



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, June 21, 2022

6:30 PM

Council Chambers

Joint Session - 6:30 P.M.

Planning and Zoning Commission

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

B. Approval of Minutes

1. [Consider the Minutes of the June 7, 2022 Meeting.](#)

C. Regular Hearing

2. [Regular Hearing: Final Plat of Castle Hills H3, Lot 1, Block A; on 15.966 Acres out of the S. Singleton Survey, Abstract Number 1138; Zoned Planned Development General Business 2 District \(PD-GB2\), Located on the South Side of Parker Road \(FM 544\) Across From Dragon Banner Drive.](#)

D. Public Hearing

3. [Public Hearing: Consideration of a Special Use Permit for a Gasoline Service Station; on Approximately 0.83-Acres, Legally Described as Lot 1B, Block B, Timber Creek Addition, Located 102 East Corporate Drive, Zoned Light Industrial District \(LI\); as Requested by Jason Nijim, IBC Construction, LLC, on Behalf of RF & Sons Properties, LLC, the Property Owner. \(Case No. 22-02-2-SUP\).](#)
4. [Public Hearing: Consideration of a Special Use Permit for a Plant Nursery \(Retail Sales\) With Outdoor Display or Storage; on Approximately 1.355-acres, Legally Described as Lot 1, Block A, Heartland Industries Addition, Located at 1280 South Stemmons Freeway, Zoned General Business District \(GB\); as Requested by Daniel Alford, Baymon Construction LLC, on Behalf of Joe W. and Patricia Devers, the Property Owners. \(Case No. 22-04-4-SUP\)](#)

E. Adjournment

Transportation Board

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

G. Approval of Minutes

5. [Consider the Minutes of the May 3, 2022 Joint Meeting.](#)

H. Regular Hearing

6. [Consideration of an Ordinance Amending the Lewisville City Code, Section 15-127, Prohibiting Parking on Specific Streets During Specific Hours, by Prohibiting Parking on North Mill Street From 200 Feet North of the Centerline of Hedgerow Lane to 300 Feet South of the Centerline of Hedgerow Lane Between the Hours of 10:00 PM and 7:00 AM and Make a Recommendation to the City Council Regarding the Amendment.](#)
7. [Consideration of an Ordinance Amending the Lewisville City Code, Section 15-35, Maximum speed Limits on Specific Streets, by Establishing Speed Limits on Windhaven Parkway from Castle Hills Drive to Josey Lane of 40 Miles Per Hour and Make a Recommendation to the City Council Regarding the Amendment.](#)

I. 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
PLANNING AND ZONING COMMISSION**

June 7, 2022

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, June 7, 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; Erum Ali

Staff members present: Richard Luedke, Planning Director; Joseph Ducay, Planner

Item B1 Approval of Minutes

The first item on the agenda was to approve the minutes from the May 17, 2022, meeting. A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

Item C: Regular Hearing

There were three items for consideration:

2. Regular Hearing: Final Plat of Bunker Hill Addition, Lots 1 and 2, Block A; on 12.2567 Acres out of the P. Higgins Survey, Abstract Number 525; Zoned Light Industrial (LI) District; Located at the Southern Terminus of Bunker Hill Lane.

Joseph Ducay, Planner, 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. There was no discussion on this item. 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 Jordan Zongol. The motion passed unanimously (6-0).

3. Regular Hearing: Final Plat of Q.T. 942 Addition, Lots 1R1, 2R1 and 2R2, Block A; on 3.762 Acres out of the K. Wagner Survey, Abstract Number 1342; Zoned Light Industrial (LI) District, Located on the North Side of Justin Road, Approximately 300 Feet West of North Summit Avenue, Being a Replat of Q.T. 942 Addition, Lots 1R and 2, Block A.

Joseph Ducay, Planner, 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. There was no discussion on this item. 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).

**MINUTES
PLANNING AND ZONING COMMISSION
June 7, 2022**

Page 2

4. Regular Hearing: Final Plat of Castle Hills Phase IV Section B, Lots 4, Block P; on 0.9255 Acres out of the Harrison Young Survey, Abstract Number 1448; Zoned Planned Development General Business 2 (PD-GB2) District, Located on the South Side of Parker Road, Approximately 210 Feet East of Old Denton Road.

Joseph Ducay, Planner, 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. There was no discussion on this item. 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 Alvin Turner. The motion passed unanimously (6-0).

Item E: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jordan Zongol. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:35 p.m.

These minutes approved by the Planning and Zoning Commission on June 7, 2022.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jason Gillis, Planning Intern
DATE: June 21, 2022
SUBJECT: Regular Hearing: Final Plat of Castle Hills H3, Lot 1, Block A; on 15.966 Acres out of the S. Singleton Survey, Abstract Number 1138; Zoned Planned Development General Business 2 District (PD-GB2), Located on the South Side of Parker Road (FM 544) Across From Dragon Banner Drive.

BACKGROUND:

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

ANALYSIS:

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

The final plat of Castle Hills H3 was submitted on May 23, 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(c) Final Plat

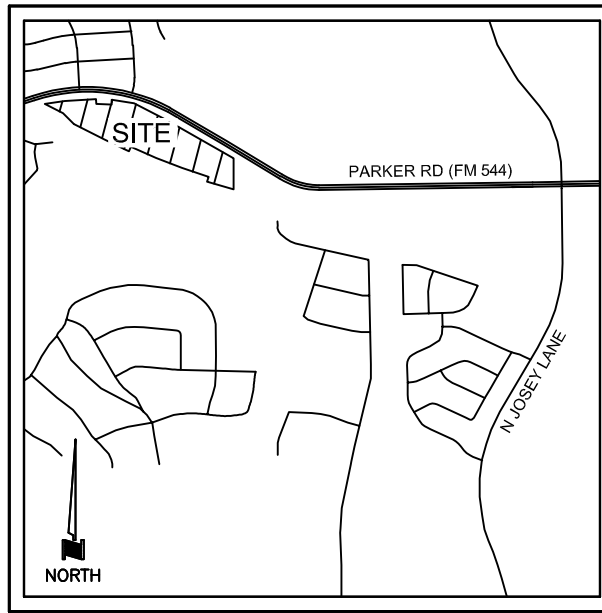
- (6) Location Map must be 1" = 1,000'
- (7) confirm and correct scale
- (13) Label the zoning of adjacent lots
- (14) Label the width and centerline of the ROW of FM544
- (15)(20) Label all the required drainage easement for Indian Creek
- (15) Show limits and width and dimensions of sewer easement
- (19) Clearly show floodplain

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Castle Hills H3 for the deficiencies listed above and be brought back before the Planning

and Zoning Commission for a public hearing for a residential replat with a variance for front entry.



CITY OF LEWISVILLE NOTES:
 CASTLE HILLS MASTER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF ALL COMMON AREAS.

NOTES:
 1. BASIS OF BEARINGS AND COORDINATES ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATION.
 2. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

FLOOD STATEMENT:
 A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE, DEFINED AS "BASE FLOOD ELEVATION DETERMINED" THE REMAINDER OF THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 05706, DATED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS. SURVEYOR IS UNABLE TO GUARANTEE THE ACCURACY OF THE INFORMATION REPRESENTED ON SAID FIRM PANEL BY FEMA, THEREFORE THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

scaled is overlap location map needs to be 1=1,000 per sec. 6-71(b)(6)

- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- <CM> CONTROL MONUMENT
- ⊙ 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674"
- DE DRAINAGE EASEMENT
- BL BUILDING LINE
- OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS BRECO LANDS CH, LLC IS THE OWNER OF A TRACT OF LAND LOCATED IN THE A, SINGLETON SURVEY, ABSTRACT NO. 1138, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED AS TRACT H3 IN DEED TO BRECO LANDS CH, LLC, RECORDED IN DOCUMENT NO. 2006-153340, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.) AS AFFECTED BY CERTIFICATE OF CONVERSION RECORDED IN DOCUMENT NO. 2012-1567, O.P.R.D.C.T. AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO SAID BRECO LANDS CH, LLC, RECORDED IN INSTRUMENT NO. 2021-38408, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "ARTHUR SURVEYING COMPANY" FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKER ROAD, ALSO KNOWN AS FARM-TO-MARKET ROAD 544, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF SAID TRACT H3

THENCE SOUTH 00°05'41" EAST, ALONG THE EAST LINE OF SAID TRACT H3, A DISTANCE OF 321.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTHERLY LINE OF THE GULF, COLORADO AND SANTA FE RAILROAD, A 150-FOOT RIGHT-OF-WAY, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°22'53", A RADIUS OF 6,800.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73°44'37" WEST, 287.90 FEET;

THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

WESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 287.92 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 17°28'10" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°22'03", A RADIUS OF 6,750.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 68°50'49" WEST, 867.43 FEET;

WESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 868.03 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 24°50'13" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°19'16", A RADIUS OF 6,800.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°00'09" WEST, 38.11 FEET;

NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 38.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°13'51", A RADIUS OF 9,092.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64°02'56" WEST, 251.78 FEET;

NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 251.79 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 63°15'20" WEST, A DISTANCE OF 347.10 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 45°22'35" WEST, A DISTANCE OF 162.71 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 63°15'04" WEST, A DISTANCE OF 212.31 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARKER ROAD;

THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARKER ROAD, THE FOLLOWING NINE (9) COURSES AND DISTANCE:

NORTH 81°08'29" EAST, LEAVING SAID RAILROAD RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 86°41'19" EAST, A DISTANCE OF 327.50 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 03°18'41" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 87°29'49" EAST, A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 01°23'54" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 80°58'59" EAST, A DISTANCE OF 234.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 62°30'47" EAST, A DISTANCE OF 350.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TNP" FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°43'44", A RADIUS OF 512.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 62°30'47" EAST, 42.32 FEET;

SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.34 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HAT 2901" FOUND FOR CORNER;

SOUTH 60°16'41" EAST, A DISTANCE OF 793.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 695,497 SQUARE FEET OR 15,966 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRECO LANDS CH, LLC, THE UNDERSIGNED AUTHORITIES, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT OF CASTLE HILLS H3, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM, OR ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIME HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

WITNESS MY HAND AT _____, TEXAS, THIS ____ DAY OF _____, 2022.

BY: BRECO LANDS CH, LLC
 A TEXAS LIMITED LIABILITY COMPANY

CHRISTOPHER ROBERTS BRIGHT
 CHIEF EXECUTIVE OFFICER

STATE OF TEXAS §
 COUNTY OF DENTON §

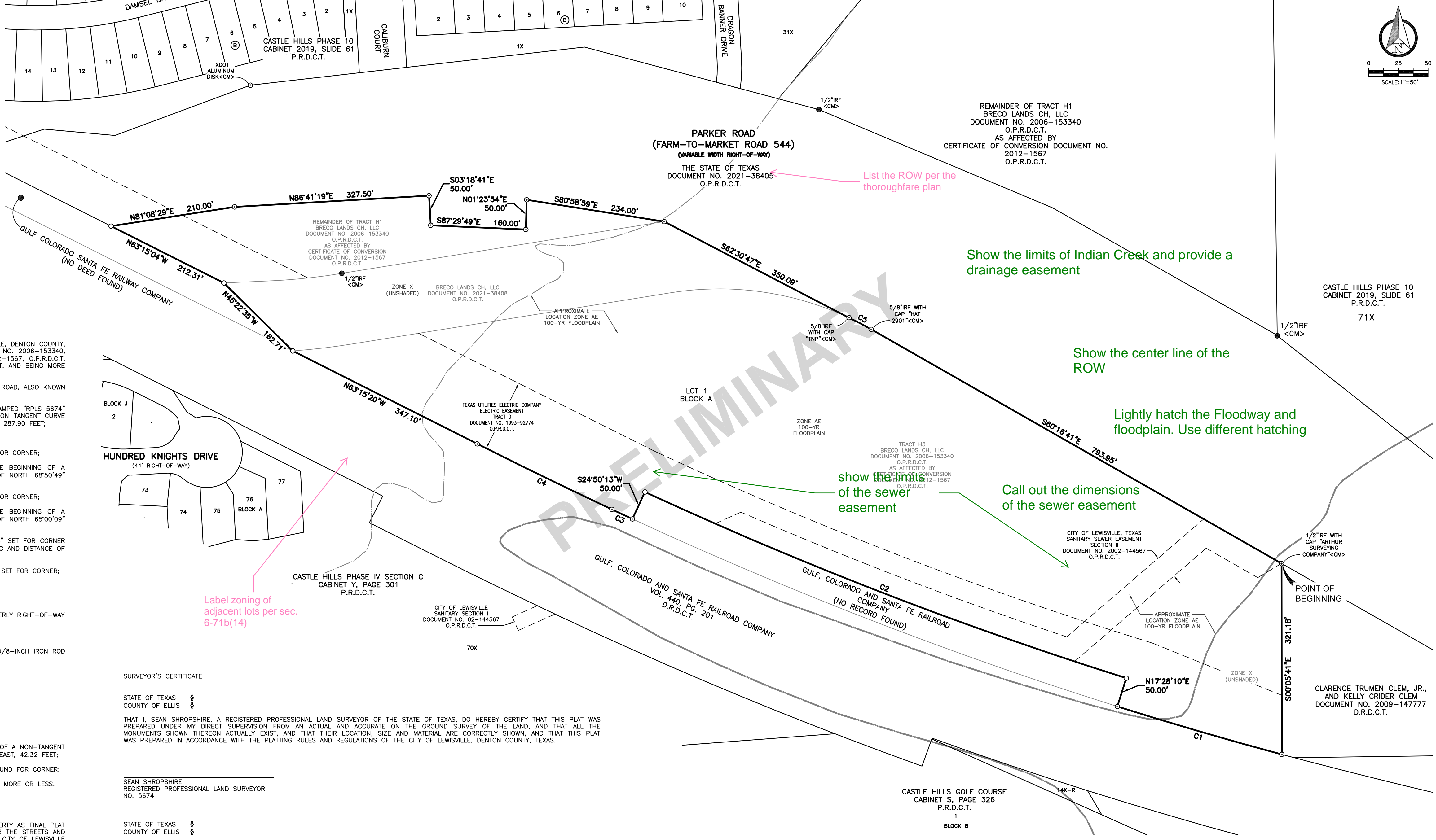
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER ROBERTS BRIGHT FOR BRECO LANDS CH, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AS THE ACT AND DEED OF BRECO LAND CH, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVISID: MAY 3, 2022

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SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ELLIS §

THAT I, SEAN SHROPSHIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND, AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS.

SEAN SHROPSHIRE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5674

STATE OF TEXAS §
 COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SEAN SHROPSHIRE 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 OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SIGNATURE BLOCK FOR CITY SECRETARY

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE CASTLE HILLS H3 ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE ____ DAY OF _____, 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 IN ACCORDANCE WITH CITY ORDINANCES.

WITNESS MY HAND THIS ____ DAY OF _____, 2022.

JULIE WORSTER
 CITY OF LEWISVILLE, TEXAS

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

MARY ELLEN MIKSA
 CHAIRMAN, PLANNING AND ZONING COMMISSION
 CITY OF LEWISVILLE, TEXAS

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°25'33"	6800.55'	287.92'	N73°44'37"W	287.90'
C2	7°22'03"	6750.55'	868.03'	N68°50'49"W	867.43'
C3	0°19'16"	6800.55'	38.11'	N65°00'09"W	38.11'
C4	1°35'12"	9092.37'	251.79'	N64°02'56"W	251.78'
C5	4°43'44"	512.96'	42.34'	S62°30'47"E	42.32'

OWNER: BRECO LAND CH, LLC
 4400 STATE HIGHWAY 121 SUITE 900
 LEWISVILLE, TX 75056-4560
 CONTACT: ERIC STANLEY
 972-410-6601

ENGINEER: LANDESIGN, INC.
 5301 ALPHA ROAD, SUITE 24
 DALLAS, TX 75240
 CONTACT: BRIAN DENCH
 214-785-6009

FILED:
 DOCUMENT NO.

**FINAL PLAT
 CASTLE HILLS H3**

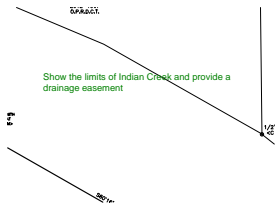
1 LOT ~ 15.966 ACRES
 AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 A, SINGLETON SURVEY - ABSTRACT NO. 1138
 LOT 1, BLOCK A
 MAY, 2022 SCALE: 1"=100'
 SURVEYOR

PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

AXIS SURVEYING
 P.O. BOX 575 | WAXAHACHIE, TEXAS 75168
 214.903.8200 | TBP@AXIS-SURVEY.COM
 INFO@AXIS-SURVEY.COM

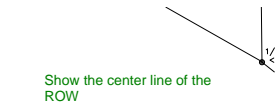
CH - H3 1st FP Markup Summary

DRussell (5)



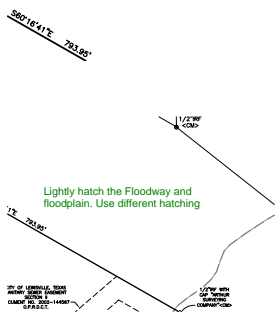
Author: DRussell

Show the limits of Indian Creek and provide a drainage easement



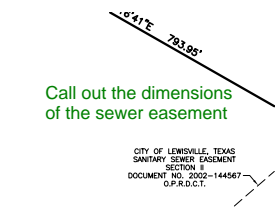
Author: DRussell

Show the center line of the ROW



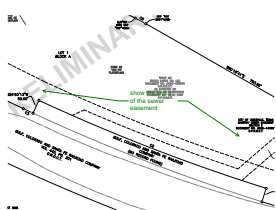
Author: DRussell

Lightly hatch the Floodway and floodplain. Use different hatching



Author: DRussell

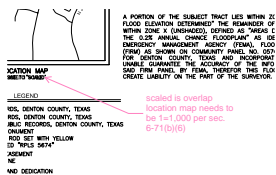
Call out the dimensions of the sewer easement



Author: DRussell

show the limits of the sewer easement

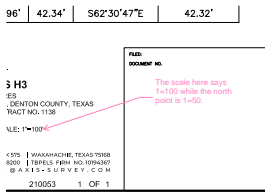
JasonGillis (4)



Author: JasonGillis

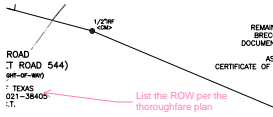
scaled is overlap location map needs to be 1=1,000 per sec. 6-71(b)(6)

FILED IN THE OFFICE OF THE COUNTY CLERK AT THE COURTHOUSE



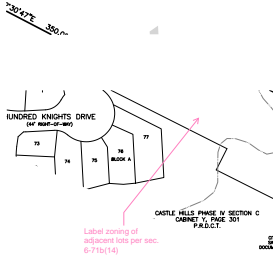
Author: JasonGillis

The scale here says 1=100 while the north point is 1=50.



Author: JasonGillis

List the ROW per the thoroughfare plan



Author: JasonGillis

Label zoning of adjacent lots per sec. 6-71b(14)

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: June 21, 2022

SUBJECT: **PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit for a Gasoline Service Station; on an Approximately 0.83-Acre Tract of Land, Described as Lot 1B, Block B, Timber Creek Addition, Located 102 East Corporate Drive, Zoned Light Industrial District (LI); as Requested by Jason Nijim, IBC Construction, LLC, on behalf of RF & Sons Properties, LLC, the Property Owner. (Case No. 22-02-2-SUP).**

BACKGROUND:

JR51 is looking to redevelop and rebrand the existing gas station at 102 East Corporate Drive. The site changes include closing two driveways, removing the existing carwash, building a new larger convenience store and repositioning the pumps. The special use permit (SUP) regulations, adopted in 2013, required an SUP with all gasoline service stations.

ANALYSIS:

Site

The site currently functions as a gasoline service station. It includes a 900 square-foot convenience store positioned under a canopy with an unused accessory carwash and four driveways. The proposed redevelopment will improve the internal circulation by closing two driveways. The new gas station will feature eight gas pumps and a 4,200 square-foot convenience store with enhanced pedestrian accessibility.

Landscaping

The applicant is proposing 39 canopy and ornamental trees on site which significantly exceeds the 10 required per development code. A landscape focal point is proposed at the hard corner, and extensive tree plantings are proposed around entire perimeter of the site. Shrubs are planted adjacent to the public right-of-way.

Building

The proposed building elevations exceed 80% brick and stone façade and colored in natural earth tones. Tile is used to give a wood appearance.

Signage

The applicant is proposing a low-profile monument sign in lieu of any free-standing pole signs. The monument sign will be clad in the same brick used for the building's elevations. A wall sign will also be positioned above the building entrance.

Requested Variance

- a. To reduce the control of access along a major traffic carrier from 250-feet to approximately 100-feet.

Lewisville Development Regulations Chapter 6.103 Access Management Policy require the control of access along State Highway 121 Business to be 250-feet. The applicant is requesting a variance to allow a control of access to allow an existing driveway to remain. Staff has no objection to this request as the driveway is existing and the applicant is improving the driveway spacing greatly.

