

3/18/2022  
Date: \_\_\_\_\_

Phone Number: 972-955-2783

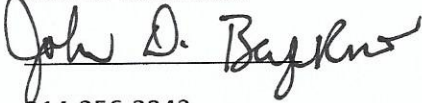
To whom it may concern,

A six foot tall board on board fence is proposed to be installed between 506 Ridgecrest and the Midas building to the east. This will be built in the exact location as the chain link fence is today and not any further on the 506 Ridgecrest property.

Elm Rock Properties will be provided sufficient notification of the proposed start date and end date of the project so the tenant can be notified and a representative of Elm Rock Properties can be present for the start of project.

I, John D. Barfknecht, Representative of Series 1, Elm Rock Properties approve of this fence as indicated by the above terms.

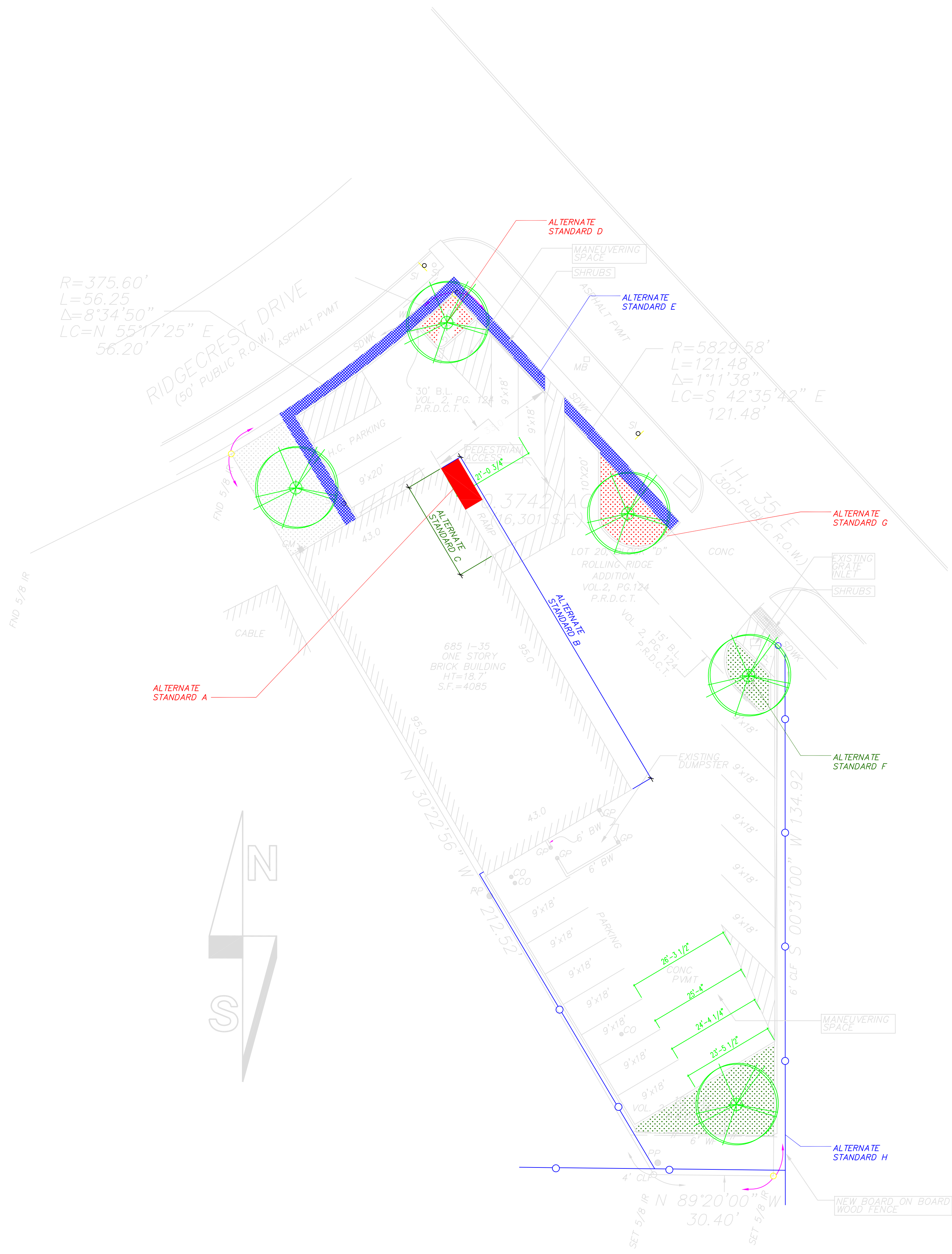
John D. Barfknecht

A handwritten signature in black ink that reads "John D. Barfknecht". The signature is written in a cursive style and is positioned above a horizontal line.