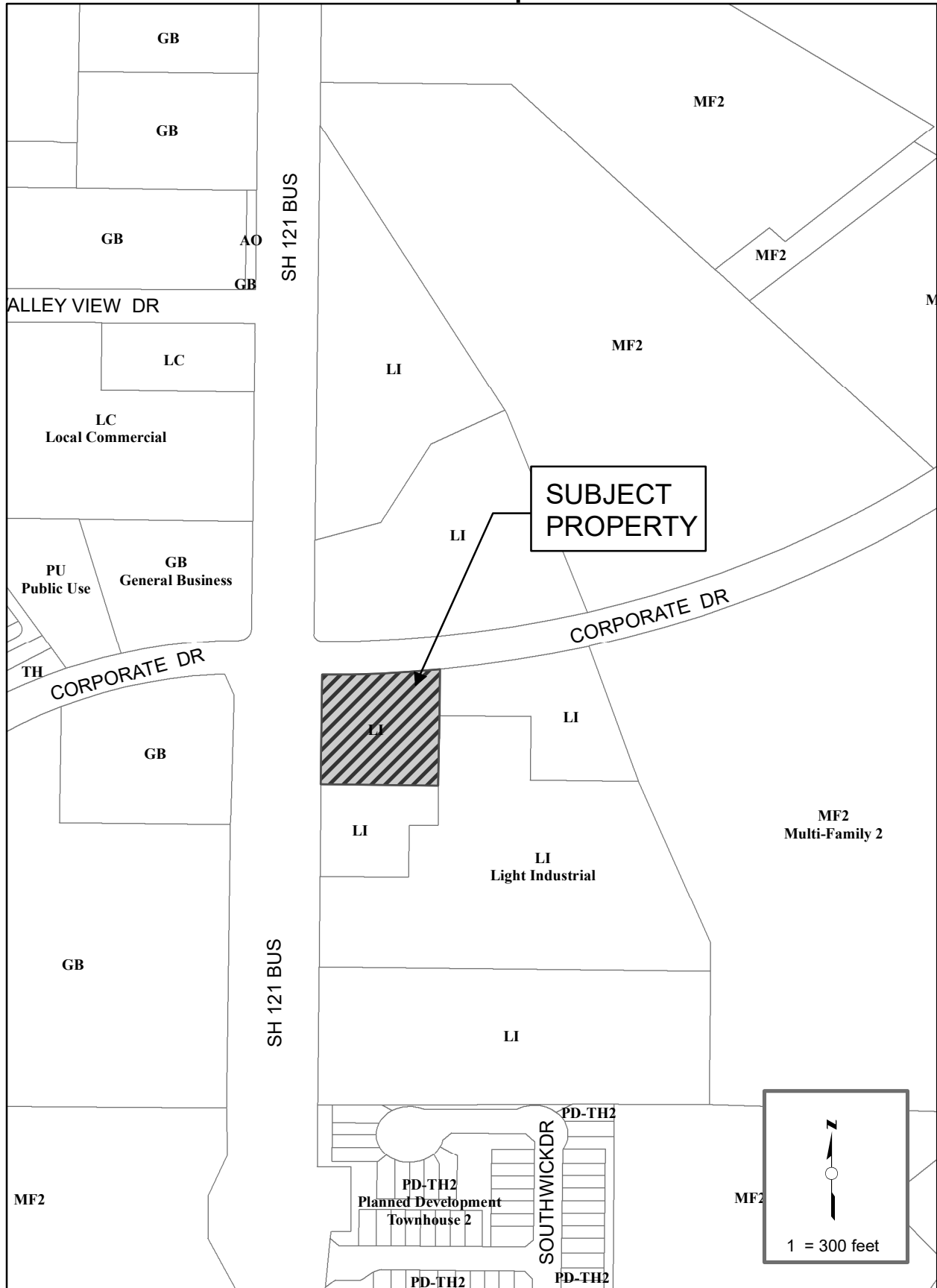
Summary

JR 51' proposed redevelopment of a gas station with enhanced building materials, enhanced landscaping, and improve circulation will improve the function and aesthetic of the current site.

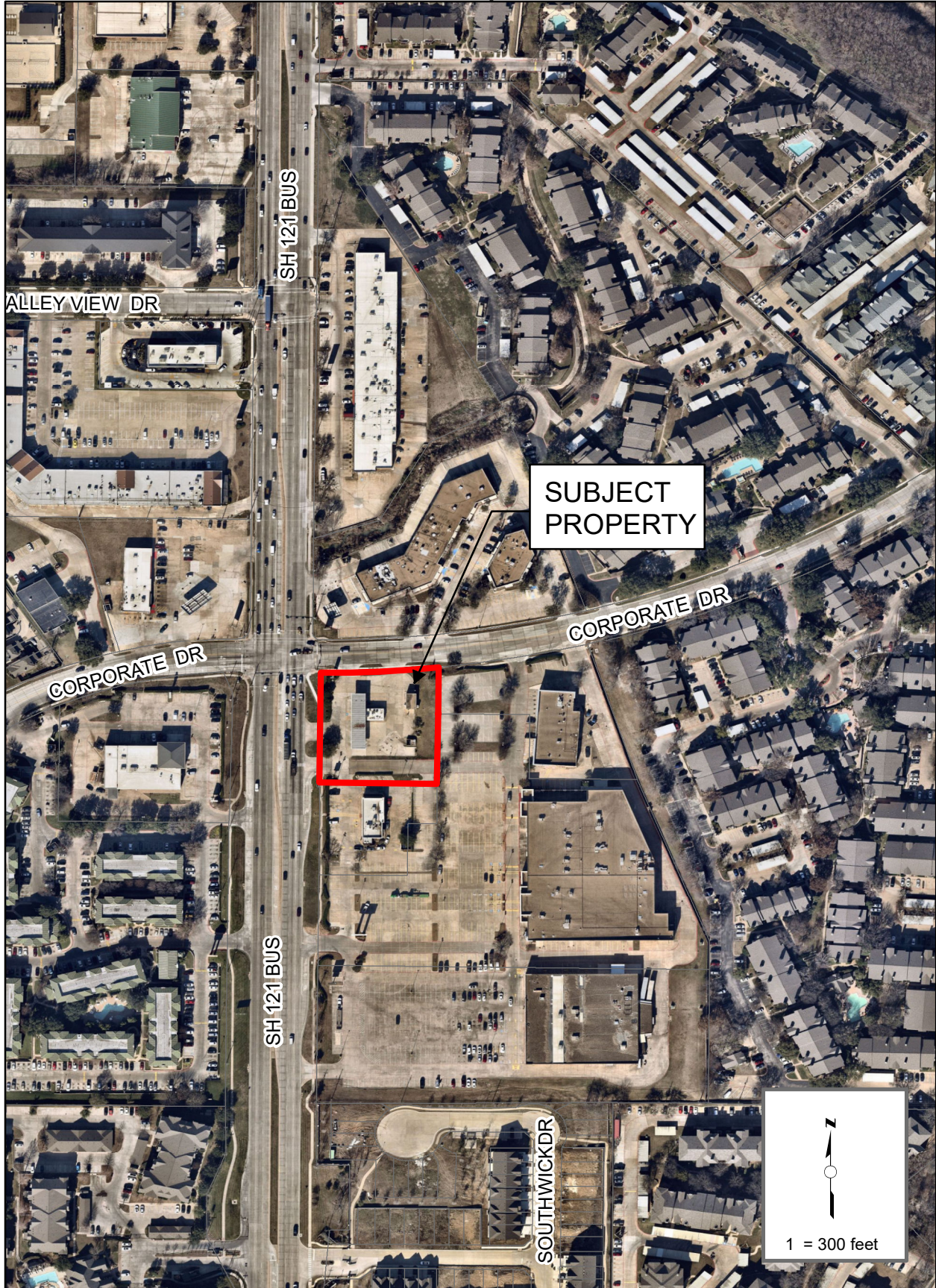
RECOMMENDATION:

That Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.

Location Map - JR51



Aerial Map - JR51



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



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

**SPECIAL USE PERMIT (SUP)
APPLICATION**

Owner/s (name):	Mr. JESSE RANDHAWA		
Company Name:	RF & Sons Properties LLC		
Mailing Address:	533 Coyote Rd Southlake, TX 76092		
Work #:	979-451-1071	Cell #:	979-451-1071
E-Mail:	rfpetroleum07@gmail.com		
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization):			Date: 3/9/2022
Printed Name:	Mr. JESSE RANDHAWA		

Applicant/Agent (name):	Jason H. Nijim		
Company Name:	IBC Construction, LLC		
Mailing Address:	555 Republic Dr Suite 200B Plano TX 75074		
Work #:	4696625248	Cell #:	2149071014
E-Mail:	jnijim01@yahoo.com		
Applicant/Agent Signature			Date: 02/01/2022
Printed Name:	Jason H. Nijim		

Current Zoning:	Light Industrial	Requested Zoning:	Light Industrial - SUP REMODEL	Acres:	0.83 AC
Legal Description (Lot/ Block/Tract/Abstract):	_____				
Address/Location:	102 E. CORPORATE DR				

Application and Sign Fees:

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

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

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

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

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

REQUIRED:

Fully describe the plans for the property

* See Below

NOTE:

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

***EXXON GAS STATION REMODEL**

The Special Use Permit application is based upon codes and new stipulations for when the original fuel station was constructed, which is why we are requesting t

The scope of this renovation to the existing will include the removal of the old t the new layout includes some demolition of current convenience store building, upgrades including additional 10' landscaping buffer with additional trees/planti relocation for traffic flow.



ZONING AND SPECIAL USE PERMIT (SUP) INSTRUCTIONS

PERSONS FILING PROPOSALS TO AMEND THE ZONING ORDINANCE MUST BE FULLY PREPARED TO PRESENT THEIR PROPOSALS AT THE SCHEDULED PUBLIC HEARING. FAILURE TO BE PREPARED WILL BE SUFFICIENT GROUNDS FOR DENIAL OR DISMISSAL.

A PROPOSAL DENIED BY THE CITY COUNCIL CANNOT BE ACCEPTED AS A NEW REQUEST UNTIL ONE (1) YEAR AFTER THE ORIGINAL PROPOSAL WAS DENIED.

1. **WHO MAY PROPOSE A ZONING DISTRICT CHANGE OR SUP?** A change of zoning district or SUP may be proposed only by the owner of the property involved, his or her attorney, or by a person having written authorization.

2. **WHAT IS MY FILING DEADLINE?** Zone Change Proposals should be filed, checked for completeness and accepted by the Planning Department no later than fifteen (15) days prior to the hearing date. If required information is missing or in error, the proposal will be returned for completion and will need to be re-submitted. Planned Development (PD) zone change and SUP applications must be submitted through the City's online permitting and electronic plan review portal on the City's website: www.cityoflewisville.com. PD and SUP applications will be scheduled for a public hearing before the Planning and Zoning Commission once all staff comments are addressed.

3. **HOW DO I SUBMIT MY PROPOSAL?** The City of Lewisville will supply you with the application form. When there are several owners involved, one person may take the form to the other owners for their signatures.
 - Application for Zone Change or SUP.
 - A Letter of authorization from the owner is needed if the property owner is not signing the application.
 - One 8-1/2" x 11" metes & bounds description - one for each tract and/or proposed zoning classification (an example is attached).
 - One 8-1/2" x 11" or one 11" x 17" zoning exhibit map, plat, or survey showing the property location, the acreage, the current zoning, the proposed zoning, and the surrounding zoning (an example is attached).
 - PD and SUP applications must include additional information as required in Section 17-26 - Planned Development District and Section 17-29.5 - Special Use Permit of the Zoning Ordinance.
 - Filing fee and sign fee.

4. **WHAT FILING FEE IS REQUIRED?** The application and filing fee must be submitted at the same time. In addition to the application fee there is a \$35.00 fee for each zone change and SUP sign (see Sign Posting Information).

SIZE OF PROPERTY	ZONING FEES
Less than 1/2 acre	\$ 150.00
1/2 acre up to 4.99 acres	\$ 250.00
5 acres up to 24.99 acres	\$ 400.00
25 acres up to 49.99 acres	\$ 750.00
50 acres up to 99.99 acres	\$1,000.00
100 acres and more	\$1,500.00

5. **WHEN ARE ZONING AND SUP PROPOSALS HEARD?** Planning & Zoning Commission hearings are scheduled when all information is received and the staff review is complete.
6. **WHAT IS THE PURPOSE OF THE PUBLIC HEARING?** Zoning regulations are established to promote and protect the public health, safety, and general welfare of all citizens. The purpose of the hearing is to give the proponent of a change and any others who may be affected by it an opportunity to say how the public would be impacted by the proposal.
7. **WHAT KEY INFORMATION SHOULD I PRESENT?** Your presentation may be short and simple or may include maps, handouts, or whatever is necessary to support your request. Points you may want to touch on include:
 - Present and proposed zoning or use.
 - Compatibility of proposed zoning with surrounding zoning uses.
 - Important physical features such as topography, roadways, etc.
 - Need for your zoning or SUP in the location.
 - Is the request generally consistent with City's Comprehensive Plan?
 - Is there support for your request by your neighbors?
 - Any other facts you feel are worthwhile.

When called upon, give all the facts in your initial presentation. The Commission can consider only the information that is made available to it. Failure to present supporting facts will not be considered as sufficient grounds for rehearing or continuance.

8. **WHO SHOULD PRESENT MY PROPOSAL?** The owner (or applicant, if request is made by someone else with owner's permission) should make the presentation. The property owner should be present at the hearing. In some instances, he may find it helpful to employ the services of professional or technical persons acquainted with zoning regulations or property development to act as a representing agent.
9. **IS ZONING COMMISSION ACTION FINAL?** No. The Planning & Zoning Commission can only make recommendations to the City Council for approval or denial on zoning change and SUP proposals. The City Council must hold a public hearing and adopt an ordinance before new classifications or regulations become effective. If the Planning & Zoning Commission recommends denial, it takes five (5) votes of the Council, rather than a simple majority, to approve the request.
10. **IS A PUBLIC HEARING BEFORE THE CITY COUNCIL SCHEDULED AUTOMATICALLY ON PLANNING AND ZONING COMMISSION RECOMMENDATIONS?** Yes. Whether the Commission recommends approval or denial, the City Council will set a date for the public hearing on the proposed ordinance covering the change. This date is usually scheduled for the first Monday in the month following the date of the Zoning Commission hearing, unless the applicant requests to not be scheduled. The request is also advertised in the City's official newspaper at least fifteen (15) days prior to the hearing before the City Council.
11. **WHEN IS THE EFFECTIVE DATE OF ZONING ORDINANCE AMENDMENT?** The proposed zone change or SUP becomes effective on adoption of the Ordinance by the City Council.



SIGN POSTING INFORMATION

A sign indicating a pending zoning change or Special Use Permit (SUP) is to be placed on the property involved in your application. Signs are to be purchased by the applicant at \$35.00 per sign. The cost of the sign(s) is in addition to the required zoning change or SUP filing fee. Signs may be reused, but only official City signs are deemed to meet this requirement. In posting the signs, the following guidelines must be adhered to:

1. The applicant or a designated representative is responsible for posting a sign or signs referencing a pending zoning change.
2. One (1) sign must be posted for each five (5) acres in the area of requested zoning change or SUP with a minimum of one (1) sign and a maximum of five (5) signs per site. Under certain circumstances, City Staff may authorize a reduction in the number of required signs.
3. The sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning Commission hearing date.
4. The sign(s) must be in a conspicuous place on the subject property facing the street bounding the property. If more than one street bounds the property, the sign must be placed at the corner of the intersecting streets or on the street that is most heavily traveled. In cases where sizable acreage is involved, signs must be placed at several locations in public view.
5. If the sign is not displayed on the property on the day of the Planning & Zoning Commission hearing on subject property, it may result in the Commission delaying action on the case until another hearing date after the proper posting of the sign(s).
6. If the sign is removed from the property or is damaged by vandals or the weather, another sign shall be required.
7. If the zoning change or SUP application is withdrawn in writing prior to a notice of City Council Public Hearing on the request being submitted to the City's official newspaper, the sign must be removed within 24 hours of submission of the written notice to the City. If written notice is received after the City has submitted the notice of Public Hearing to the official newspaper, the sign must remain on the property until action is taken by the City Council.
8. If the zoning change or SUP application is forwarded to the City Council, the sign must remain on the property until final action has been taken on the case by the City Council. If the sign is found to be missing at any time before the City Council hearing, it may result in the Council delaying action on the case and setting another hearing date.
9. After the City Council has made a decision on the application, the sign(s) must be removed from the property within 10 days. After 10 days, the City may remove the signs.

Please keep in mind that it is the applicant's responsibility to post the sign(s) and see that it remains posted during the time the application is being processed. Any questions regarding the posting of signs should be directed to the Planning Department of the City of Lewisville.

EXAMPLE – PROPERTY DESCRIPTION (METES & BOUNDS)

TRACT 1

LEGAL DESCRIPTION

BEING a 7.97 acre tract of land situated in the Thomas B. Garvin Survey, Abstract No. 506, in the City of Lewisville, Denton County, Texas, and being a portion of Lot 1, Block H, Final Plat of Vista Ridge, an addition as recorded in Cabinet F, Slide 271 of the plat records of Denton County, Texas;

COMMENCING at the southeast corner of said Lot 1, Block H and being on the north right-of-way of Spur 553 (variable width right-of-way) and the west boundary line of a tract owned by Denton County Levee Improvement District No. 1 (DCLID No. 1);

THENCE northerly along the east boundary of said Lot 1, Block H and the west line of said DCLID No. 1 tract and leaving said Spur 553, N 13° 22' 36", a distance of 237.30 feet to a point for a corner;

THENCE N 08° 42' 39" W, 99.14 feet to a point for corner;

THENCE N 13° 40' 10" W, 148.19 feet;

THENCE N 55° 01' 00" W, 109.86 feet to a point for corner;

THENCE N 18° 26' 37" W, 47.43 feet to a point for corner;

THENCE N 02° 39' 04" W, 8.62 feet to the POINT OF BEGINNING;

THENCE westerly and leaving said east boundary line of said Lot 1, Block H and the west line of said DCLID No. 1 tract, S 78° 42' 58" W, 746.06 feet to a point for corner;

THENCE N 01° 06' 32" E, 540.65 feet to a point for corner on the north boundary line of said Lot 1, Block H and the south line of the tract owned by DCLID No. 1;

THENCE easterly along said north boundary line and the south line of said DCLID No. 1 tract, S 87° 46' 04" E, 211.67 feet to a point for corner;

THENCE N 86° 29' 55" E, 213.40 feet to a point for corner;

THENCE N 88° 32' 28" E, 237.08 feet to a point for corner;

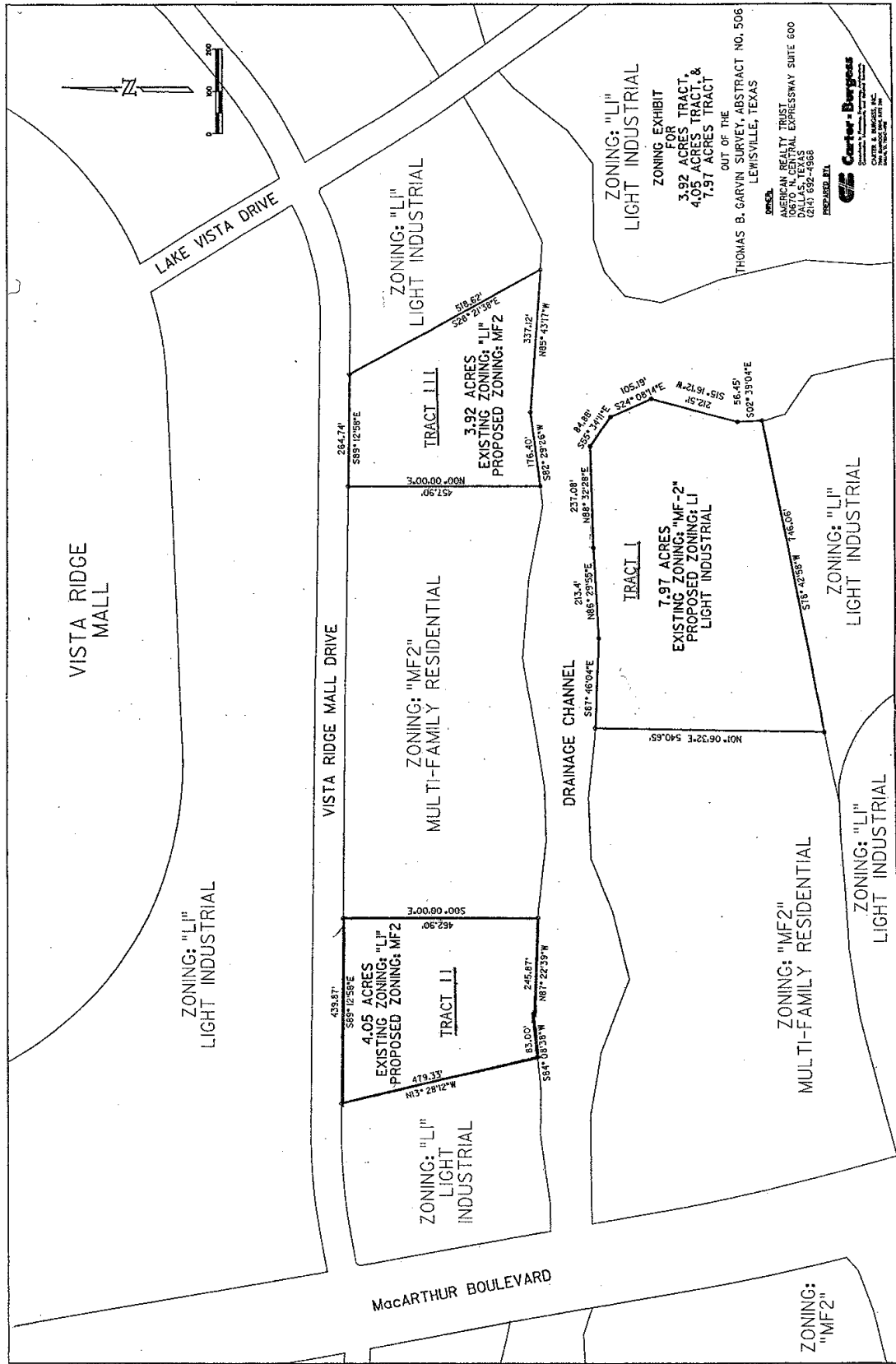
THENCE S 55° 34' 11" E, 84.88 feet to a point for corner on the east boundary line of said Lot 1, Block H and the west line of said DCLID No. 1 tract;

THENCE southerly along said east boundary line, S 24° 08' 14" E, 105.19 feet to a point for corner;

THENCE S 15° 16' 12" W, 212.51 feet to a point for corner;

THENCE S 02° 39' 04" E, 56.45 feet to the POINT OF BEGINNING and containing 7.97 acres of land, more or less.

EXAMPLE - ZONING EXHIBIT



ZONING: "LI" LIGHT INDUSTRIAL
 ZONING EXHIBIT FOR
 3.92 ACRES TRACT,
 4.05 ACRES TRACT, &
 7.97 ACRES TRACT
 OUT OF THE
 THOMAS B. GARVIN SURVEY, ABSTRACT NO. 506
 LEWISVILLE, TEXAS

AMERICAN REALTY TRUST
 10670 N. CENTRAL EXPRESSWAY SUITE 600
 DALLAS, TEXAS 75243-5988
 PREPARED BY

Carter Burgess
 CONSULTING ENGINEERS, INC.
 10000 N. CENTRAL EXPRESSWAY SUITE 600
 DALLAS, TEXAS 75243-5988
 PREPARED BY

Sec. 17-29.5 - "SUP" special use permit

- (a) *Purpose.* The special use permit (SUP) provides a means for evaluating land uses identified in this chapter to ensure compatibility with adjacent properties. The intent of the special use permit process is to allow consideration of certain uses that would typically be incompatible or intensely dominate the area in which they are located, but may become compatible with the provision of certain conditions and restrictions.
- (b) *Application submittal and approval process.*
- (1) Application for an SUP shall be processed like an application for rezoning. An application shall not be complete and shall not be scheduled for a public hearing unless the following are submitted along with the application:
- a. A scaled development plan depicting the items listed in subsection 17-29.5(b)(2);
 - b. A metes and bounds description of the property boundary;
 - c. A narrative explaining how the property and use(s) will function;
 - d. Colored elevations of the building and other structures including dimensions and building materials;
 - e. A landscaping plan, meeting the requirements of section 6-124 of the Lewisville Code of Ordinances;
 - f. A tree survey and mitigation plan if required by section 6-125 of the Lewisville Code of Ordinances;
 - g. Detailed elevations and descriptions of proposed signage;
 - h. An exhibit illustrating any requested variances; and
 - i. Any other information, drawings, operating data or expert evaluations that city staff determines are

necessary to evaluate the compatibility criteria for the proposed use and development.

- (2) The development plan submitted along with an SUP application must include the following:
- a. The layout of the site;
 - b. A north arrow;
 - c. A title block including project name, addition, lot, block, acreage, and zoning classification of the subject property;
 - d. Name, address and phone number for applicant, developer, owner, builder, engineer and/or surveyor;
 - e. Building location, property lines and setbacks;
 - f. Summary tables listing building square footage, required parking, and required landscaping;
 - g. Locations of utility easements, if applicable;
 - h. Zoning and ownership of adjacent properties;
 - i. Easements, deed restrictions, or encumbrances that impact the property;
 - j. Median openings, traffic islands, turning lanes, traffic signals, and acceleration and deceleration lanes;
 - k. Streets, alleys and easements adjacent to the site;
 - l. Driveways and sidewalks;
 - m. Parking configuration, including maneuvering lanes and loading areas;
 - n. Location and details of dumpsters and screening devices; and
 - o. Location of all proposed signage.
- (3) An application for an SUP shall be considered to be an amendment to the zoning ordinance, and shall comply with all

provisions of section 17-37 of this Code, except that in no instance shall the provisions of section 17-37 be construed to negate or remove any requirements of this section for an SUP application.

- (4) Variances from the regulations of the city's general development ordinance may be granted at the discretion of the city council as part of the SUP approval. The granting of an SUP has no effect on uses permitted by right and does not waive the regulations of the underlying zoning district.
 - (5) The planning and zoning commission or the city council may require additional information or drawings, operating data or expert evaluation or testimony concerning the location and characteristics of any building or uses proposed.
 - (6) Completion of a development plan for the SUP does not waive the requirement to provide an engineering site plan in accordance with the general development ordinance.
- (c) *Compatibility criteria for approval.* The planning and zoning commission shall not recommend approval of, and the city council shall not grant an SUP for a use except upon a finding that the use will:
- (1) Complement or be compatible with the surrounding uses and community facilities and any adopted comprehensive plans or small area plans;
 - (2) Contribute to, enhance or promote the welfare of the area of request and adjacent properties;
 - (3) Not be detrimental to the public health, safety or general welfare; and
 - (4) Conform in all other respects to all zoning regulations and standards.
- (d) *SUP conditions.* The planning and zoning commission may recommend and the city council may adopt reasonable conditions upon the granting

of an SUP consistent with the purpose and compatibility criteria stated in this section. The development plan, however, shall always be attached to and made a condition of the SUP. The other documents submitted with the SUP application may also be made conditions of the SUP.

(e) *Amendments, enlargement, modifications or structural alterations.*

- (1) Except for minor amendments, all amendments, enlargements, modifications or structural alterations or changes to the development plan shall require the approval of a new SUP. The city manager or his designee may authorize minor amendments to the development plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:
 - a. Alter the basic relationship of the proposed development to adjacent property;
 - b. Increase the maximum density or height shown on the original development plan;
 - c. Decrease the number of off-street parking spaces shown on the original development plan; and/or
 - d. Reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original development plan.
- (2) For purposes of this subsection, "original development plan" means the earliest approved development plan that is still in effect, and does not mean a later amended development plan. For example, if a development plan was approved with the specific use permit and then amended through the minor amendment process, the original development plan would be the development plan approved with the specific use permit, not the development plan as amended through the minor amendment process. If, however, the development plan

approved with the specific use permit was replaced through the zoning process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

- (3) Although the city manager or his designee has the authority to grant minor amendments to the development plan, they are not obligated to do so. The city manager or his designee shall always maintain the discretion to require city council approval if he feels that it is within the public's interest that city council consider the amendment, enlargement, modifications or structural changes at a public hearing.

(f) *Compliance mandatory with written requirements.*

- (1) No special use permit shall be granted unless the applicant, owner and grantee shall be willing to accept and agree to be bound by and comply with the written requirements attached to the development plan drawings and approved by the city council.
- (2) A special use permit shall be transferable from one owner or owners of the subject property to a new owner or occupant of the subject property, however all regulations and conditions of the SUP shall remain in effect and shall be applicable to the new owner or occupant of the property.

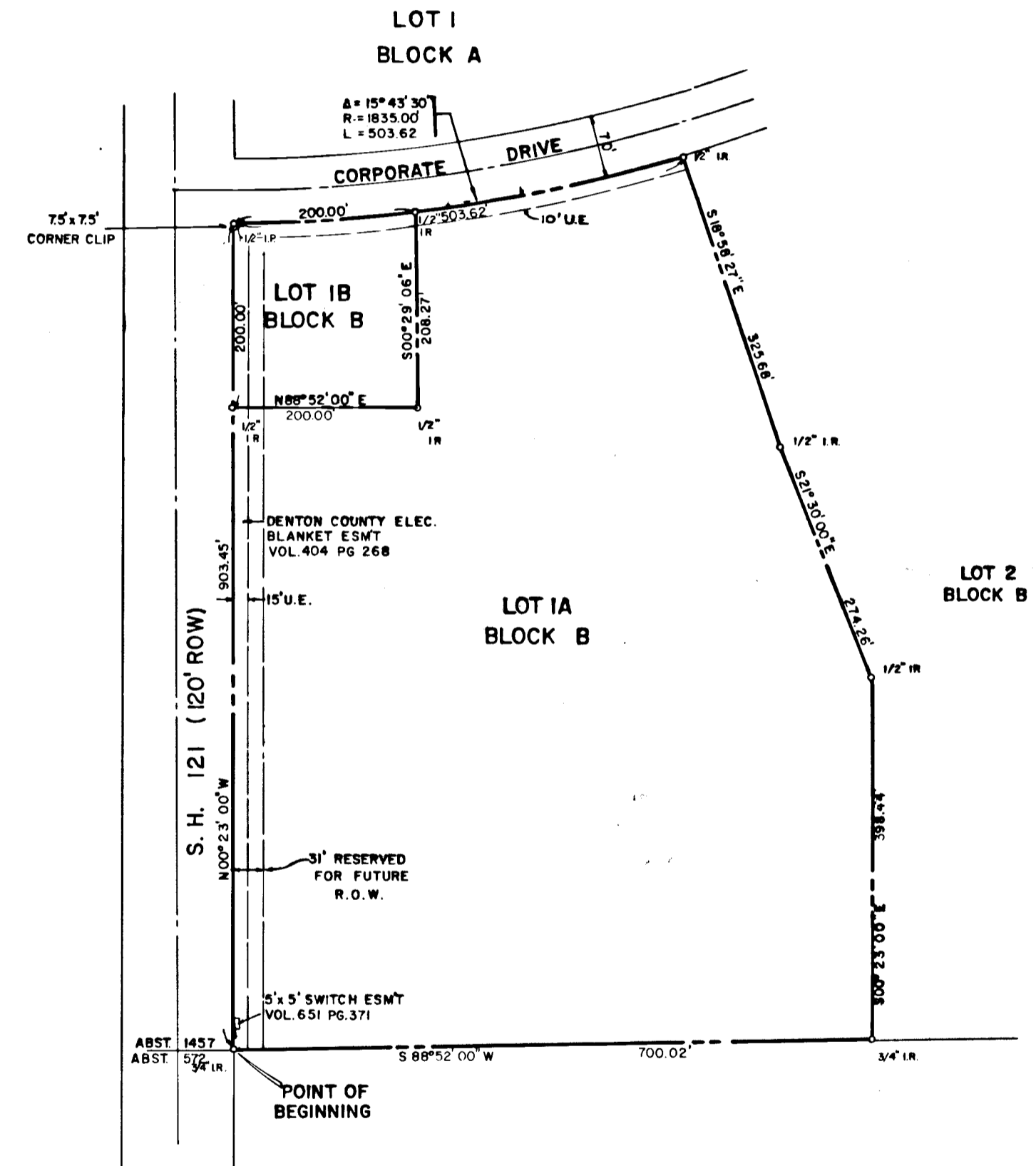
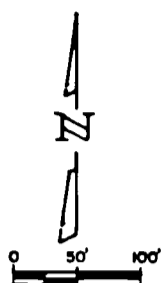
- (g) *Timing.* All development plans submitted for review will be on the city's active list for a period of 90 days from the date of each submittal. After the 90-day period, a project will be considered abandoned and removed from the file. A building permit shall be applied for and secured within 180 days from the time of approval of the special use permit, provided that the city may allow a one-time extension of the SUP for another 180 days. A SUP shall expire six months after its approval or extension date if

no building permits have been issued for the site or if a building permit has been issued but has subsequently lapsed. Work must be completed and operations commenced within 18 months of approval.

- (h) *Zoning map.* When the city council authorizes granting of a special use permit the official zoning district map shall be amended according to its legend to indicate that the affected area has conditions and limited uses, said amendment to indicate the appropriate zoning district for the approved use, and suffixed by an "SUP" designation. A log of all special use permits shall be kept by the city.
- (i) *Rescind and terminate a special use permit.* City council may rescind and terminate an SUP after a public hearing if any of the following occur:
- (1) That one or more of the conditions imposed by the SUP has not been met or has been violated.
 - (2) The SUP was obtained through fraud or deception.
 - (3) Ad valorem taxes on the property are delinquent by six months or more.
 - (4) Disconnection or discontinuance of water and/or electrical services to the property.
 - (5) Abandonment of the structure, lease space, lot or tract of land for 180 days or more. (For the purpose of this section, "abandon" shall mean to surrender occupancy by vacating or ceasing to operate or inhabit such property.)

(Ord. No. 4206-09-2015(Z), § 1, 9-14-15; Ord. No. 4374-05-2017(Z), § 1, 5-1-17)

MAY 1984
 DENTON COUNTY TEXAS
 BY A DEPUTY



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, each of the undersigned, acting by and through a duly authorized representative to so act, does hereby adopt this plat designating the hereinabove property as the Replat of Lot 1, Block B of the Timber Creek Square, Phase II, an Addition to the City of Lewisville, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of any one. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Lewisville, Texas.

WITNESS MY HAND this the 19 day of MARCH, 1984.
Alden Wagner
 Alden Wagner
 Trustee

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19 day of March, 1984.
Georgia Spear
 My Commission Expires: 2-25-87

Recommended for approval
Charles C. Miller
 Charles C. Miller, Chairman
 Planning and Zoning Commission
 City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the Replat of Lot 1, Block B of the Timber Creek Square Phase II Subdivision or Addition to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required. The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the Replat of Lot 1, Block B of Timber Creek Square Phase II Subdivision or Addition to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 3 day of April, 1984, and such body by formal action, then and there accepted the dedication of streets, by the ordinances of the City of Lewisville on the 3 day of April, 1984, 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 by hand this 3 day of April, A.D., 1984.
Betty Harris
 City Secretary
 City of Lewisville, Texas

1538A
 RED:sw

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DENTON

Whereas Alden Wagner, Trustee is the owner of a 13.6645 acre (595,224 square feet) tract of land being all of Lot 1, Block B of the Timber Creek Square, Phase II Addition as recorded by plat in Volume C, page 118 of the Denton County Map Records, all of which being located in the 888 and CRR Company Survey, Abstract No. 1457, City of Lewisville, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 3/4 inch iron pin in the southwest corner of Lot 1, Block B, said point also lying in the east right-of-way of S.H. 121 (120 ft. R.O.W.);

THENCE along said right-of-way, North 00° 23' 00" West, 903.45 feet to a 1/2 inch iron pin for a corner, said point being the south right-of-way of Corporate Drive; (70' ft. R.O.W.)

THENCE along a non-tangent curve to the left having a central angle of 15° 43' 30", a radius of 1835.00 feet, tangent length of 253.40 feet and an arc length of 503.62 feet to a 1/2 inch iron rod, said point being in the south right-of-way of Corporate Drive; (70' ft. R.O.W.)

THENCE leaving said right-of-way South 18° 58' 27" East 325.68 feet to a 1/2 inch iron rod;

THENCE South 21° 30' 00" East, 274.26 feet to a 1/2 inch iron rod;

THENCE South 00° 23' 00" East, 398.44 feet to a 3/4 inch iron pin;

THENCE South 88° 52' 00" West 700.02 feet to the POINT OF BEGINNING and containing 13.6645 acres (595,224 square feet) of land, more or less.

Save and except a 7.5 foot x 7.5 foot corner clip located in the northwest corner of said Lot 1 Block B containing 28.128 square feet of land more or less.

1372A

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
 That I, Ronald E. Owings do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Lewisville, Texas.

Ronald E. Owings
 Ronald E. Owings
 Registered Public Surveyor No. 4029



STATE OF TEXAS
 COUNTY OF DALLAS:

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



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19 day of March, 1984.
Georgia Spear
 My Commission Expires: 2-25-87
 Georgia Spear

FINAL PLAT
 REPLAT
 OF
LOT 1, BLOCK B
TIMBER CREEK SQUARE ADDN.
PHASE II
VOL. C, PG. 118 D.C.M.R.
 OUT OF THE
B.B.B. & C.R.R. COMPANY SURVEY ABST. 1457
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 FOR
ALDEN WAGNER SR. TRUSTEE
 4054 McKinney Ave. Suite 200 Dallas, Tx. 75204

DANNENBAUM ENGINEERING CORPORATION
 1855 W. MOCKINGBIRD LN. DALLAS, TEXAS 75235
 (214) 638-0145



City of Lewisville
151 West Church Street
Lewisville, TX 75057
972.219.3482

Re: Letter of Intent- Exxon (JR 51) Gas Station Remodel 102 E. Corporate Drive Part of Lot 1b, Block B Timber Creek Square Phase II Lewisville, Denton County, Texas.75057

To Whom it May Concern,

On behalf of JR 51, Inc, our firm is requesting a special use permit (SUP) for the above referenced property that is currently located within a LI (Light Industrial) zoning district.

The request for this special use permit is to allow a gasoline service station at this location.

The site is currently located on 102 E. Corporate Drive Part of Lot 1b, Block B Timber Creek Square Phase II Lewisville, Denton County, Texas. The proposed development will consist a renovated fueling station with a 4200-sf convenience store, a 100' x 42' and existing fuel pump canopy, concrete parking lot and drive aisles, concrete sidewalks and stormwater improvements. Stormwater runoff from all impervious surfaces will be collected.

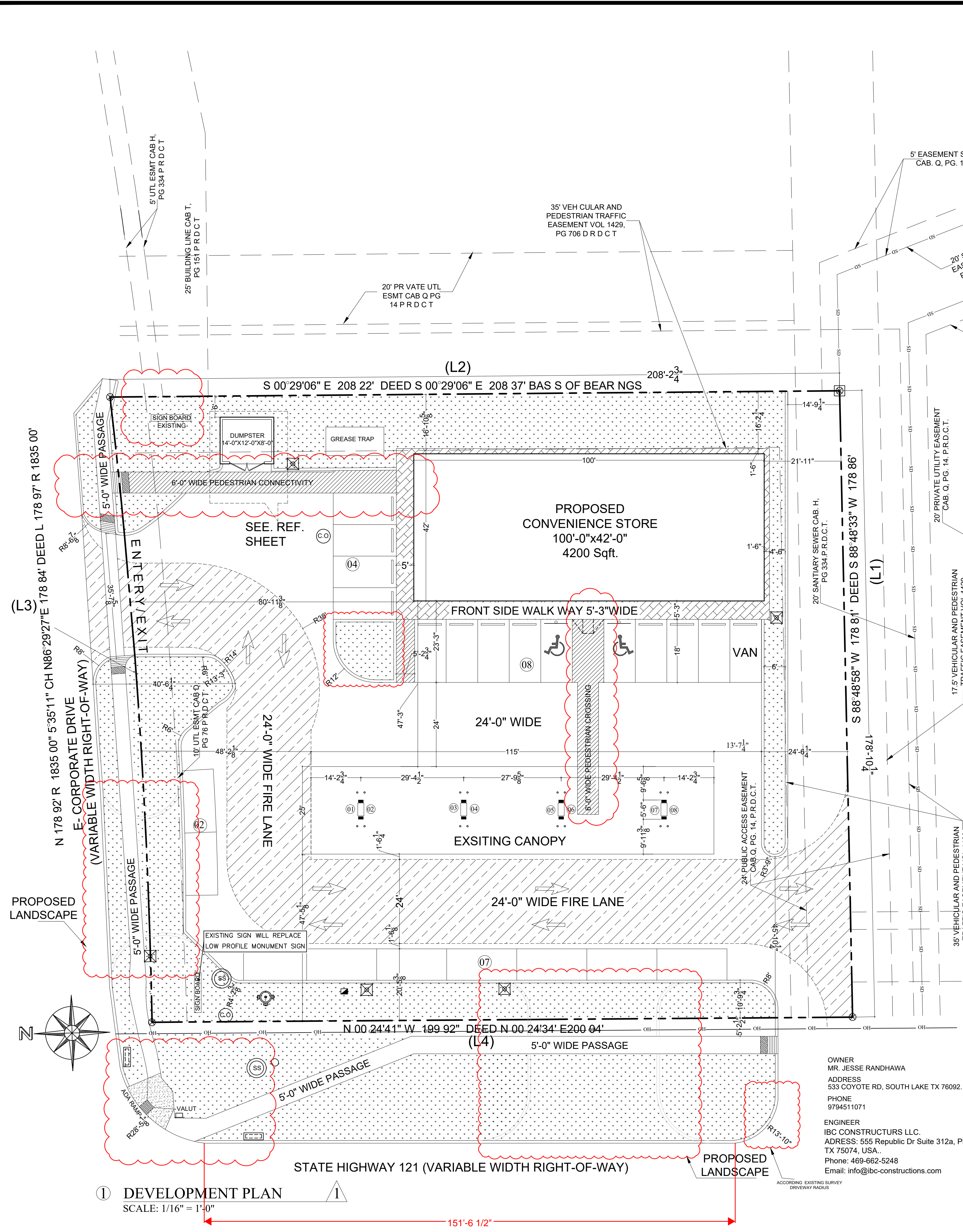
Our proposal for this site would adhere to and maximize the landscape requirements, as defined by the City of Lewisville, provide brick façade for our building and canopy columns, and provide parking spaces to support the fuel station. The proposed the convenience store in accordance with Lewisville requirements. Please feel free to contact our office should any questions arise or if any additional information is needed.

Respectfully Submitted,

Best Regards

A handwritten signature in black ink, appearing to read 'Khalid Mahmood', is written over a faint, large watermark of the word 'CONSTRUCTION'.

KHALID MAHMOOD
Architecture & Eng. Dept
(IBC Construction LLC)



ZONING:
LI (LIGHT INDUSTRIAL)

BUILDING SETBACKS:

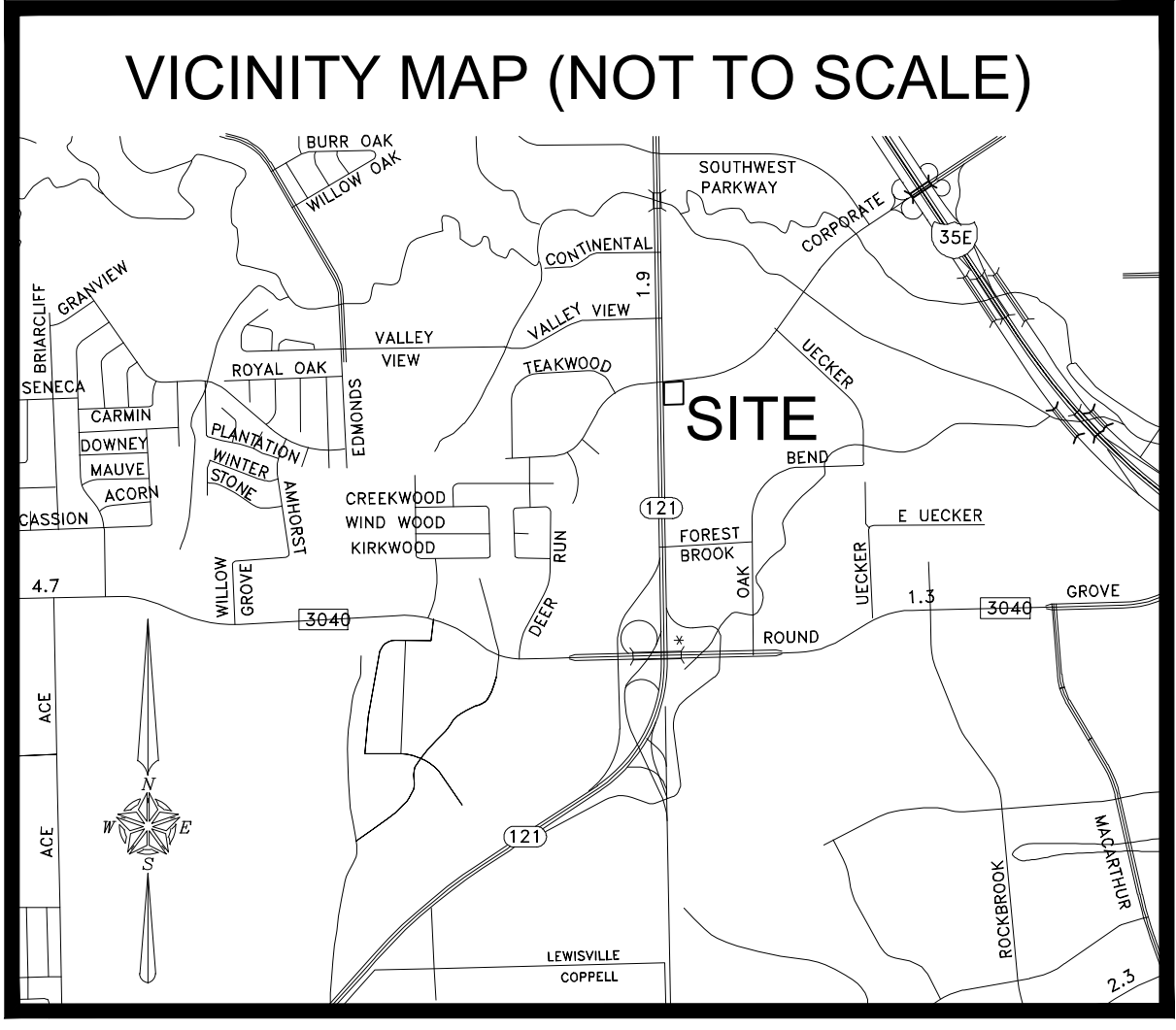
FRONT (STREETS):	REQUIRED	PROVIDED
SIDE:	> 25'	> 25'
REAR:	15'	> 15'
	0'	> 0'