214-356-3243



OCCUPANCY = M  
M = 4,085 SF/60 SF = 68 PPL.  
TOTAL OCCUPANCY = 68 PPL. (MAX PER CODE)  
PARKING = 1 SPACE PER 4 OCCUPANTS  
TOTAL PARKING REQUIRED (1 SPACE FOR EVERY 250 SF OF BUILDING AREA) = 4,085/250 = 17 SPACES  
TOTAL PROPOSED PARKING = 17 SPACES  
TOTAL SERVICE BAYS = 6 SPACES  
TOTAL ADA PARKING = 1



- ALTERNATE STANDARD A
- ALTERNATE STANDARD B
- ALTERNATE STANDARD C
- ALTERNATE STANDARD D
- ALTERNATE STANDARD E
- ALTERNATE STANDARD F
- ALTERNATE STANDARD G
- ALTERNATE STANDARD H

**OWNER:**  
RAOOF Y. RAOOF  
RIZ AUTO SERVICES, LLC  
610 DIVISION ST.  
HARRISBURG, PA  
TEL: (717) 350-9112

**CONSULTANTS:**  
ARCHITECT/BUILDER  
ARCHITECHTON, LLC  
609 TULLY COURT  
MCKINNEY, TX 75071  
CONTACT: ZHEENO ROSTAM  
PHONE: (469) 703-2885

CIVIL  
MORI'S ENGINEERING AND LAND SURVEYING  
1812 MACGREGOR DR.  
PLANO, TX 75093  
CONTACT: MORI AKHAVAN  
PHONE: (972) 816-2626

LANDSCAPE  
CAREY D DODSON DESIGN & VISUALIZATION  
1812 MACGREGOR DR.  
WICHITA FALLS, TX  
CONTACT: CAREY DODSON  
PHONE: (940) 594-5438



1 ALTERNATE STANDARDS EXHIBIT  
A1.01 SCALE: 1/32" = 1'-0"

DRAWN BY:	ZR
DATE:	02/14/2022
REV No.	DATE





**MINUTES  
TRANSPORTATION BOARD**

**Tuesday January 4, 2022**

**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 06:41 p.m. and announced that a quorum was present with the following members in attendance:

Mary Ellen Miksa  
Karen Locke  
Sheila Taylor  
Jordan Zongol

Members Absent: Alvin Turner, Francesca Alwaely, Erum Ali (Recused)

Staff Present: Sagar Medisetty, Jason Walker, & Daphne Stubbs

**Item No. 2    Approval of the Minutes**

A motion was made by Karen Locke and seconded by Jordon Zongol to approve the minutes of the September 07, 2021, meeting.

All members present voted aye (4-0), 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 the Ordinance for Parking Restriction on Gilani Lane between Wellington Drive and Bellaire Blvd and Make a Recommendation to the City Council Regrading the Amendment.**

Sagar Medisetty and Jason Walker presented this item and explained that Gilani Lane has a short entry going into the Chase Oaks neighborhood and during school pick up and drop off times, the parents from Founders Academy are parking on this street as well. Staff has received complaints from the neighbors of congestion during these times.

Staff recommends no parking on Gilani Lane and signage will be installed by Public Services. The Lewisville Police Department will aide the enforcement efforts.

Mary Ellen Miksa asked when will the enforcement start for the “No Parking” signs.

Sagar Medisetty stated signs will be effective 10 days after the passage of the ordinance. The Police Department can begin enforcement; Typically, enforcement is done upon receiving complaints.

Karen Locke asked a) What is being done about the impact of Founders Academy at the intersection? b) Will the problem switch to Wellington Drive? c) What will be done about the people stopping along median?

Staff stated that the traffic issue at the Bellaire & Gilani intersection due to Founders Academy and LLJ Early Childhood Center being on the south side came up a couple of years ago. At the time, City Engineering staff met with Lewisville PD, Founders Academy administrators and LLJ administrators. Then, the following were implemented to relieve traffic congestion and promote student crossing safety:

*U-turn and left turn restrictions at the intersection during the morning drop-off times*

*Posting of school crossing guards*

*Staggering of school start times for Founders and LLJ*

Concerning the impact of Wellington Dr, staff mentioned that parents could continue to park along Wellington Dr as long they don't block any driveways, which could then be enforced. Also, stopping vehicles along the median could be enforced by the Police Department.

Sheila Jackson noted that the agenda support mentions about contacting the residents on either side of Gilani Ln and asked if they had been contacted.

Staff responded that they contacted both residents on either side of Gilani Lane. And that they were both supportive of the parking restriction.

Jordan Zongol inquired if the parking restriction would generate traffic backup in the eastbound right turn lane on Bellaire Blvd, potentially traffic spilling over onto the through travel lanes of Bellaire Blvd.

Staff responded that staggering the start times of Founders and LLJ a couple of years ago has somewhat alleviated this issue. Staff informed that upon the posting of the parking restriction, they would monitor the operation and take appropriate action as necessary.