PRE-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	28,610	79.2%
GREEN SPACE	7,511	20.8%
GROSS SITE	36,121	100%

POST-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	28,151	77.93%
GREEN SPACE	7,970	22.07%
GROSS SITE	36,121	100%



GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH JR 51 CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
- OFFSITE PRIVATE SANITARY SEWER WILL BE REQUIRED TO CONNECT TO THE PUBLIC MAIN.
- LICENSED PROFESSIONAL ENGINEER WILL NEED TO EVALUATE EXISTING CULVERTS TO CONFIRM THEY ARE NOT A CHOKE POINT FOR DRAINAGE.
- ANY FUTURE FREE STANDING SIGNAGE WILL BE LOW PROFILE MONUMENT

GENERAL LEGEND	
---	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	WATER METER
	WATER VALVE
	STORM SEWER INLET
	LIGHT POLE
	OVERHEAD ELECTRIC

Property Line Table

Line #	Direction	Length
L1	S88°48'58"W	178.81'
L2	S00°29'06"E	208.22'
L3	N86°29'27"E	178.84'
L4	N00°24'41"W	199.92'

PARKING INFORMATION JR 51 GAS STATION & CONVENIENCE STORE

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				TOTAL
		RATIO	REGULAR SPACES	ACCESSIBLE VAN SPACES	ACCESSIBLE TOTAL	
STORE	4,200	1/200 S.F.	21	1	1	23
STALL DIMENSIONS:		PROVIDED TOTAL:				
9' X 18'		REGULAR	ACCESSIBLE	VAN ACCESSIBLE	ACCESSIBLE TOTAL	
		20	2	1	23	

NO. OF FUEL ISLANDS: 4 UNDER CANOPY NO. OF VEHICLE FUELING POINTS: 8

DEVELOPMENT PLAN
JR 51 GAS STATION & CONVENIENCE STORE
102 E CORPORATE DRIVE PART OF LOT 1B, B
BLOCK TIMBER CREEK SQUARE PHASE II
LEWISVILLE, DENTON COUNTY, TEXAS

ZONING:
LIGHT INDUSTRIAL (LI)

CITY OF LEWISVILLE
A. DENTON COUNTY, TEXAS

OWNER:
MR. JESSE RANDHAWA
ADDRESS:
533 COYOTE RD, SOUTH LAKE TX 76092.
PHONE:
9794511071

ENGINEER:
IBC CONSTRUCTORS LLC.
ADDRESS: 555 Republic Dr Suite 312a, Plano,
TX 75074, USA.
Phone: 469-662-5248
Email: info@ibc-constructions.com

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
Phone: 469-662-5248
Email: info@ibc-constructions.com

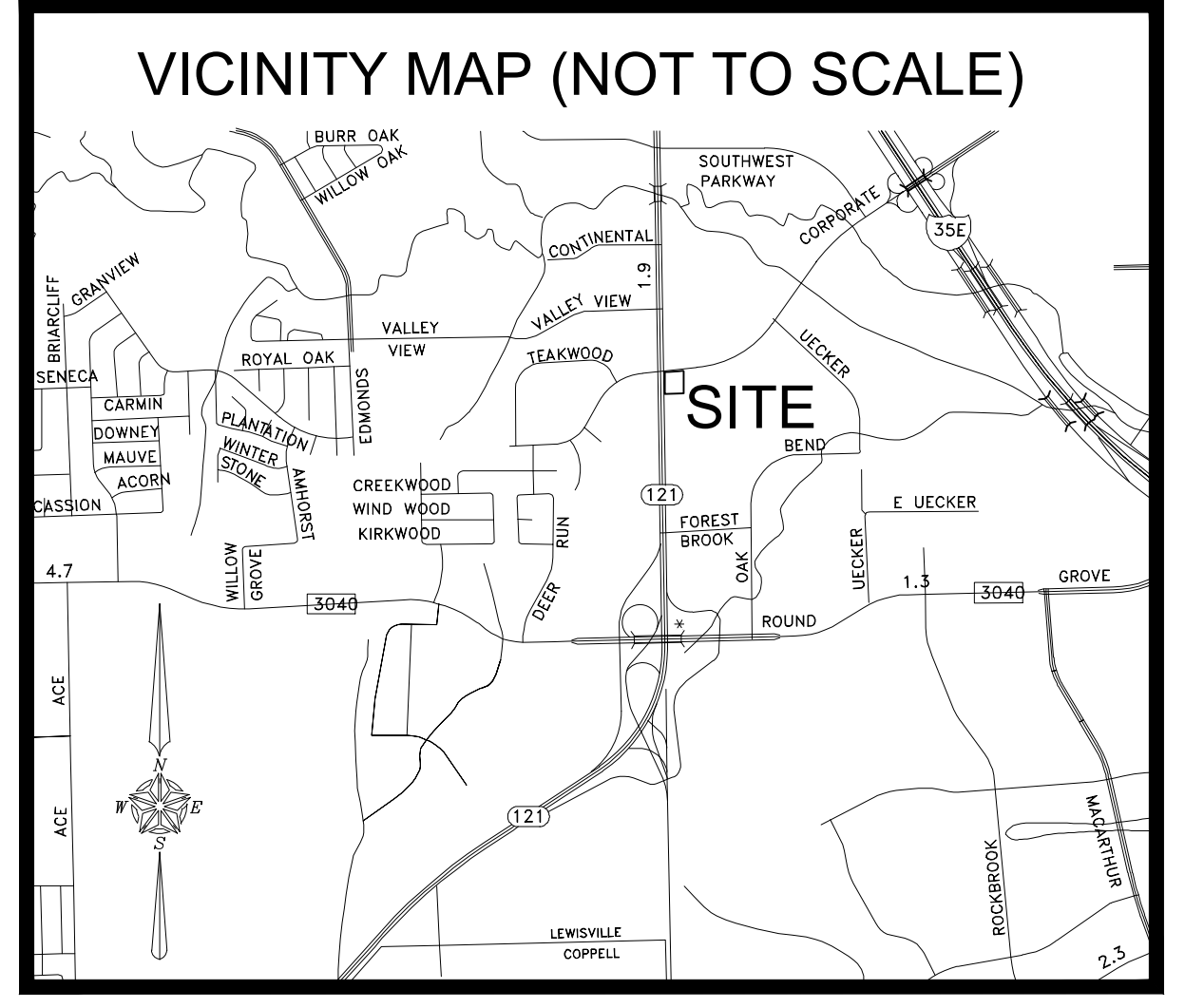
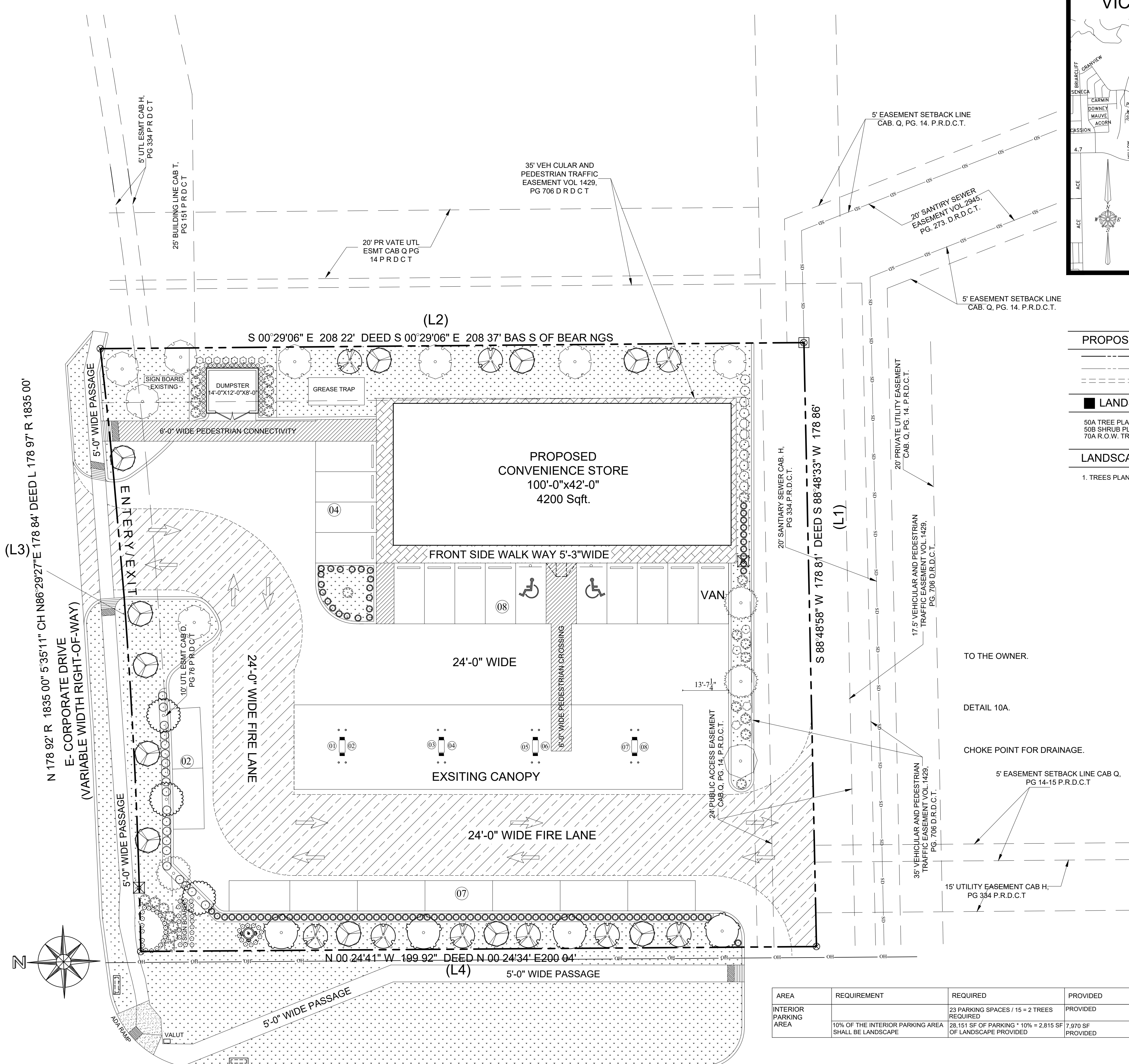
JR 51 GAS STATION & CONVENIENCE STORE
102 E CORPORATE DRIVE PART OF LOT 1B, B
BLOCK TIMBER CREEK SQUARE PHASE II
LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
DEVELOPMENT PLAN

DATE: 10-06-2022

C-1

To reduce the control of access along a major traffic carrier from 205' to approximately 150'



GENERAL LEGEND

— PUE — PROPERTY LINE
 — DE — PUBLIC UTILITY EASEMENT
 — EE — DRAINAGE EASEMENT
 — SSE — ELECTRICAL EASEMENT
 — WSEL — SANITARY SEWER EASEMENT
 — CMP — WATER SURFACE ELEVATION
 — ELEV. — CORRUGATED METAL PIPE
 — ELEV. — EXISTING CONTOURS
 — ELEV. — PROPOSED GRADING CONTOURS

UTILITY LEGEND

⊙ FIRE HYDRANT
 ⊗ GATE VALVE
 L PLUG OR CAP
 ⊙ (SS) STORM SEWER MANHOLE
 ⊙ (WW) WASTEWATER MANHOLE
 ⊙ (C.O) WW CLEAN-OUT
 — WTR — WATER LINE
 — WW — WASTEWATER LINE
 — SD — STORM SEWER LINE
 → FLOW INDICATOR
 [TAP] PROPOSED SERVICE TAP
 [M] WATER METER
 [V] WATER VALVE
 [I] IRRIGATION METER
 [S] STORM SEWER INLET
 [P] LIGHT POLE
 — OH — OVERHEAD ELECTRIC

PROPOSED LEGEND

— BOUNDARY LINE
 — RIGHT OF WAY LINE
 - - - STORM DRAIN

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL
 50B SHRUB PLANTING DETAIL
 70A R.O.W. TREE SECTION

LANDSCAPE NOTES

1. TREES PLANTED IN RIGHT OF WAY SHALL BE MAINTAINED BY PROPERTY OWNER.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	DETAIL
	4	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	3" CAL	50A
	11	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD	B & B	3" CAL	50A
	9	LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE	B & B	3" CAL	50A
	8	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL	50A
	2	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL	50A
	4	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	3" CAL	50A
	1	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL	50A
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT
	35	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	5 GAL	50B	
	20	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	5 GAL	50B	
	4	ILEX X 'RUTZAN' TM / RED BEAUTY HOLLY	5 GAL	50B	
	11	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' / CREEPING JUNIPER	5 GAL	50B	
	86	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	5 GAL	50B	
	08	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER	5 GAL	50B	
	21	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	3 GAL	50B	
	25	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	
	61,936 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD		

AREA	REQUIREMENT	REQUIRED	PROVIDED
INTERIOR PARKING AREA	23 PARKING SPACES / 15 = 2 TREES REQUIRED	23	PROVIDED
	10% OF THE INTERIOR PARKING AREA SHALL BE LANDSCAPE	28,151 SF OF PARKING * 10% = 2,815 SF OF LANDSCAPE PROVIDED	7,970 SF PROVIDED

① LANDSCAPE PLAN STATE HIGHWAY 121 (VARIABLE WIDTH RIGHT-OF-WAY)
 SCALE: 1/16" = 1'-0"

ISSUE RECORD:
 DATE: _____
 ISSUED FOR: _____
 COMMENTS: _____

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
 Phone: 469-662-5248
 Email: info@ibc-constructions.com



JR 51 GAS STATION & CONVENIENCE STORE
 102 E CORPORATE DRIVE PART OF LOT 1B, B BLOCK TIMBER CREEK SQUARE PHASE II
 LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
LANDSCAPE PLAN

DATE: 10-06-2022

L-2

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.

PLANTING NOTES

- 1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS.

SOLID SOD NOTES

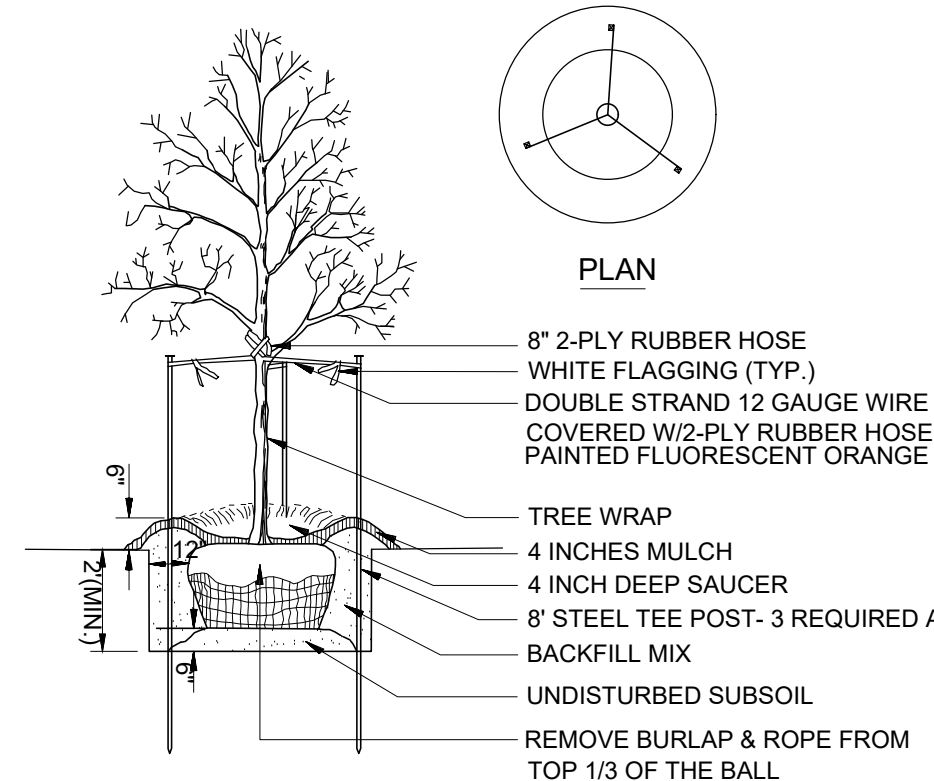
- 1. ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

HERBICIDES NOTES

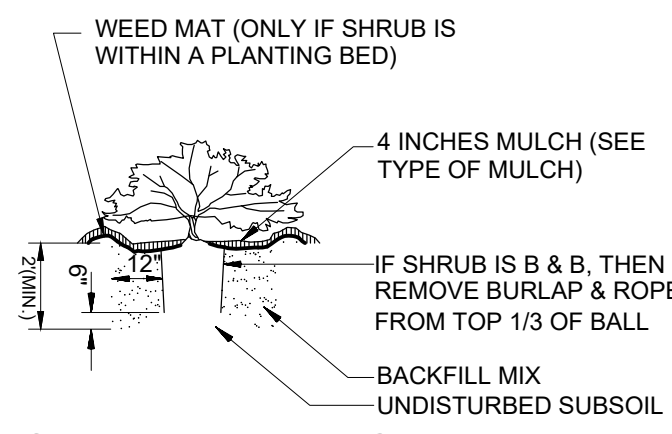
- 1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE

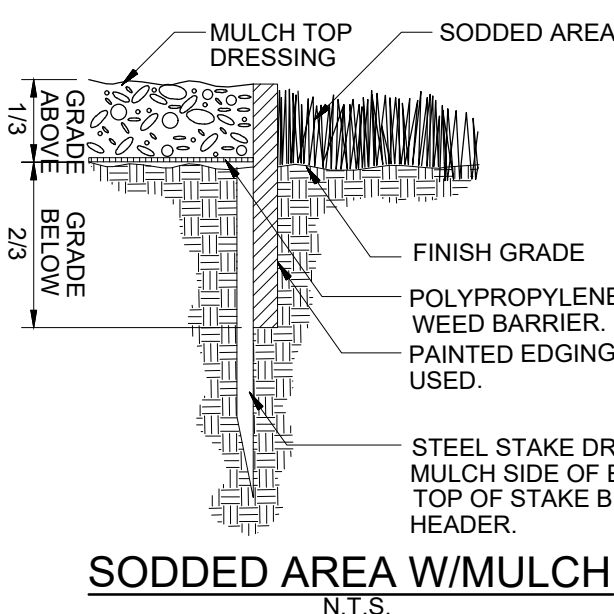
- A. GUARANTEE: ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE.



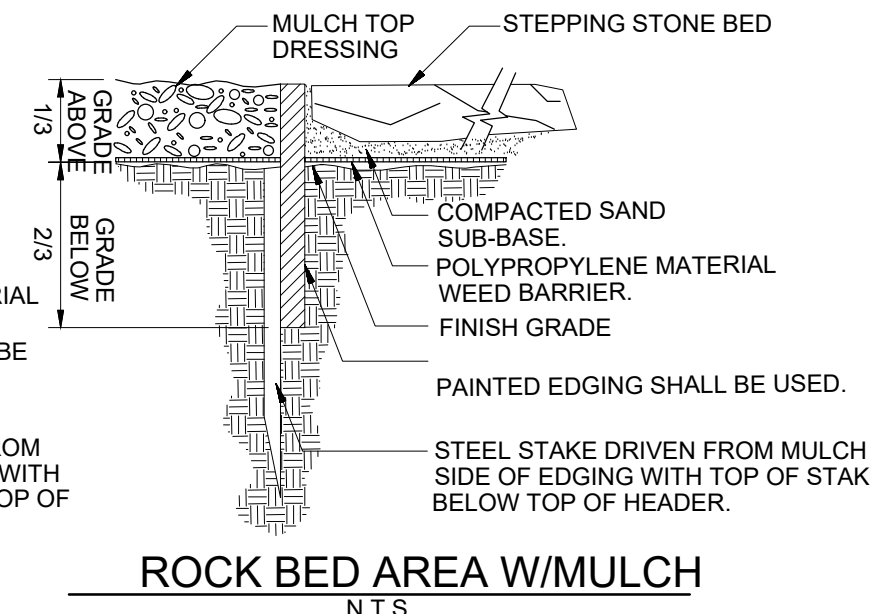
TREE PLANTING N.T.S.



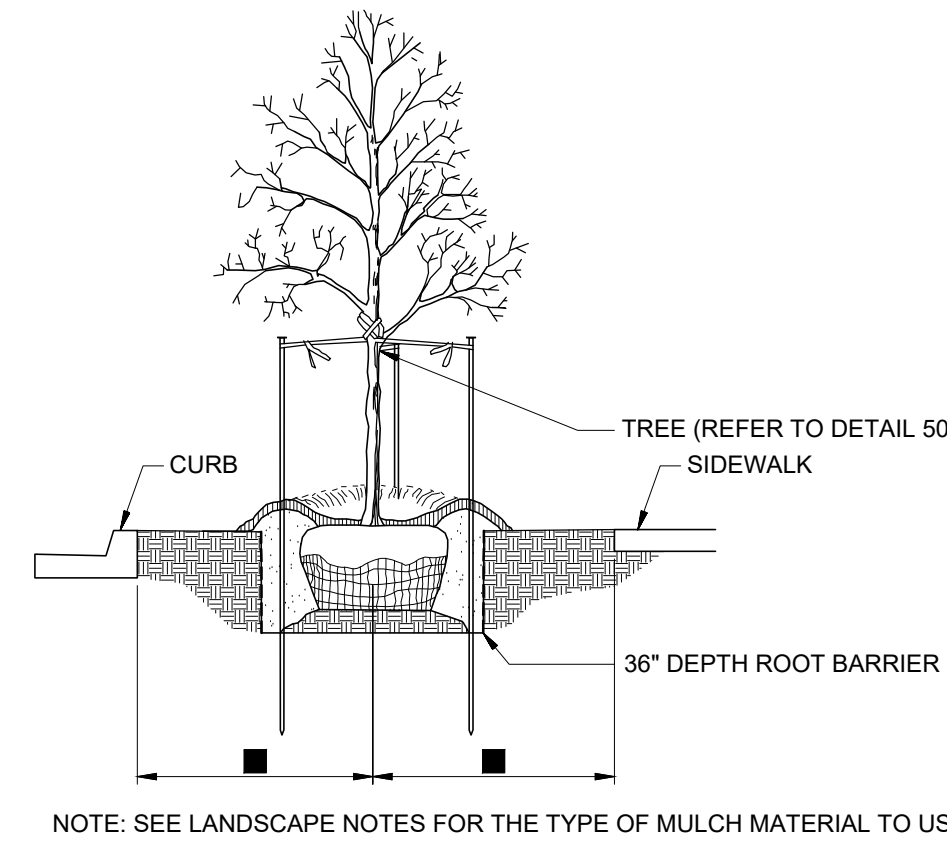
SHRUB PLANTING N.T.S.



SODDED AREA W/MULCH N.T.S.



ROCK BED AREA W/MULCH N.T.S.



R.O.W. TREE SECTION N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

Table with columns: ISSUE RECORD, ISSUED FOR, DATE, COMMENTS.

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA. Phone: 469-662-5248 Email: info@ibc-constructions.com

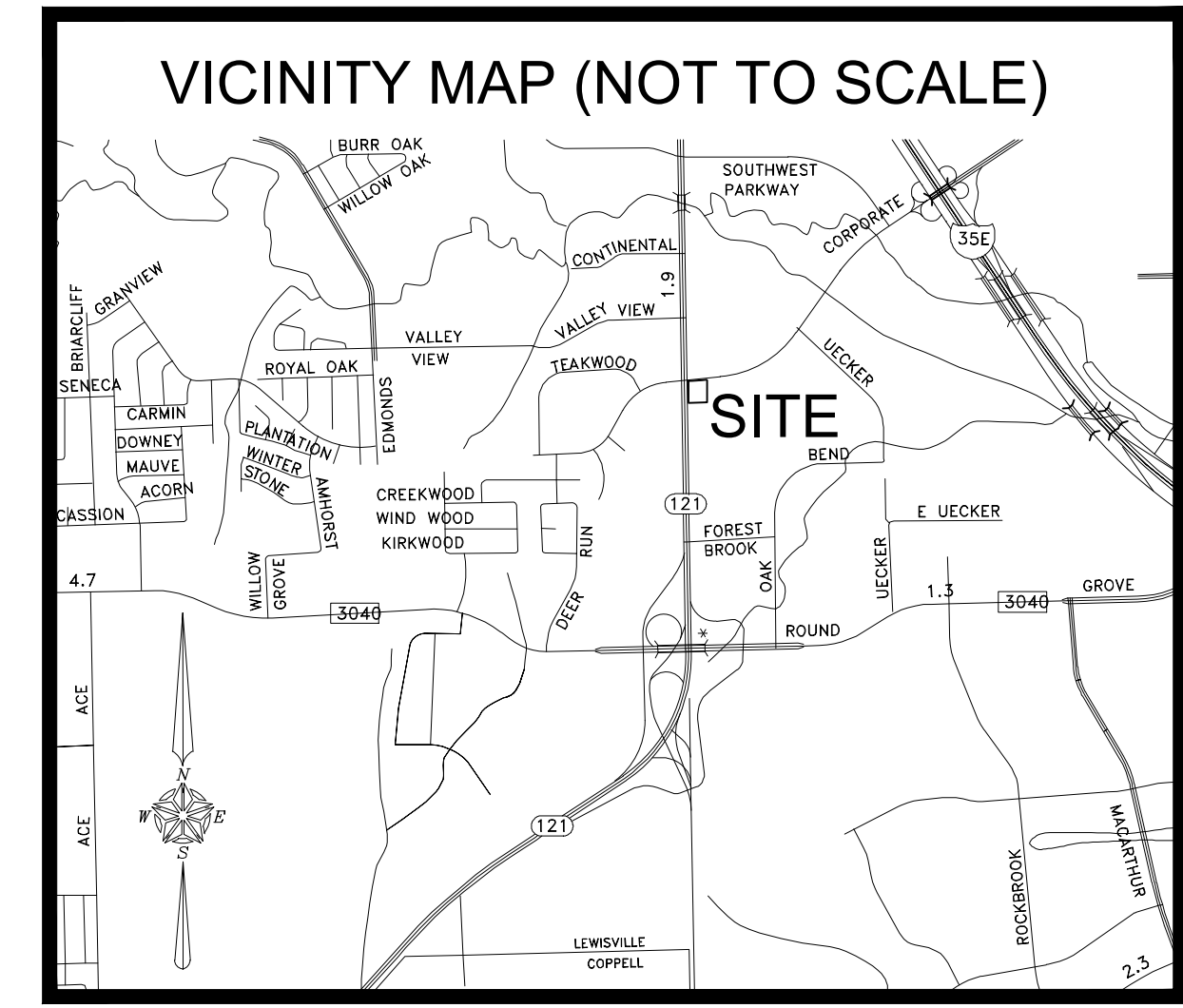
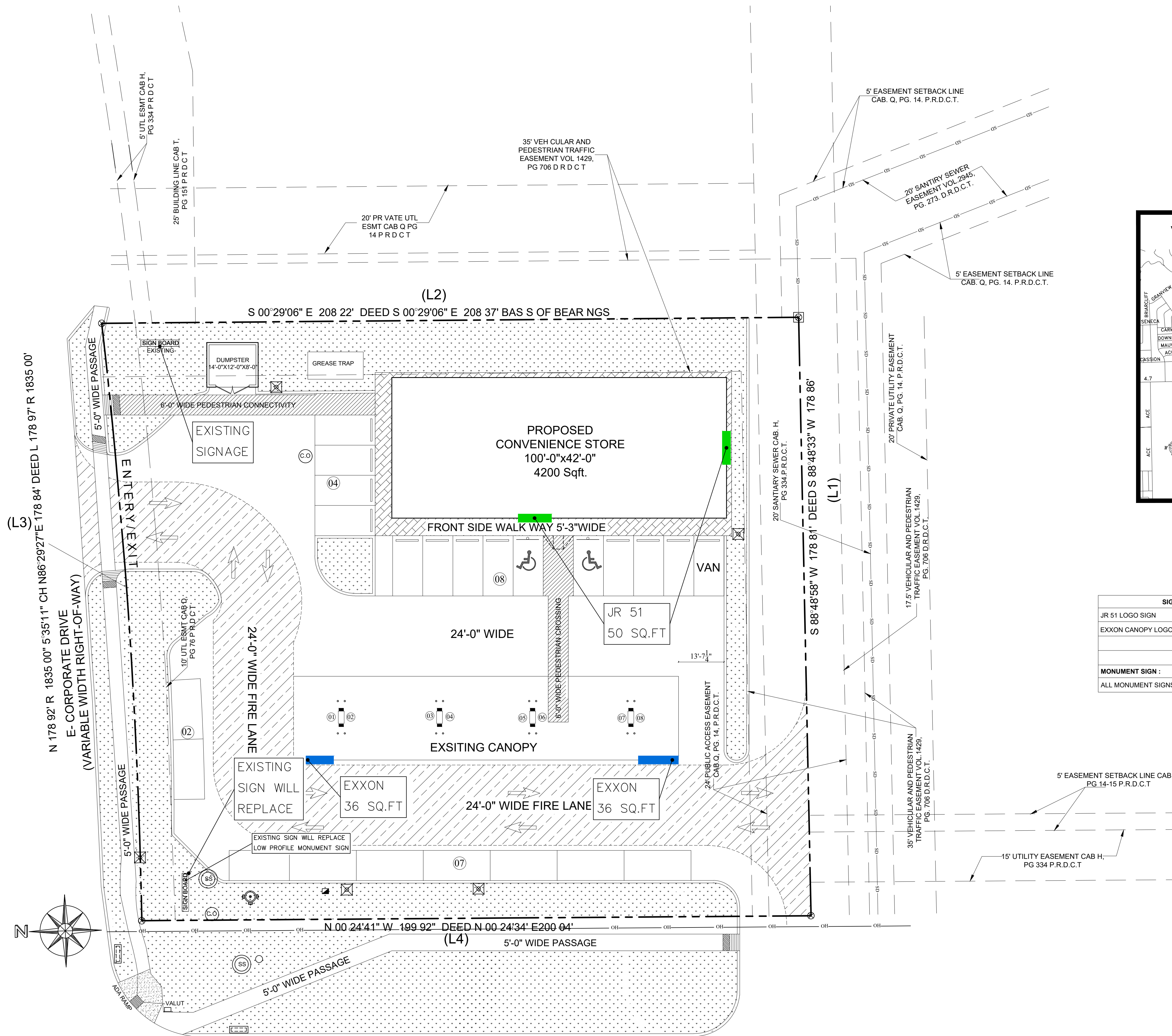


JR 51 GAS STATION & CONVENIENCE STORE 102 E CORPORATE DRIVE PART OF LOT 1B, B BLOCK TIMBER CREEK SQUARE PHASE II LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS: LANDSCAPE NOTES

DATE: 10-06-2022

L-3



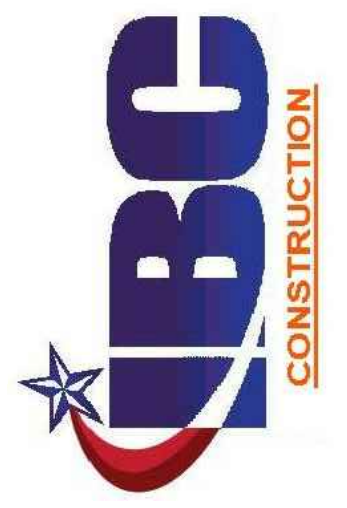
SIGN	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
JR 51 LOGO SIGN	2			50	100
EXXON CANOPY LOGO	2			36	72
				TOTAL SIGNAGE (A):	172
MONUMENT SIGN:					
ALL MONUMENT SIGNS ARE EXISTING.					

① COMPOSITE SITE PLAN ①
SCALE: 1/16" = 1'-0"

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

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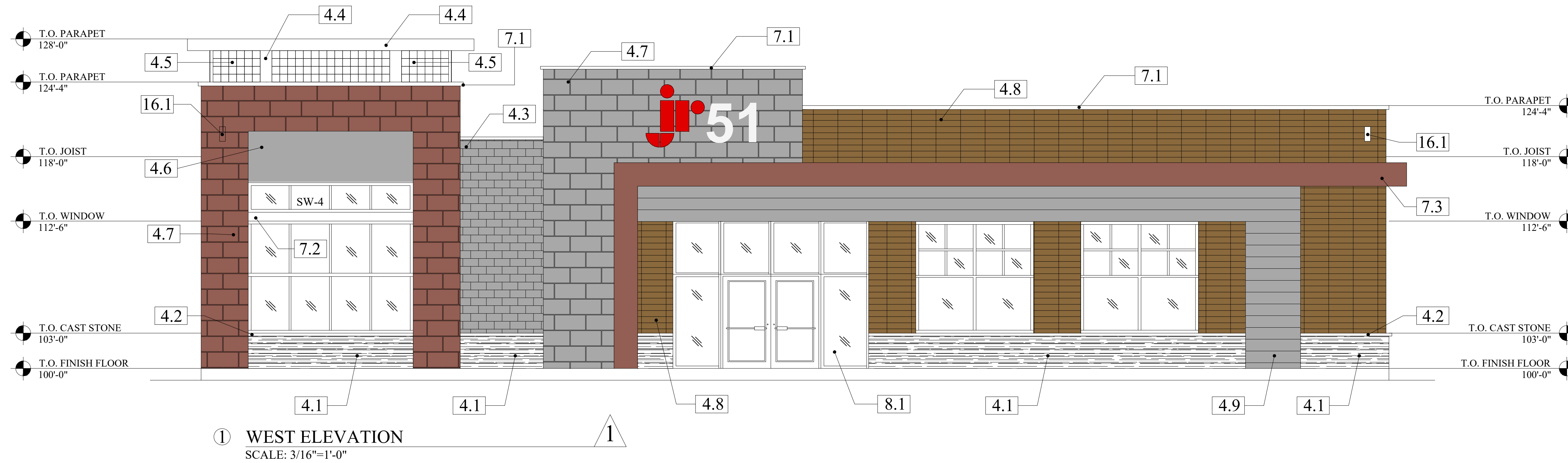
JR 51 GAS STATION & CONVENIENCE STORE
102 E CORPORATE DRIVE PART OF LOT 1B, BLOCK 102, TIMBER CREEK SQUARE PHASE II, LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
COMPOSITE SITE PLAN
DATE: 10-06-2022

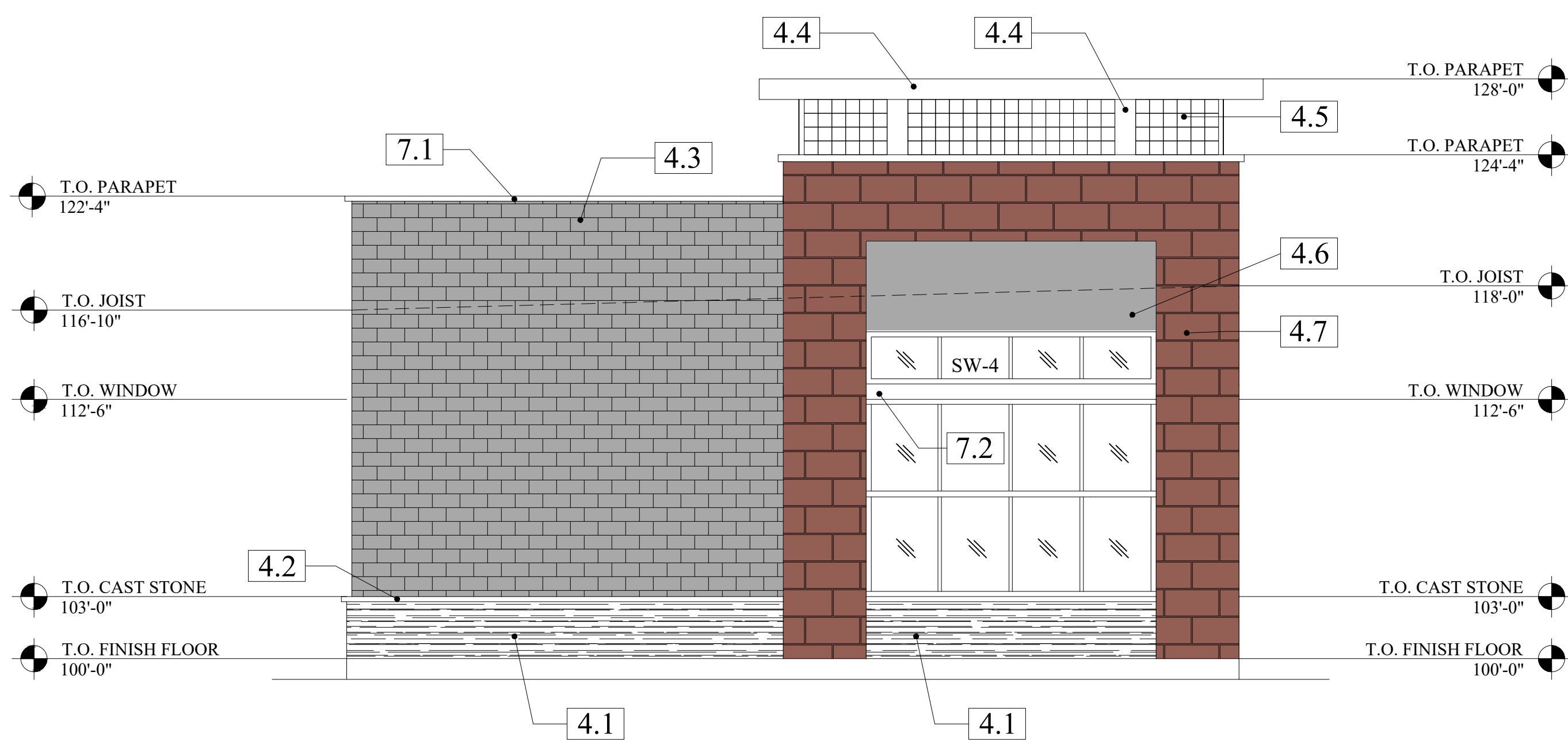


MATERIAL LEGEND:

- | | | |
|--|---|---|
| 4.1 APR. ROUGH STONE | 4.6 7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR | 7.4 PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2. |
| 4.2 3" CAST STONE WATERTABLE, COLOR: ORIGINAL. | 4.7 ARCHITECTURAL STONE VENEER APPROVED COLOUR | 8.1 PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2 |
| 4.3 7/8" THREE COAT STUCCO AS PER ARCH. BRICK VENEER APPROVED COLOUR | 4.8 WOOD TEXTURED STONE VENEER | 8.2 INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1. |
| 4.4 PREFIN. STANDING SEAM METAL ROOF TYP. APPROVED COLOUR | 4.9 7/8" THREE COAT STUCCO AS PER ARCH. WITH GROOVING APPROVED COLOUR | 16.1 DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2 |
| 4.5 8"X8" GLASS BLOCK | 5.1 PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR. | |
| | 7.1 PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT | |
| | 7.2 LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1 | |
| | 7.3 LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2 | |



① WEST ELEVATION
SCALE: 3/16"=1'-0"



② NORTH ELEVATION
SCALE: 3/16"=1'-0"

WEST ELEVATION		2350. Sqft.	
4.1	APR. ROUGH STONE	175. Sqft.	7.44 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	16. Sqft.	0.68 %
4.3	AS PER ARCH. BRICK VENEER APPROVED COLOUR	116. Sqft.	04.93 %
4.4	PREFIN. STANDING SEAM METAL ROOF TYP. APPROVED COLOUR	30. Sqft.	1.27 %
4.5	8"X8" GLASS BLOCK	50. Sqft.	2.12 %
4.6	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	306. Sqft.	3.02 %
4.7	ARCHITECTURAL STONE VENEER APPROVED COLOUR	245. Sqft.	26.91 %
4.8	WOOD TEXTURED STONE VENEER	456. Sqft.	19.40 %
4.9	7/8" THREE COAT STUCCO AS PER ARCH. WITH GROOVING APPROVED COLOUR	227. Sqft.	5.65 %
7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	32. Sqft.	1.36 %
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	11. Sqft.	0.46 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	166. Sqft.	7.06 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	562. Sqft.	23.91 %

MORE THEN 80% STONE WORK IN FACED

NORTH ELEVATION		1000. Sqft.	
4.1	APR. ROUGH STONE	97. Sqft.	9.7 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	9.00 Sqft.	0.9 %
4.3	AS PER ARCH. BRICK VENEER APPROVED COLOUR	397. Sqft.	39.7 %
4.4	PREFIN. STANDING SEAM METAL ROOF TYP. APPROVED COLOUR	30. Sqft.	03 %
4.5	8"X8" GLASS BLOCK	50. Sqft.	05 %
4.6	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	60. Sqft.	6.6 %
4.7	ARCHITECTURAL STONE VENEER APPROVED COLOUR	245. Sqft.	25.6 %
7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	13. Sqft.	1.3 %
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	11. Sqft.	1.1 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	167. Sqft.	16.7 %

MORE THEN 80% STONE WORK IN FACED

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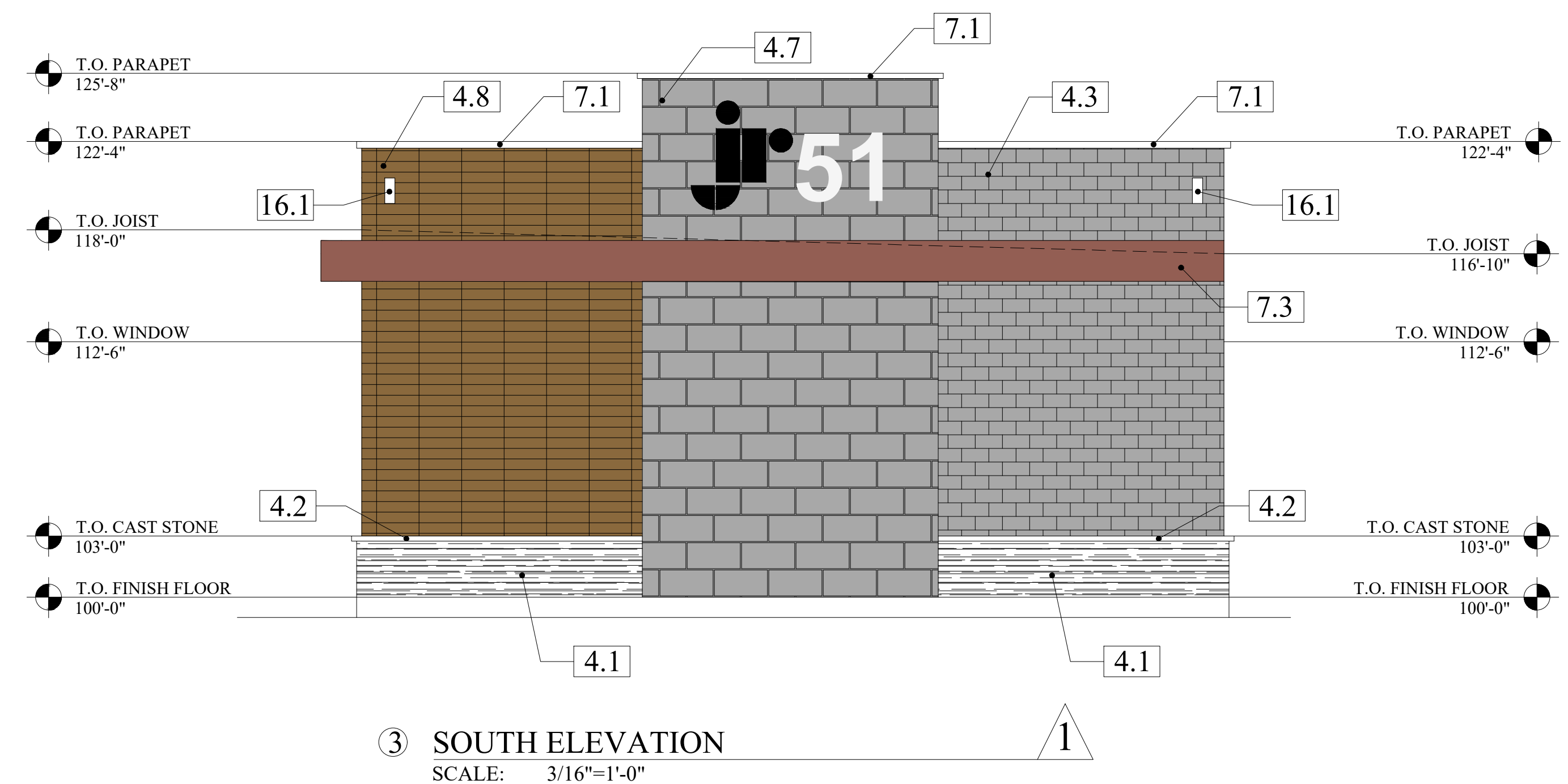
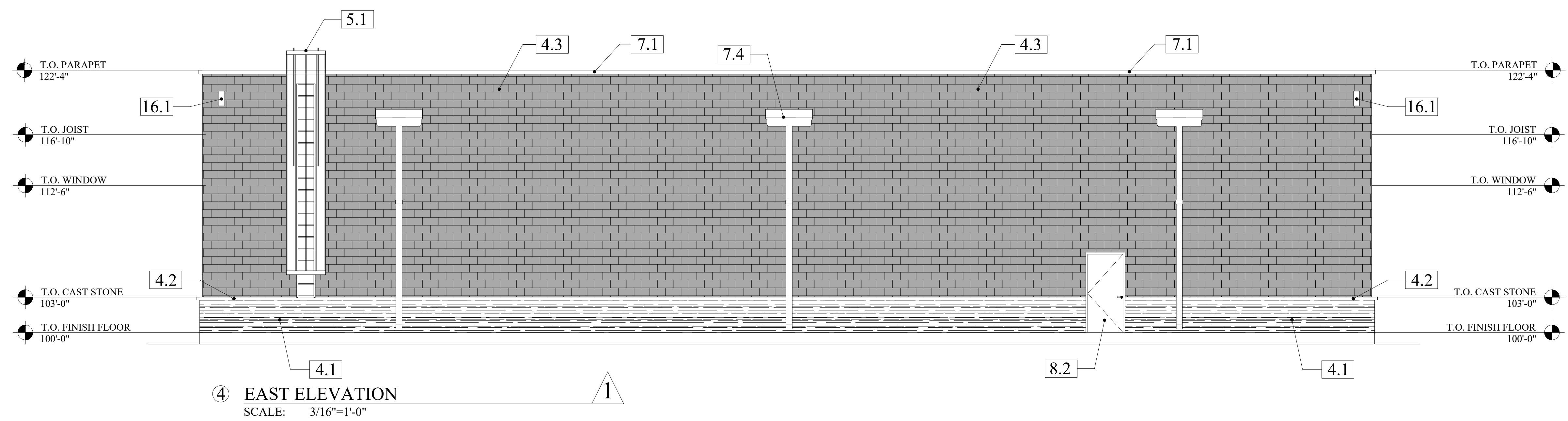
JR 51 GAS STATION & CONVENIENCE STORE
102 E CORPORATE DRIVE PART OF LOT 1B, BLOCK TIMBER CREEK SQUARE PHASE II
LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
EXTERIOR ELEVATIONS (EXTERIOR)

DATE: 10-06-2022

MATERIAL LEGEND:

- | | | |
|--|---|---|
| 4.1 APR. ROUGH STONE | 4.6 7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR | 7.4 PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2. |
| 4.2 3" CAST STONE WATERTABLE, COLOR: ORIGINAL. | 4.7 ARCHITECTURAL STONE VENEER APPROVED COLOUR | 8.1 PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2 |
| 4.3 7/8" THREE COAT STUCCO AS PER ARCH. BRICK VENEER APPROVED COLOUR | 4.8 WOOD TEXTURED STONE VENEER | 8.2 INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1. |
| 4.4 PREFIN. STANDING SEAM METAL ROOF TYP. APPROVED COLOUR | 4.9 7/8" THREE COAT STUCCO AS PER ARCH. WITH GROOVING APPROVED COLOUR | 16.1 DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2 |
| 4.5 8"X8" GLASS BLOCK | 5.1 PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR. | |
| | 7.1 PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT | |
| | 7.2 LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1 | |
| | 7.3 LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2 | |



SOUTH ELEVATION 993. Sqft.