**A motion was made by Shelia Taylor to approve the item and seconded by Karen Locke to approve the Consideration of an Amendment to the Ordinance for Parking Restriction on Gilani Lane between Wellington Drive and Bellaire Blvd and Make a Recommendation to the City Council Regrading the Amendment**

The vote was 4 ayes and 0 nays. The motion carried.

**Item No. 7 Adjournment**

A motion to adjourn was made by Sheila Taylor and seconded by Jordan Zongol. The vote was 4 ayes and 0 nays.

The Meeting Adjourned at 06:51 pm

Respectfully submitted,

David Salmon P.E.  
City Engineer

<b>THESE MINUTES APPROVED BY THE LEWISVILLE TRANSPORTATION BOARD.</b>	
_____	_____
<b>CHAIRMAN</b>	<b>DATE</b>

## MEMORANDUM

**TO:** Transportation Board

**FROM:** Jason Walker

**DATE:** May 3, 2022

**SUBJECT:** **Consideration of an Ordinance Amending the Lewisville City Code, Section 15-126. Parking on Specific Streets; Prohibiting Parking on Both Sides of Lake Falls Terrace Between Josey Lane and the Memorial Elementary School Driveway and Along the West Side of Lake Falls Terrace Between the Memorial Elementary School Driveway and Lakewood Bluffs Trail and Make a Recommendation to the City Council Regarding the Amendment.**

### BACKGROUND

The subject section of Lake Falls Terrace includes a short east/west entry street, shared between Memorial Elementary and the Lakewood Hills subdivision, and the west side of Lake Falls Terrace from the Memorial Elementary School entrance to Lakewood Bluffs Trail. Memorial Elementary parents regularly park on the short street segment while dropping off and picking up students creating congestion within the entrance to the neighborhood. Staff has received multiple complaints from Lakewood Hills residents and Lewisville Independent School District (LISD) staff about the congestion during school drop off and pick up times.

### ANALYSIS

Staff observed Lake Falls Terrace during student arrival and dismissal times over several days and noticed heavy parking occurs on both sides of Lake Falls Terrace during the student pick up and drop off times. Memorial Elementary School has plenty of parking and student pickup lanes available with ample space. The parents parking on Lake Falls Terrace appear to be avoiding the regular pick-up and drop-off queue. Staff has discussed the proposed parking restriction with the owner of the house on the west side of Lake Falls Terrace at Lakewood Bluffs Trail and they indicated they were in agreement.

Signage will be installed by Public Services.



Examples of the on-street parking





**RECOMMENDATION**

That the Transportation Board recommend prohibiting parking on Lake Falls Terrace to the City Council.

## **MEMORANDUM**

**TO:            Transportation Board**  
**FROM:         Jason Walker**  
**DATE:         May 3, 2022**  
**SUBJECT:     Consideration of an Ordinance Amending the Lewisville City Code, Section 15-35, Maximum Speed Limits on Specific Streets; Establishing Speed Limits on Mill Street from Purnell Street to College Street of 30 Miles Per Hour and Make a Recommendation to the City Council Regarding the Amendment.**

### **BACKGROUND**

The Main Street and Mill Street Improvements project in Old Town Lewisville was substantially completed in Summer of 2021. It is standard practice for the City to conduct speed studies upon the completion of roadway projects to determine if the speed limit needs to be raised or lowered as a result of the improvements. The project changed the roadway characteristics and reduced the number of travel lanes on both Mill Street and Main Street. The traffic speed studies conducted post construction have determined that the speed limit on Mill Street would need to be lowered from 35 mph to 30 mph in the segment between Main Street and Purnell Street, and from 40 mph to 30 mph in the segment between College Street and Main Street. Main Street from Mill Street to Railroad Street was also studied. The study results for Main Street indicated there is no need to adjust the speed limits on Main Street at this time.

### **ANALYSIS**

The Main Street and Mill Street Improvements were completed in summer of 2021. It is standard practice to conduct speed studies on the roadways that have undergone improvements or changes to determine the new 85<sup>th</sup> percentile speed, and to see if the posted speed limit needs to be changed accordingly.

The Mill St and Main St project made improvements to Mill Street as described below:

- Mill St underwent a road diet reducing it from 4-lanes to 3-lanes
- On-street bicycle lanes (5-foot wide) were added
- Wider sidewalks with landscape buffers were added





**Figure 1: Mill Street - Speed Study Locations & 85th Percentile Speeds at those Locations**

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

- Lowering the speed limit to 30 mph on Mill Street from College Street to Purnell Street.

The comparison of the existing and proposed speed limits on Mill St are summarized in the table below, and also illustrated in the location map below.

<b>STREET SECTION</b>	<b>EXISTING SPEED LIMIT</b>	<b>PROPOSED SPEED LIMIT</b>
Mill St – from College St to Main St	40 mph	30 mph
Mill St – from Main St to Purnell St	35 mph	30 mph





Signage will be installed by Public Services.

**RECOMMENDATION**

That the Transportation Board recommend the speed reduction on Mill Street to the City Council.