Callout	Description	Sqft.	%
4.1	APR. ROUGH STONE	78. Sqft.	7.85 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	8.00 Sqft.	0.80 %
4.3	ARCH. STONE VENEER APPROVED COLOUR	238. Sqft.	23.96 %
4.7	ARCHITECTURAL STONE VENEER APPROVED COLOUR	340. Sqft.	34.23 %
4.8	WOOD TEXTURED STONE VENEER	233. Sqft.	23.46 %
7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	14. Sqft.	1.40 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	89. Sqft.	8.96 %

MORE THEN 80% STONE WORK IN FACED

EAST ELEVATION 2223. Sqft.

Callout	Description	Sqft.	%
4.1	APR. ROUGH STONE	262. Sqft.	11.78 %
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	24.00 Sqft.	1.07 %
4.3	ARCH. STONE VENEER APPROVED COLOUR	1776. Sqft.	79.89 %
7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	33. Sqft.	1.48 %
8.2	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.	23. Sqft.	1.03 %

MORE THEN 80% STONE WORK IN FACED

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
Phone: 469-662-5248
Email: info@ibc-constructions.com



JR 51 GAS STATION & CONVENIENCE STORE
102 E CORPORATE DRIVE PART OF LOT 1B, B BLOCK TIMBER CREEK SQUARE PHASE II
LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
EXTERIOR ELEVATIONS (EXTERIOR)

DATE: 10-06-2022



ISSUE RECORD:	
ISSUED FOR:	COMMENTS:
DATE:	

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
 Phone: 469-662-5248
 Email: info@ibc-constructions.com



JR 51 GAS STATION & CONVENIENCE STORE
 102 E CORPORATE DRIVE PART OF LOT 1B, B BLOCK TIMBER CREEK SQUARE PHASE II
 LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
VIEW-1

DATE: 10-06-2022



ISSUE RECORD:	
ISSUED FOR:	COMMENTS:
DATE:	

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
 Phone: 469-662-5248
 Email: info@jbc-constructions.com



JR 51 GAS STATION & CONVENIENCE STORE
 102 E CORPORATE DRIVE PART OF LOT 1B, B
 BLOCK TIMBER CREEK SQUARE PHASE II
 LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:

VIEW-2

DATE: 10-06-2022



DATE:	ISSUED FOR:	COMMENTS:

ADDRESS: 555 Republic Dr Suite 312a, Plano,
 TX 75074, USA.
 Phone: 469-662-5248
 Email: info@ibc-constructions.com



JR 51 GAS STATION &
 CONVENIENCE STORE
 102 E CORPORATE DRIVE PART OF LOT 1B, B
 BLOCK TIMBER CREEK SQUARE PHASE II
 LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:

VIEW-3

DATE: 10-06-2022



ISSUE RECORD:	
DATE:	COMMENTS:

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
 Phone: 469-662-5248
 Email: info@ibc-constructions.com

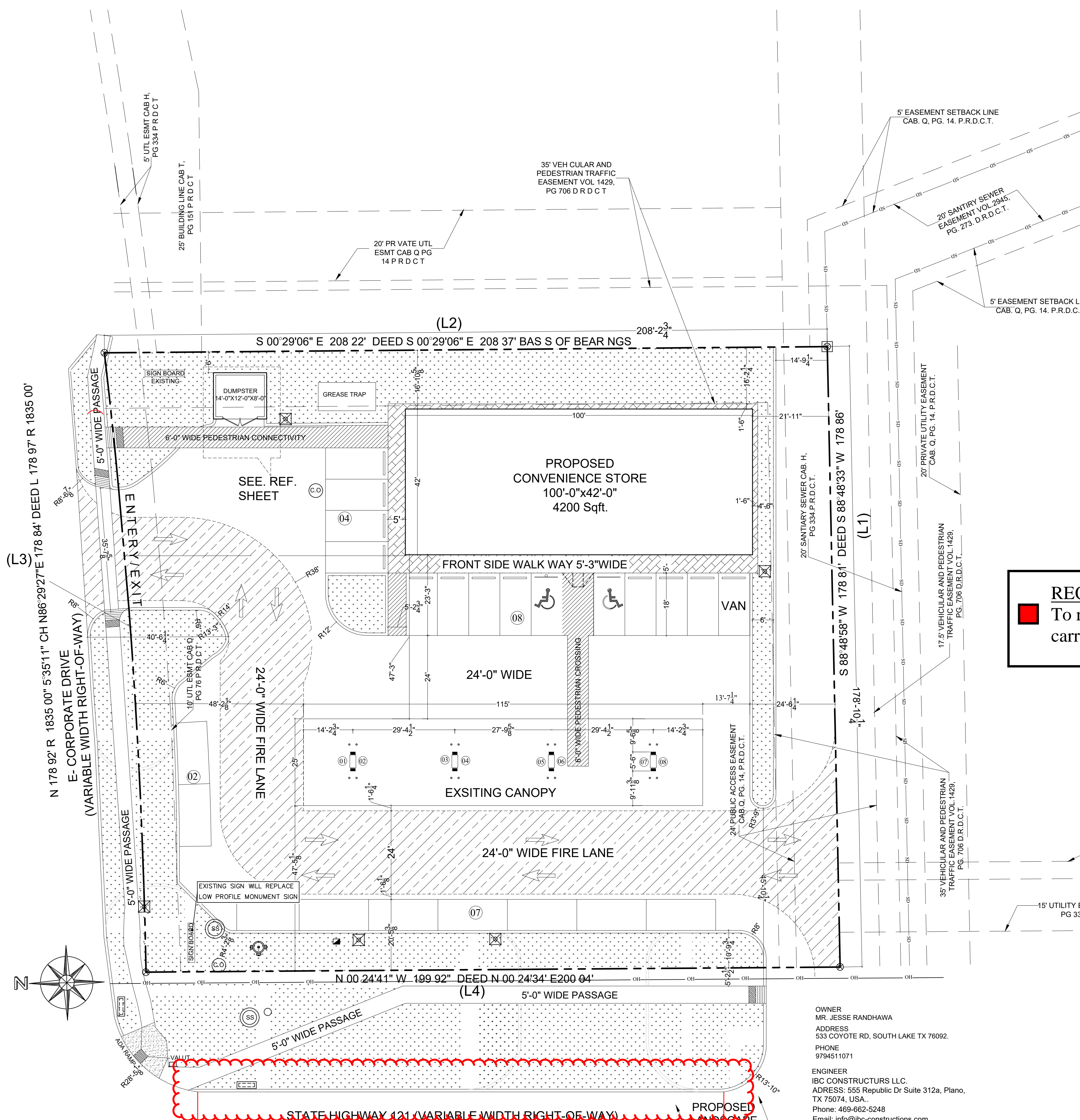


JR 51 GAS STATION & CONVENIENCE STORE
 102 E CORPORATE DRIVE PART OF LOT 1B, B BLOCK
 TIMBER CREEK SQUARE PHASE II
 LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:

VIEW-4

DATE: 10-06-2022



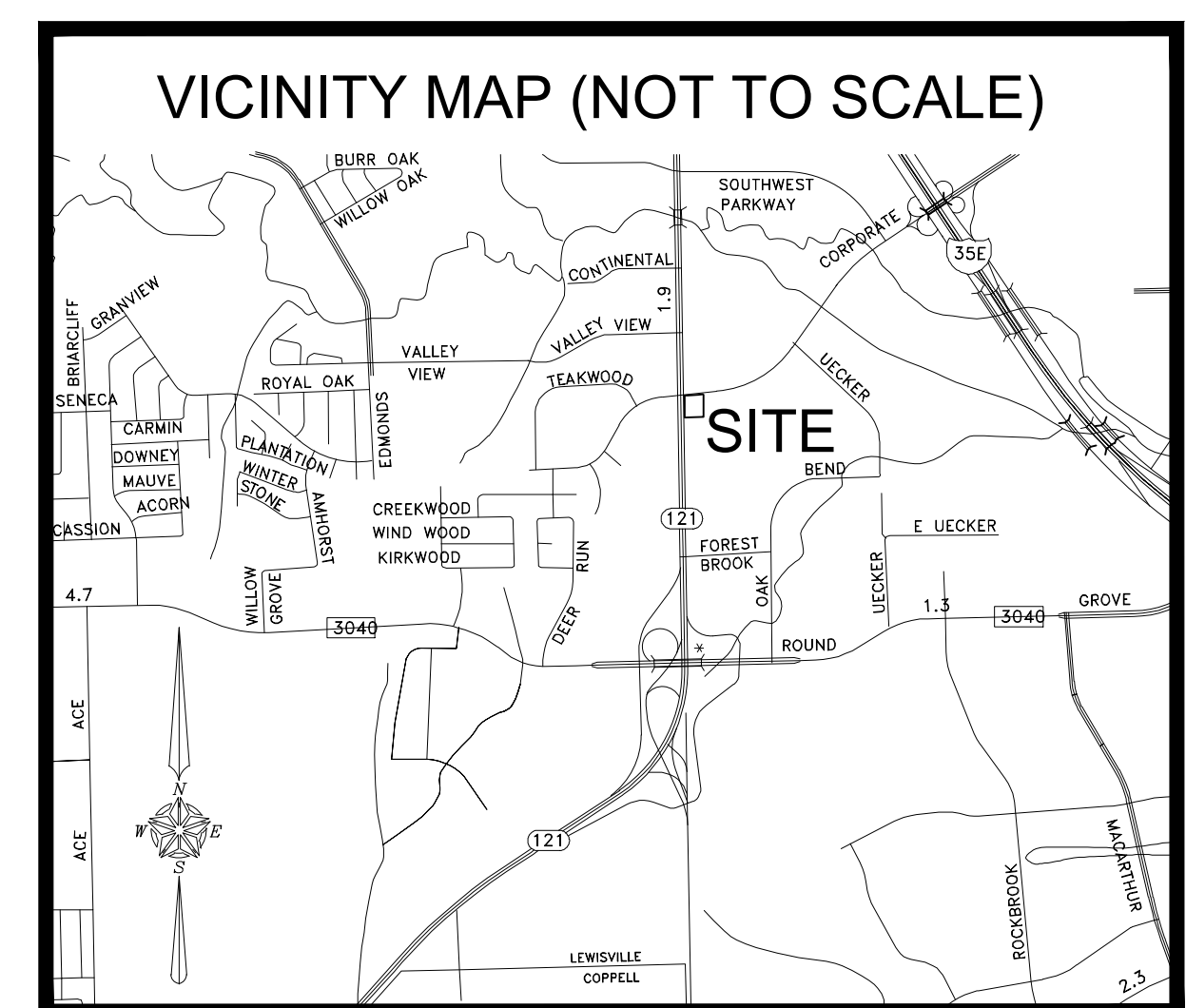
ZONING:
LI (LIGHT INDUSTRIAL)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (STREETS):	25'	> 25'
SIDE:	15'	> 15'
REAR:	0'	> 0'

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR TO ENSURE THE LIGHT POLE AND HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR HANDICAP PARKING SIGN.



REQUESTED VARIANCE
 To reduce the control of access along a major traffic carrier from 250' to approximately 150'

GENERAL LEGEND	
---	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
DE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	WATER METER
	WATER VALVE
	STORM SEWER INLET
	LIGHT POLE
	OVERHEAD ELECTRIC

OWNER
MR. JESSE RANDHAWA
ADDRESS
533 COYOTE RD, SOUTH LAKE TX 76092.
PHONE
9794511071

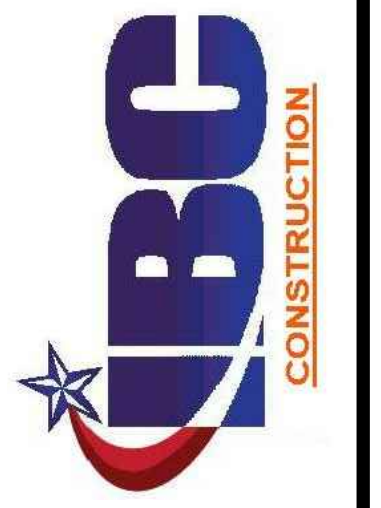
ENGINEER
IBC CONSTRUCTORS LLC.
ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
Phone: 469-662-5248
Email: info@ibc-constructions.com

① DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"
151.55 ft

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

ADDRESS: 555 Republic Dr Suite 312a, Plano, TX 75074, USA.
Phone: 469-662-5248
Email: info@ibc-constructions.com



JR 51 GAS STATION & CONVENIENCE STORE
102 E CORPORATE DRIVE PART OF LOT 1B, B BLOCK TIMBER CREEK SQUARE PHASE II LEWISVILLE, DENTON COUNTY, TEXAS

SHEET CONTENTS:
VARIANCE EXHIBIT

DATE: 10-06-2022

C-1

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michele Berry, Planning Manager

DATE: June 21, 2022

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for a Plant Nursery (Retail Sales) With Outdoor Display or Storage; on Approximately 1.355-acres, Legally Described as Lot 1, Block A, Heartland Industries Addition, Located at 1280 South Stemmons Freeway, Zoned General Business District (GB); as Requested by Daniel Alford, Baymon Construction LLC, on Behalf of Joe W. and Patricia Devers, the Property Owners. (Case No. 22-04-4-SUP)**

BACKGROUND:

Notices were sent for the use of Plant Nursery (Retail Sales) with outdoor display and storage. The notices should have also included Building Material Sales with outside display and storage. Based on the incorrect information staff recommends holding the public hearing and then taking no action. Staff will resend corrected notices for a new public hearing on July 5, 2022.

The site is currently vacant but was previous Santos Motors, a used car sales facility. The applicant currently has a Serval Sod facility in Plano and is looking to open a second location with a heavier plant focus. The property is within the IH-35E Transition Subdistrict.

ANALYSIS:

Existing Structure and Layout

The existing portable building would remain and be painted a neutral color. A stone veneer skirt would be added to the base of the existing building. The existing blue bollards would be removed from the site.

Signage

The existing pole sign would be removed. The existing billboard will be removed on expiration of the current lease in 2025. Staff will note this date on internal calendars so reminders can be sent to remove the billboard. All new signage will comply with the sign ordinance and all detached signage will be limited to low profile monument signs.

Landscaping

As a landscape-oriented company, the applicant is proposing significant landscape enhancements that exceed IH-35E overlay standards along the frontage. There would be a combination of ornamental and canopy trees, large shrubs, grasses and flowering plants in a 15' landscape buffer along the IH-35E frontage and Bennet Lane.

Outside Storage and Display

The majority of the outside area will be used for display of plants. However, 5,901 square feet will be used for bulk landscaping supplies, sod and maneuvering. This is 10% of the current lot area. The applicant located the bulk bins adjacent to IH-35E so that the six-foot-tall rear wall can be used for the screening. This rear wall would be masonry and behind the 15-foot landscape buffer which would soften the appearance of the wall.

IH-35E Corridor Overlay Requirements

The subject property is within the IH-35E Corridor Overlay Transition Subdistrict. This does not impact potential uses but does have tailored standards for aesthetics and walkability. Per the IH-35E applicability matrix, the changes to the façade require compliance with the architectural standards and landscaping materials. The new outside storage should also comply with IH-35E Standards.

Alternative Standards Requested:

- a) to allow outside storage in front of the building.
- b) to allow the existing windows and doors to remain in-lieu of 40% required.
- c) to allow a stone veneer around the skirt of the building to about 14” above the finished floor in lieu of 80% percent masonry
- d) to allow one new awning over the main entry as opposed to 75% over the sidewalk.

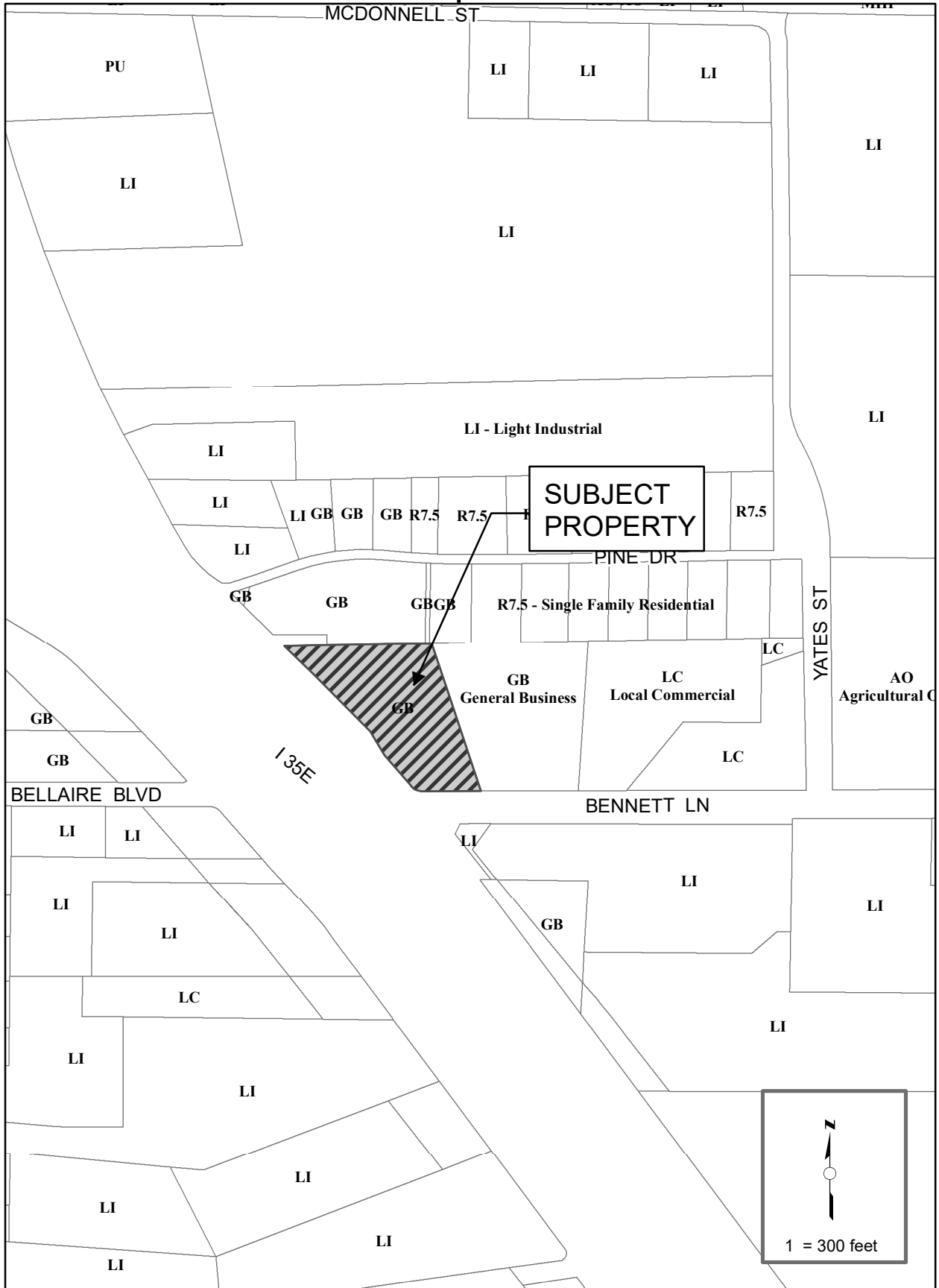
Summary

The overall site would be substantially improved through screening, landscaping, elevation improvements and removal of existing free-standing signs.

RECOMMENDATION:

It is City staff’s recommendation that the Planning and Zoning Commission hold the public hearing and then take no action so notices can be sent correctly for a public hearing on July 5, 2022.

Location Map - Servall Sod



Aerial Map - Serveall Sod



Sec. 17-29.5 - "SUP" special use permit.

- (a) *Purpose.* The special use permit (SUP) provides a means for evaluating land uses identified in this chapter to ensure compatibility with adjacent properties. The intent of the special use permit process is to allow consideration of certain uses that would typically be incompatible or intensely dominate the area in which they are located, but may become compatible with the provision of certain conditions and restrictions.
- (b) *Application submittal and approval process.*
 - (1) Application for an SUP shall be processed like an application for rezoning. An application shall not be complete and shall not be scheduled for a public hearing unless the following are submitted along with the application:
 - a. A scaled development plan depicting the items listed in subsection 17-29.5(b)(2);
 - b. A metes and bounds description of the property boundary;
 - c. A narrative explaining how the property and use(s) will function;
 - d. Colored elevations of the building and other structures including dimensions and building materials;
 - e. A landscaping plan, meeting the requirements of section 6-124 of the Lewisville Code of Ordinances;
 - f. A tree survey and mitigation plan if required by section 6-125 of the Lewisville Code of Ordinances;
 - g. Detailed elevations and descriptions of proposed signage;
 - h. An exhibit illustrating any requested variances; and
 - i. Any other information, drawings, operating data or expert evaluations that city staff determines are necessary to evaluate the compatibility criteria for the proposed use and development.
 - (2) The development plan submitted along with an SUP application must include the following:
 - a. The layout of the site;
 - b. A north arrow;
 - c. A title block including project name, addition, lot, block, acreage, and zoning classification of the subject property;
 - d. Name, address and phone number for applicant, developer, owner, builder, engineer and/or surveyor;
 - e. Building location, property lines and setbacks;
 - f. Summary tables listing building square footage, required parking, and required landscaping;
 - g. Locations of utility easements, if applicable;
 - h. Zoning and ownership of adjacent properties;
 - i. Easements, deed restrictions, or encumbrances that impact the property;
 - j. Median openings, traffic islands, turning lanes, traffic signals, and acceleration and deceleration lanes;
 - k. Streets, alleys and easements adjacent to the site;
 - l. Driveways and sidewalks;
 - m. Parking configuration, including maneuvering lanes and loading areas;

- n. Location and details of dumpsters and screening devices; and
 - o. Location of all proposed signage.
- (3) An application for an SUP shall be considered to be an amendment to the zoning ordinance, and shall comply with all provisions of section 17-37 of this Code, except that in no instance shall the provisions of section 17-37 be construed to negate or remove any requirements of this section for an SUP application.
- (4) Variances from the regulations of the city's general development ordinance may be granted at the discretion of the city council as part of the SUP approval. The granting of an SUP has no effect on uses permitted by right and does not waive the regulations of the underlying zoning district.
- (5) The planning and zoning commission or the city council may require additional information or drawings, operating data or expert evaluation or testimony concerning the location and characteristics of any building or uses proposed.
- (6) Completion of a development plan for the SUP does not waive the requirement to provide an engineering site plan in accordance with the general development ordinance.
- (c) *Compatibility criteria for approval.* The planning and zoning commission shall not recommend approval of, and the city council shall not grant an SUP for a use except upon a finding that the use will:
- (1) Complement or be compatible with the surrounding uses and community facilities and any adopted comprehensive plans or small area plans;
 - (2) Contribute to, enhance or promote the welfare of the area of request and adjacent properties;
 - (3) Not be detrimental to the public health, safety or general welfare; and
 - (4) Conform in all other respects to all zoning regulations and standards.
- (d) *SUP conditions.* The planning and zoning commission may recommend and the city council may adopt reasonable conditions upon the granting of an SUP consistent with the purpose and compatibility criteria stated in this section. The development plan, however, shall always be attached to and made a condition of the SUP. The other documents submitted with the SUP application may also be made conditions of the SUP.
- (e) *Amendments, enlargement, modifications or structural alterations.*
- (1) Except for minor amendments, all amendments, enlargements, modifications or structural alterations or changes to the development plan shall require the approval of a new SUP. The city manager or his designee may authorize minor amendments to the development plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:
 - a. Alter the basic relationship of the proposed development to adjacent property;
 - b. Increase the maximum density or height shown on the original development plan;
 - c. Decrease the number of off-street parking spaces shown on the original development plan; and/or
 - d. Reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original development plan.
 - (2) For purposes of this subsection, "original development plan" means the earliest approved development plan that is still in effect, and does not mean a later amended development plan. For example, if a development plan was approved with the specific use permit and then amended through the minor amendment process, the original development plan would be the development plan approved with the specific use permit, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the specific use permit was replaced through the zoning process, then the replacement

development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

- (3) Although the city manager or his designee has the authority to grant minor amendments to the development plan, they are not obligated to do so. The city manager or his designee shall always maintain the discretion to require city council approval if he feels that it is within the public's interest that city council consider the amendment, enlargement, modifications or structural changes at a public hearing.
- (f) *Compliance mandatory with written requirements.*
- (1) No special use permit shall be granted unless the applicant, owner and grantee shall be willing to accept and agree to be bound by and comply with the written requirements attached to the development plan drawings and approved by the city council.
 - (2) Unless otherwise expressly stated in an ordinance granting a special use permit, a special use permit shall be transferable from one owner or occupant of the subject property to a new owner or occupant of the subject property; provided that, upon transfer, all regulations and conditions of the SUP shall remain in effect and shall be applicable to the new owner or occupant of the property.
- (g) *Timing.* All development plans submitted for review will be on the city's active list for a period of 90 days from the date of each submittal. After the 90-day period, a project will be considered abandoned and removed from the file. A building permit shall be applied for and secured within 180 days from the time of approval of the special use permit, provided that the city may allow a one-time extension of the SUP for another 180 days. A SUP shall expire six months after its approval or extension date if no building permits have been issued for the site or if a building permit has been issued but has subsequently lapsed. Work must be completed and operations commenced within 18 months of approval.
- (h) *Zoning map.* When the city council authorizes granting of a special use permit the official zoning district map shall be amended according to its legend to indicate that the affected area has conditions and limited uses, said amendment to indicate the appropriate zoning district for the approved use, and suffixed by an "SUP" designation. A log of all special use permits shall be kept by the city.
- (i) *Rescind and terminate a special use permit.* City council may rescind and terminate an SUP after a public hearing if any of the following occur:
- (1) That one or more of the conditions imposed by the SUP has not been met or has been violated.
 - (2) The SUP was obtained through fraud or deception.
 - (3) Ad valorem taxes on the property are delinquent by six months or more.
 - (4) Disconnection or discontinuance of water and/or electrical services to the property.
 - (5) Abandonment of the structure, lease space, lot or tract of land for 180 days or more. (For the purpose of this section, "abandon" shall mean to surrender occupancy by vacating or ceasing to operate or inhabit such property.)

(Ord. No. [4206-09-2015\(Z\)](#), § 1, 9-14-15; Ord. No. [4374-05-2017\(Z\)](#), § 1, 5-1-17; [0139-19-ORD](#), § 3, 8-19-19)



REQUIRED:

Fully describe the plans for the property

This SUP request is brought to facilitate the re-purposing and re-vitalization of this vacant property, formerly occupied by an independent used car dealer. The proposed use is building material sales, with outdoor display/storage of bulk materials and sod limited to the 10% of the lot area. Although the use is classified as building materials, the intended product offerings are primarily landscape related, such as bulk materials (e.g., sand, gravel, top soil, mulch, etc.), and sod grass of various varieties. The remaining available display area will be used for the sale of plants and/or flowers (not including sod). The intended occupant of the property is ServAll Contractor Services, which has an existing location in Plano.

If approved, and as depicted on the plans submitted with this request, ServAll intends to make several improvements to the property and building including:

- re-painting the existing blue building and wood deck to more neutral and attractive colors and adding a stone veneer;
 - removal of the unattractive blue bollards that surround the property;
 - inclusion of 6-foot tall masonry screening of the bulk materials; and
 - installation of additional trees & significant landscaping along the frontages where none today.
- As a landscape oriented company, ServAll has a business interest in keeping the site and surrounding frontages well-manicured, clean, and maintained.

The existing pole sign on site will be removed. Rights to the billboard on the Property belong to others, but the applicant will not renew the billboard lease once it expires in 2025. Any proposed signage on site will be low-profile monument signs and building signage only.

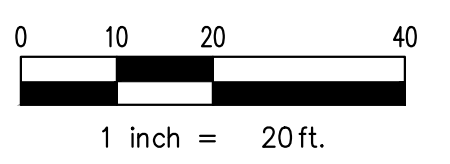
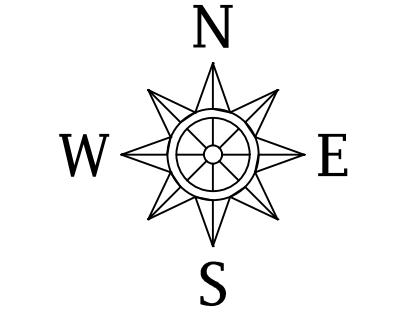
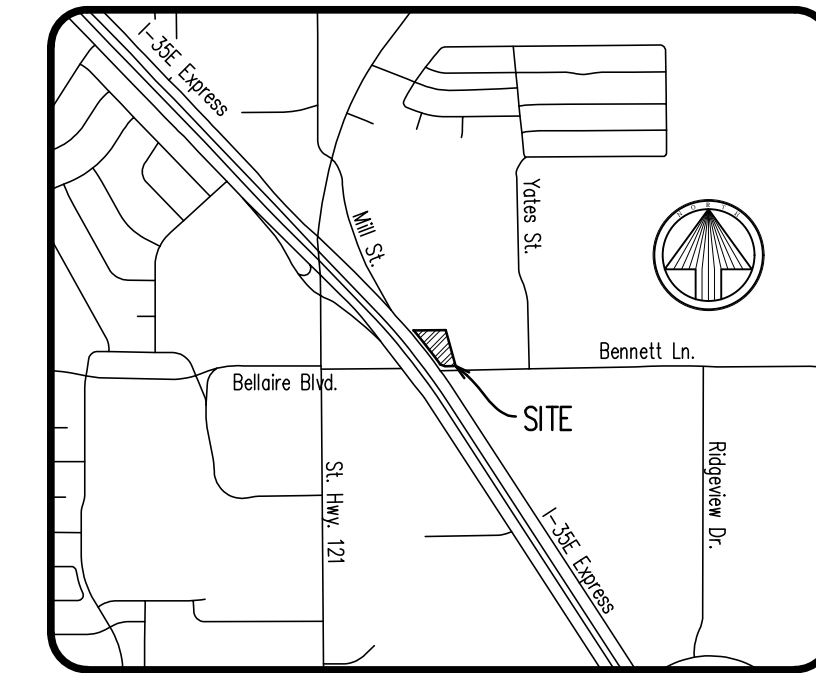
NOTE:

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

ASADULLAH HUSSAIN AND
TAZEEN BOKHARI
INST. NO. 2015-85819 DRDCT
Zoning: GB
Land Use: Preparatory School

MURTAZA ALI HUSSAIN
DOC. NO. 2017-117486 DRDCT
Zoning: GB
Land Use: Residential

EASEMENT TO THE STATE OF TEXAS
VOL. 278, PG. 208 DRDCT



LOCATION MAP
NTS

SITE DATA	BLOCK A, LOT 1
Ex. Zoning:	GB
Prop. Use:	Building material sales w/ Outdoor Storage or Display & Nursery
Lot Area:	1,355 Ac. (59,025 S.F.) Gross / 1,304 Ac. (56,808 S.F.) Net
Building Area:	2,026 Sq. Ft. Bldg
Building Coverage Allowed:	Max. 90% of Lot Area
Building Coverage:	3.43%
Parking Required:	1 Sp./1,000 SF Outdoor Storage = 6 Spaces 1 Sp./200 SF Retail Bldg = 11 Spaces
Total Parking Required:	17 Spaces
Total Parking Provided:	17 Sp. (Incl. 1 HC)
Impervious Area:	35,605 Sq. Ft.
Outdoor Area for Bulk Materials & Sod Allowed:	Max 10% of Lot Area (5,902 Sq. Ft.)
Outdoor Area for Bulk Materials & Sod Proposed:	5,902 Sq. Ft.

SITE PLAN NOTES:

- According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0560G & 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
- Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
- Signs shall be permitted separately.
- Fences shall be permitted separately.
- Dumpster is screened in accordance with Ordinance No. 4223-11-2015.
- Pedestrian access easement to be dedicated as necessary upon approval of sidewalk alignment at engineering site plan phase.
- Nothing on this Site Plan is intended as an offer to dedication of any right of way to the City of Lewisville or the State of Texas.
- The blue parking barriers around the lot will be removed as part of this development.
- Plant merchandise display areas will not include sod.

All dimensions are to Face of curb or edge of building unless otherwise noted.

LEGEND

- STORAGE & DISPLAY OF BULK MATERIALS AND SOD
- EXISTING POWER POLE
- EX. LIGHTPOLE
- EX. FH

INTERSTATE 35E SERVICE ROAD
VARIABLE WIDTH RIGHT-OF-WAY

Drawing: G:\2020\085020-1961\280 S in 15\20-1961 Site Plan.dwg Saved By: Vgharrez Save Time: 6/17/2022 2:52:05 PM
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SITE PLAN

Heartland Industries Addition

Block A, Lot 1
1.355 Acres Gross 1.304 Acres Net

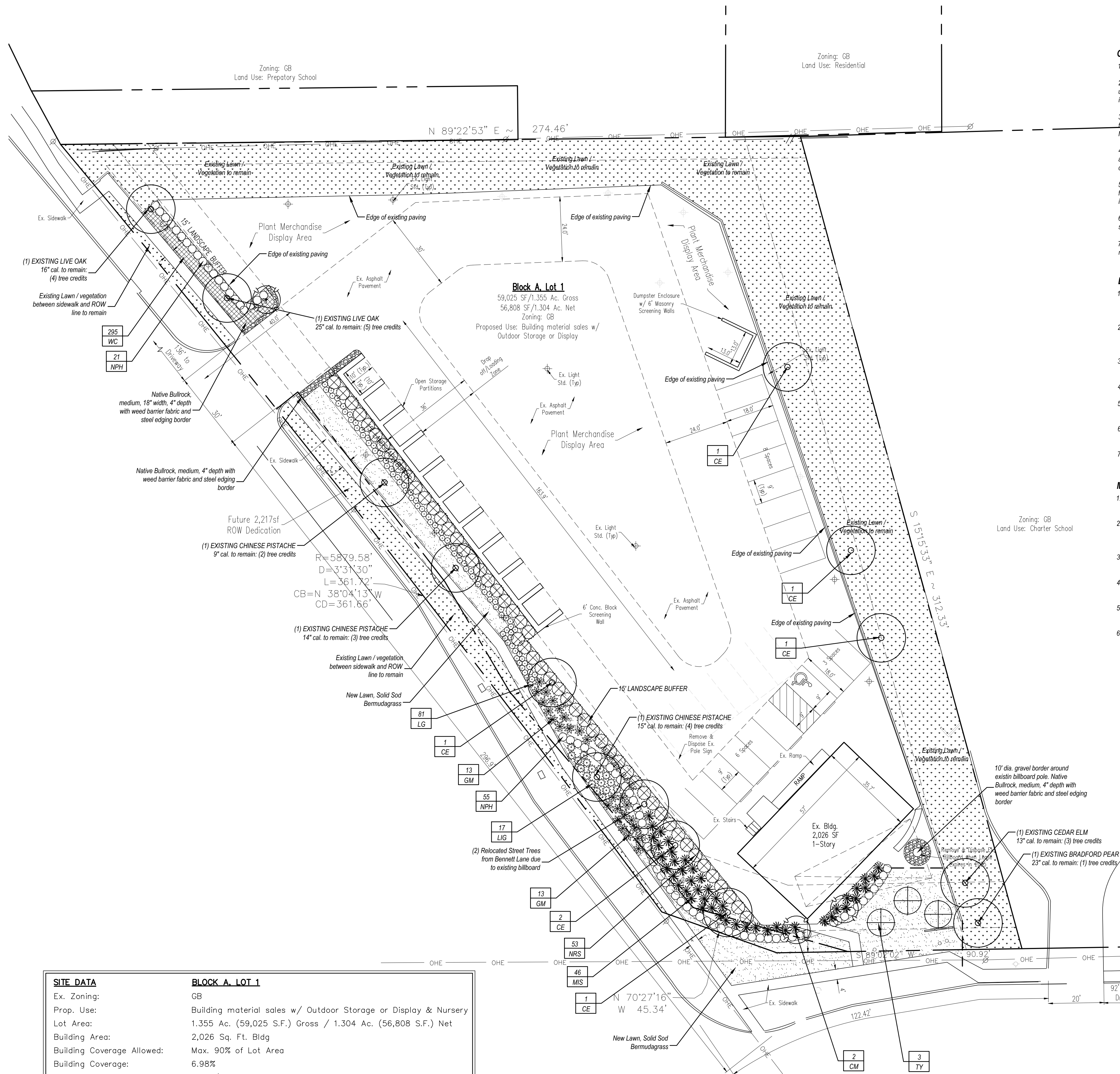
SITUATED IN THE
E. ADAY SURVEY, ABSTRACT NO. 11
IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER
Joe & Patricia Devers
3167 CR 3708
Wills Point, TX 75169
Telephone (903) 560-9626
Contact: Joe Devers

APPLICANT
Servall Contractor Services
1600 14th Street
Plano, TX 75074
Telephone (214) 762-2260
Contact: Daniel Alford

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

Drawing: P:\Projects\2020\Heartland Industries Lewisville\1100.dwg, Saved By: Brian, Save Time: 5/9/2022 9:49:36 AM
 Plotted by: 4444, Plot Date: 5/26/2022 11:53 PM



SITE DATA		BLOCK A, LOT 1	
Ex. Zoning:	GB	Prop. Use:	Building material sales w/ Outdoor Storage or Display & Nursery
Lot Area:	1.355 Ac. (59,025 S.F.) Gross / 1.304 Ac. (56,808 S.F.) Net	Building Area:	2,026 Sq. Ft. Bldg
Building Coverage Allowed:	Max. 90% of Lot Area	Building Coverage:	6.98%
Parking Required:	1 Sp./1,000 SF Outdoor Storage = 6 Spaces 1 Sp./200 SF Retail Bldg = 11 Spaces	Total Parking Required:	17 Spaces
Total Parking Provided:	17 Sp. (Incl. 1 HC)	Impervious Area:	35,605 Sq. Ft.
Outdoor Area for Bulk Materials & Sod Allowed:	Max 10% of Lot Area (5,902 Sq. Ft.)	Outdoor Area for Bulk Materials & Sod Proposed:	5,902 Sq. Ft.

- GENERAL LAWN NOTES**
1. Fine grade areas to achieve final contours indicated on civil plans.
 2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
 4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
 5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
 6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
 7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

- LANDSCAPE NOTES**
1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 3. Contractor is responsible for obtaining all required landscape and irrigation permits.
 4. Contractor to provide a minimum 2% slope away from all structures.
 5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

- MAINTENANCE NOTES**
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
 3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
 4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 5. All plant material which dies shall be replaced with plant material of equal or better value.
 6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- PLANTING NOTES**
1. Clearing of existing planting shall consist of the satisfactory removal and disposal of existing plants occurring within all planting areas as noted below.
 - A. All shrubs and existing groundcover shall be removed and discarded from the site within (24) hours of shrub removal.
 2. Backfill: All planting areas shall be backfilled with 25% Sandy Loam and 25% Prepared Soil Mix as needed. Sandy Loam shall be without admixture of subsoil or silt and shall be free of stones, lumps, sticks, plants, or their roots, toxic substances, or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance.
 3. Prepared Soil Mix: Organic compost material shall be a mixture of 80% vegetative matter and 20% animal waste. Ingredients shall be a mix of coarse and fine textured material. Vital Earth, Back to Earth or approved equal.
 4. Mulch: Mulch shall be Double Shredded Hardwood Bark Mulch of relative uniform particle size with a median size of one (1") inch and shall be free of sticks, stones, leaves, and any other debris.
 5. Organic Fertilizer shall be FertiLaid, Maestro-Gro, Manafix, Sustain, Agrispun, bat guano or earthworm castings as recommended for required applications. Fertilizer shall be delivered to the site in its original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
 6. Prepare new planting beds by backfilling planting areas with 8" of prepared soil mix and tilling to depth of four (4") inches.
 7. Apply organic fertilizer such as FertiLaid, Maestro-Gro, or Sustain @ 20 lbs / 1,000 sq. ft. at the rate of 1 lb. of nitrogen per 1,000 sq. ft.
 8. All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Mulch after plant material has been installed.

- SOLID SOD NOTES**
1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
 2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
 4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
 5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
 6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
 7. Water sod thoroughly as sod operation progresses.
 8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
 9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
 10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

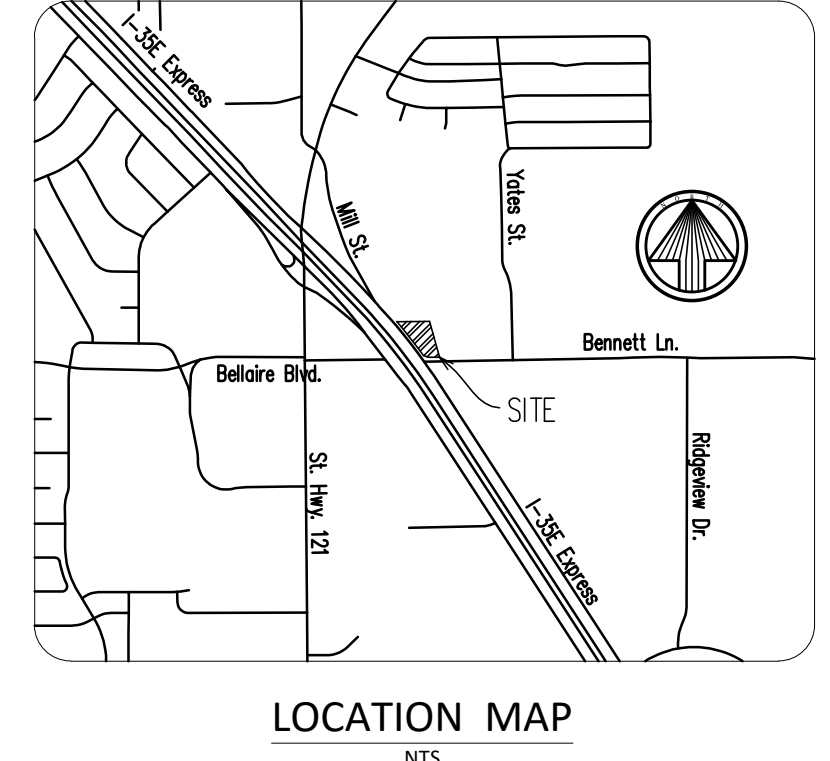
PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 13" ht. min., 4" spread min.
2	CM	Crepe Myrtle 'Dallas Red'	<i>Lagerstroemia indica 'Dallas Red'</i>	8" ht.	container grown, 3-5 cane, no cross caning
3	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	7" ht.	B&B, 3-5 cane, no cross caning

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
26	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	container, full top of container, 36" o.c.
76	NPH	Needpoint Holly	<i>Ilex cornuta 'Needpoint'</i>	5 gal. min.	container, 24" ht. min. at planting, full plant specimen, 36" o.c.
53	NRS	Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	5" ht.	container, full to base, 8" o.c.
17	LIG	Sunshine Ligustrum	<i>Ligustrum sinensis 'Sunshine'</i>	3 gal.	container, full top of container, 36" o.c.
46	MIS	Miscanthus 'Gracillimus'	<i>Miscanthus sinensis 'Gracillimus'</i>	3 gal.	container, full top of container, 36" o.c.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
81	LG	Giant Linopoe	<i>Liriope gigantea</i>	3 gal.	container, full top of container, 24" o.c.
295	WC	Wintercreeper	<i>Euonymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



LANDSCAPE TABULATIONS

STREET REQUIREMENTS

Requirements: 15' Wide landscape strip (1) tree 3" cal. per 500 s.f.

IH 35 FRONTAGE ROAD: (361.72 l.f. 5,425.8 s.f.)

Required	Provided
(11) trees, 3" cal.	(16) existing trees credits
(24) trees, 3" cal.	24" ht. evergreen screen

BENNETT LANE (136.26 l.f. 2,043.9 s.f.)

Required	Provided
(4) trees, 3" cal.	(4) trees

PARKING LOT: (17 SPACES)

Requirements: (1) tree, 3" cal., per (15) parking spaces; All parking must be screened with 36" ht. evergreen shrub.

Required	Provided
(1) tree, 3" cal.	(4) trees 3" cal.
24" ht. screen	24" ht. screen

No landscaping such as trees, hedges, or structures above and underground shall be located within existing or proposed utility easements and right of way.

Any landscape or irrigation in R.O.W. or easements will require License Agreement of Real Prop Agreement.

No existing tree mitigation required.

- SUP LANDSCAPE ADDITIONS**
1. 5' TALL EVERGREEN SCREEN ALONG IH 35 AND PRINCIPAL BUILDING
 2. ADDED EVERGREEN SCREEN ALONG IH 35 AT NORTHWEST CORNER
 3. GROUNDCOVER AND SHRUBS ADDED ALONG EXISTING LANDSCAPE BUFFER
 4. ADDITIONAL NATIVE GRASSES ADDED BEHIND EVERGREEN PARKING LOT SCREEN
 5. ADDED PARKING LOT TREE REQUIRED

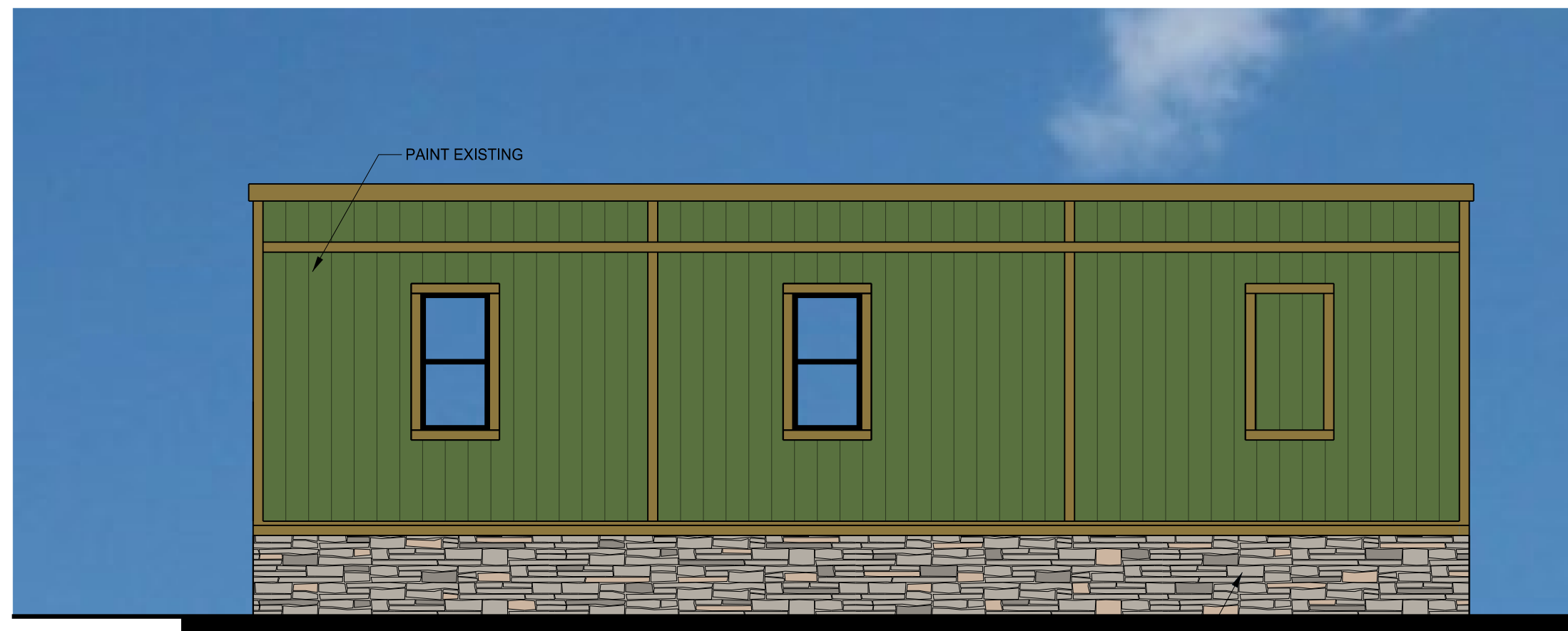
01 SUP LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE PLAN
Heartland Industries Addition
Block A, Lot 1, 1.355 Acres
SITUATED IN THE
E. ADAY SURVEY, ABSTRACT NO. 11
IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

<p>smr landscape architects, inc. 1703 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0093 Fax 214.871.0549 Email smr@smr-la.com</p>	<p>OWNER Patricia Devers' Estate 3167 CR 3708 Wills Point, TX 75169 Telephone (214) xxx-xxxx Contact: Name</p>	<p>APPLICANT Servall Contractor Services 1600 14th Street Plano, TX 75074 Telephone (214) 762-2260 Contact: Daniel Alford</p>	<p>ENGINEER/SURVEYOR Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Telephone: (972) 422-0077 Contact: David Bond</p>
	<p>June 23, 2021 May 9, 2022</p>		
	<p>Scale: 1" = 20' December 30, 2020 SEI Job No. 20-196</p>		
	<p>L.1</p>		



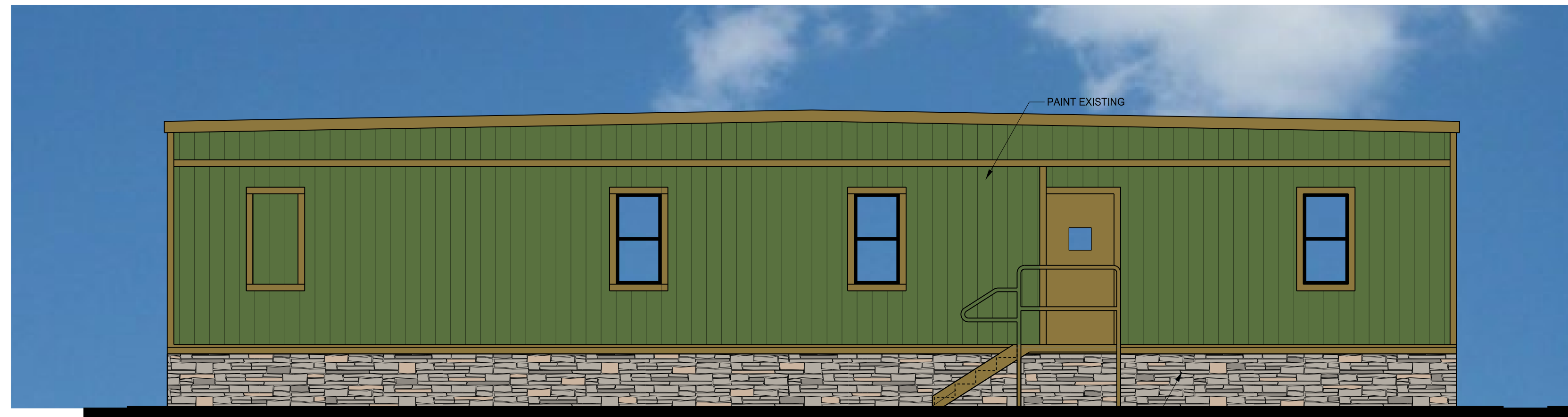
PROPOSED
01 Elevation--Front/North
 1/4"=1'-0"
 0 1 2 3 4 5 10



PROPOSED
02 Elevation--Right/West Side
 1/4"=1'-0"
 0 1 2 3 4 5 10



PROPOSED
03 Elevation--Left/East Side
 1/4"=1'-0"
 0 1 2 3 4 5 10



PROPOSED
04 Elevation--Back/South
 1/4"=1'-0"
 0 1 2 3 4 5 10

SW 6727 Houseplant Interior / Exterior Location Number: 141-C1	SW 6411 Bengal Grass Interior / Exterior Location Number: 144-C2	
Field Paint Color: Sherwin Williams Houseplant SW 6727	Accent Paint Color: Sherwin Williams Bengal Grass SW 6411	Stone: Coronado Stone Virginia Ledge - Cape Cod Grey

Philip Morse, Architect
 PlacesMade architecture
 2840 Keller Springs Road
 Suite 503
 Carrollton, Texas 75006
 214.868.7074
 www.placesmadereal.com

places made
 architecture
 "made up places made real"

If the adjacent seal block does not contain the architect's seal, signature, and date, then this document is incomplete and may not be used for regulatory approval, permit, or construction.

PlacesMade architecture
 Philip Morse, TX, Reg No. 17037
 The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in TX. P.O. Box 12337, Austin, TX 78711-2337. Ph. 512-305-9000. www.tbaae.texas.gov

Modifications For:
**1280 S. INTERSTATE 35
 LEWISVILLE, TEXAS**

Project No.	20024
Date	December 2020
Revisions	
No.	Date
1	For Review 12-28-20
2	For Review 1-15-21
3	For Review 4-4-22

scale verification
 1" = 10'

Sheet
A2.1C

Elevations

June 3, 2022

Michele Berry
City of Lewisville - Planning
P.O. Box 299002
Lewisville, TX 75029

RE: ServAll Alternative Standards Request

The following is a request for Alternative Standards in conjunction with the SUP application for 1280 S Stemmons Fwy by ServAll Contractor Services, SUP 22-04-4. The proposed site plan will comply with the majority of the development standards for the IH-35E Corridor Overlay Core Sub-District, but ServAll would like to request alternative standards as detailed below in order to utilize the existing building on site.

Based on the Applicability Matrix listed in 17.5, Table 1 of the Code of Ordinances, the standards that apply to this site include parking, articulation, facades, materials/colors, awnings/canopies, tree and plant materials, sidewalks, and screening. The site plan meets all relative Street and Envelope Regulations, so this request is focused on the Architectural Regulations.

17.5-4 (c) (1) Building articulation and facades

(a) The existing building on site is an approximately 57' x 36' building with Masonite siding. The applicant plans to update the building by painting the existing siding more natural colors and adding a stone veneer from the ground to 14" above the finished floor. They will also add an awning over the main entry door and window.

It would be difficult to provide additional horizontal and vertical articulation on an existing rectangular building, but the applicant believes the added awning, stone veneer, and updated paint colors will provide visual contrast, even on a flat wall.

(e) The existing building does not have 40% percent of the ground floor comprising of doors and windows, but the applicant does not plan to make any modifications to the existing doors and windows outside of paint. An awning will be provided over the main entry as shown in the building elevations.

17.5-4 (c) (2) Facade materials and colors

(a) The applicant is adding a stone veneer around the bottom of the building from the ground to 14" above the finished floor. However, the existing building/siding cannot support the weight of 80% masonry any of the exterior walls.

17.5-4 (c) (4) Awnings and canopies

(a) The existing building has stairs and a ramp leading up to the main entrance, so it would be difficult build an awning over 75% of the sidewalk in front of the building. The owner is proposing an awning over the main entryway.

As the applicant is attempting to update the existing building as much as practical in conjunction with the SUP request, we believe that there is justification to waive these overlay architectural requirements. Feel free to contact me with any questions or concerns.

Sincerely,

SPIARS ENGINEERING, INC.

A handwritten signature in black ink that reads "David Bond". The signature is written in a cursive, flowing style.

David J. Bond, P.E.

501 W President George Bush Hwy, Suite 200

Richardson, TX 75080

(972) 422-0077

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD AND TRANSPORTATION BOARD
MAY 3, 2022

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, May 3, 2022, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Michele Berry, Planning Manager; Patty Dominguez, Planning Technician; David Salmon, City Engineer; Jason Walker, Traffic Operations Specialist; and Daphne Stubbs, Capital Projects Technician.

Item B1: Approval of Minutes

The first item on the agenda was to approve the minutes from the April 19, 2022, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).

Item C: Regular Hearing

There was one item for consideration:

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.

Michele Berry, Planning Manager, gave a brief overview of the proposed final plat with a recommendation to disapprove the final plat due to deficiencies 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. There was no discussion on this item. 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 Sheila Taylor. The motion passed unanimously (7-0).

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD, AND
TRANSPORTATION BOARD
MAY 3, 2022**

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Item D: Public Hearing

There was one item for consideration:

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).

Michele Berry, Planning Manager, gave a brief overview of the proposed special use permit with a recommendation of approval as presented. Commissioner Sheila Taylor asked if any letters were received from the community in opposition. Staff indicated no letters 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 Francisca Al-waely to recommend approval of the proposed special use permit as presented. The motion was seconded by Jordan Zongol. The motion passed unanimously (7-0).

Item E: Adjournment

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Alvin Turner. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:37 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD, AND
TRANSPORTATION BOARD
MAY 3, 2022**

Page 3

OVERLAY DISTRICT BOARD MEETING

Item F:

With a quorum present, the Lewisville Overlay District Board meeting was called to order by Chair MaryEllen Miksa at 6:37 p.m. on Tuesday, May 3, 2022, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Michele Berry, Planning Manager; Patty Dominguez, Planning Technician; David Salmon, City Engineer; Jason Walker, Traffic Operations Specialist; and Daphne Stubbs, Capital Projects Technician.

Item G4: Approval of Minutes

The first item on the agenda was to approve the minutes from the December 7, 2021 Meeting. A motion was made by Sheila Taylor to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (7-0).

Item 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.

Michele Berry, Planning Manager, gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a), b), c), e), f) and approval of Alternative Standard d) as presented. There was no discussion on this item. A motion was made by Erum Ali to recommend approval of alternative standards a), b), c), e), f) and approve Alternative Standard d) as presented. The motion was seconded by Sheila Taylor. The motion passed unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, May 16, 2022 for a final decision.

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD, AND
TRANSPORTATION BOARD
MAY 3, 2022**

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Item I: Adjournment

A motion was made by Karen Locke to adjourn the Overlay District Board meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:42 p.m.

These minutes will be approved by the Overlay District Board at the next scheduled meeting.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Overlay District Board

TRANSPORTATION BOARD

Item J:

With a quorum present, the Lewisville Transportation Board meeting was called to order by Chair MaryEllen Miksa at 6:43 p.m. on Tuesday, May 3, 2022, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: David Salmon, City Engineer; Jason Walker, Traffic Operations Specialist; Daphne Stubbs, Capital Projects Technician; Michele Berry, Planning Manager; and Patty Dominguez, Planning Technician.

**JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD, AND
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MAY 3, 2022**

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Item K6: Approval of Minutes

The first item on the agenda was to approve the minutes from the January 4, 2022, Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (7-0).

Item L7: Regular Hearing

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 Memorial Elementary School Driveway and Along the West Side of Lake Falls Terrace Between the Memorial Elementary School Driveway and the Lakewood Bluffs Trail and Make a Recommendation to the City Council Regarding the Amendment.

Jason Walker presented this item and explained on several occasions the parents are parking on the subject street and letting their children out of their vehicles to use a short-cut to the school front door blocking the roadway for buses. This causes the buses to get blocked in and the bus routes to run behind. Currently we have temporary signs and will replace these with permanent signs once the ordinance has passed. Mr. Walker has spoken with the neighbors about installing the temporary signs. Erum Ali asked Jason Walker where parents were supposed to drop off students. Jason Walker explained there is sufficient queuing onsite for parent drop off, but some parents want to avoid the queuing line. A motion was made by Karen Locke to approve the item and seconded by Erum Ali. The motion passed unanimously (7-0).

Item L8: Regular Hearing

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.

Jason Walker presented this item and explained a speed study was conducted last summer when the Main and Mill CIP project was completed. The existing speed limits are 40 miles per hour from College Street to Church Street and 35 miles per hour from Church Street to Purnell Street. The speeds were collected at 3 locations and based on the study the speed limit would be reduced to 30 Miles Per Hour for the entire length included in the study. Alvin Turner asked Jason Walker why the study was not extended farther south to Yale Avenue. David Salmon explained the study

**JOINT MEETING OF THE PLANNING
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DISTRICT BOARD, AND
TRANSPORTATION BOARD
MAY 3, 2022**

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limits were determined by the street improvements completed in 2021. A motion was made by Karen Locke to approve the item and seconded by Erum Ali. The motion passed unanimously (7-0).

Item M: Adjournment

A motion was made by Shelia Taylor to adjourn the Transportation Board meeting. The motion was seconded by Jordan Zongol. The motion passed unanimously (7-0).

There being no other business to discuss, the Transportation Board meeting was adjourned at 06:58 p.m.

Respectfully Submitted,

Approved,

David Salmon P.E.
City Engineer

MaryEllen Miksa, Chairman
Transportation Board

MEMORANDUM

TO: Transportation Board

FROM: Jason Walker, Traffic Operations Specialist

DATE: June 21, 2022

SUBJECT: **Consideration of an Ordinance Amending the Lewisville City Code, Section 15-127, Prohibiting Parking on Specific Streets During Specific Hours, by Prohibiting Parking on North Mill Street From 200 Feet North of the Centerline of Hedgerow Lane to 300 Feet South of the Centerline of Hedgerow Lane Between the Hours of 10:00 PM and 7:00 AM and Make a Recommendation to the City Council Regarding the Amendment.**

BACKGROUND:

In 2013, Northview Baptist Church entered an agreement with the City of Lewisville to build at their own cost, public head-in parking along both sides of North Mill Street for roughly 200 feet north of and 300 feet south of Hedgerow Lane. In addition to the additional public parking providing benefit to the church, it also provides a benefit to Lake Park and area residents. Within the last year, the Parc Lake apartment community has instituted on-site parking restrictions to help curb unauthorized vehicles parking on premise. Since that time, both Engineering staff and the Police Department have received complaints regarding several nuisances related to the public head-in parking spaces and are proposing time restrictions to help alleviate those nuisances.

ANALYSIS:

Over the past several months, City staff has observed vehicles parked longer than a week without moving, disabled vehicles or damaged vehicles parked in the head-in parking spaces, truck and trailers taking up multiple spots for extended periods and apartment residents and guests parking in those spots overnight to circumvent the change in the parking permit process that is being enforced by the complex. The latter has led to an increase in debris and litter being deposited in the parking spaces and ultimately onto nearby private properties. In one instance, the Police Department had an inoperable vehicle towed and within a few days the same vehicle was parked back in the same space. Staff is recommending a parking prohibition between 10:00 PM and 7:00 AM to help alleviate the observed nuisances. The proposed restriction will have no effect on Lake Park or Northview Baptist Church operations. Staff has discussed the prohibition with Church leadership, and they are in favor of the change. An over night restriction was favored over a time limit such as 1-hour or 2-hour as it will be easier for the Police Department to enforce.

RECOMMENDATION:

Staff requests the Transportation Board recommend to the City Council prohibiting parking on Mill Street 200 feet North of the centerline of Hedgerow Lane and 300 feet South of the centerline of Hedgerow Lane between the hours of 10:00pm and 7:00am.



SUBJECT
LOCATION

OLD MILL

HEDGEROW

LAKEVIEW

MILL STREET

LAKE PARK ROAD

N
W E
S
1" = 200'

LOCATION MAP
FOR
MILL STREET - NO PARKING

MEMORANDUM

TO: Transportation Board

FROM: Jason Walker, Traffic Operations Specialist

DATE: June 21, 2022

SUBJECT: **Consideration of an Ordinance Amending the Lewisville City Code, Section 15-35, Maximum speed Limits on Specific Streets, by Establishing Speed Limits on Windhaven Parkway from Castle Hills Drive to Josey Lane of 40 Miles Per Hour and Make a Recommendation to the City Council Regarding the Amendment.**

BACKGROUND

Prior to annexation, the Denton County Fresh Water Supply District established a speed limit on Windhaven Parkway of 30 miles per hour. Since annexation, staff has received multiple complaints from residents about the 30-mph speed limit being too slow for the roadway. City staff recently completed a speed study on Windhaven Parkway and have determined the speed limit on Windhaven Parkway between Josey Lane and Castle Hills Drive should be raised from 30 mph to 40 mph.

ANALYSIS:

Windhaven Parkway is a 4-lane divided roadway. Staff conducted a speed study on the above-mentioned segment of Windhaven Parkway. The City establishes the prima facie reasonable and prudent speed limits on roadways based on the 85th percentile speeds determined by speed study in accordance with the Texas Manual of Uniform Traffic Control Devices. The 85th percentile speed represents the speed that most drivers (85%) are traveling at or below. To ensure that a true reflection of a normal traffic situation is achieved, speed studies are conducted on average weekdays, during off-peak hours and under favorable weather conditions. The speed limit is set at the nearest value to the 85th percentile speed ending in 5 or 0.

If approved by City Council, signage will be installed by Public Services.

RECOMMENDATION:

That the Transportation Board recommend approval to the City Council to raise the speed limit on Windhaven Parkway between Josey Lane and Castle Hills Drive from 30 miles per hour to 40 miles per hour.

