



151 W Church Street  
Lewisville, Texas 75057

**City of Lewisville, TX**  
**Joint Meeting of the Planning and Zoning**  
**Commission and Capital Improvements**  
**Advisory Committee Agenda**

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Tuesday, April 18, 2023

6:30 PM

Council Chambers

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**Joint Session - 6:30 P.M.**

**Planning and Zoning Commission**

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

**B. Approval of Minutes**

1. [Consider the Minutes of the March 16, 2023 Special Called Planning and Zoning Commission Meeting.](#)
2. [Consider the Minutes of the March 21, 2023 Joint Planning and Zoning Commission and Overlay District Board Meeting.](#)

**C. Regular Hearing**

3. [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 Two \(PD-GB2\) District, Located on the South Side of Parker Road \(FM 544\) Across from Dragon Banner Drive, Being a Replat of Castle Hills H3, Lot 1, Block A. \(23-03-4-RP\)](#)

**D. Adjournment**

**Capital Improvements Advisory Committee**

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

4. [Consider the Minutes of the November 15, 2022 Capital Improvements Advisory Committee Meeting.](#)
  5. [Receive a Presentation on the Semi-Annual Report for the Period of October 1, 2022 - March 31, 2023, and Consider Acceptance of the Report and Forward it to the City Council for Review.](#)
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## F. 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 \_\_\_\_\_, 2023 by \_\_\_\_\_ AM.

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

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**CALLED-SPECIAL MEETING**  
**MARCH 16, 2023**

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**Item A: Call to Order and Announce that a Quorum is Present**

With a quorum present, the Lewisville Planning and Zoning Commission special-called meeting was called to order by Chair MaryEllen Miksa at 6:30 p.m. on Thursday, March 16, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair MaryEllen Miksa; Vice-Chair Erum Ali; Karen Locke; and Francisca Al-waely

Members absent: Ryan Conway, Robert French, Alvin Turner

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jason Gillis, Planning Intern; Patty Dominguez, Planning Technician

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**Item B: Public Hearing**

There was one item for consideration:

1. Continued Public Hearing: Consider Amending Article VII, ‘Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Requirements’, of the Lewisville Unified Development Code, to add Supplemental Standards for Multi-Family Dwellings on Certain Streets in the Old Town Mixed Use 2 (OTMU2) and Old Town Center (OTC) Zoning Districts by Adding Section VII.3.22, Establishing Supplemental Use Regulations for Multi-Family Dwellings and Amending Exhibit VII.2-3 ‘Mixed Use Zoning Districts’, to Add a Reference to These Supplemental Use Requirements.

Michele Berry, Planning Manager, gave a brief overview of the proposed Unified Development Code amendments and stated that after speaking with Commissioner Conway and the Building Official, the following 8<sup>th</sup> standard was added: H. Post-tension foundation design shall not be allowed in the interior slabs for areas designated to accommodate non-residential uses. Therefore, staff’s recommendation is to recommend approval with the additional standard as presented. Staff stated they have received about five inquiries about the changes to the code, and stated they were neutral, not opposed. Chair Miksa opened the continued public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no further discussion on this item. A motion was made by Karen Locke to recommend approval of the Unified Development Code amendments with the additional 8<sup>th</sup> standard as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (4-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, March 20, 2023 at 7:00 p.m. for another public hearing and final decision.

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MARCH 16, 2023**

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**Item C: Adjournment**

*A motion was made by Vice-Chair Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Karen Locke. The motion passed unanimously (4-0).*

There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:36 p.m.

These minutes approved by the Planning and Zoning Commission on April 18, 2023.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chairman  
Planning and Zoning Commission

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

**MARCH 21, 2023**

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**Item A: Call to Order and Announce that a Quorum is Present**

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, March 21, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Robert French; Alvin Turner; Chair - MaryEllen Miksa; Karen Locke; and Francisca Al-waely

Members absent: Vice-Chair Erum Ali, Ryan Conway

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Joseph Ducay, Planner; Alexis Barnett, Planner; Patty Dominguez, Planning Technician.

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**Item B1: Approval of Minutes**

The first item on the agenda was to approve the minutes from the March 7, 2023, Regular Meeting. A motion was made by Robert French to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0).

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**Item C: Regular Hearing**

There was one item for consideration:

2. Final Plat of Vista Villas Addition, Lots 23R and 24, Block B; on 2.536 Acres out of the Henry Turner Survey, Abstract Number 1249; Zoned Local Commercial (LC) District, Located at 925 West Round Grove (FM 3040), Being a Replat of Vista Villas Addition, Lot 23, Block B. (23-02-3-RP)

Alexis Barnett, Planner, 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 Alvin Turner. The motion passed (5-0).

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**Item D: Public Hearing**

There were two items for consideration:

3. Public Hearing: Consideration of a Zone Change Request from Single-Family Residential (R-7.5) District Zoning to Old Town Mixed-Use Two (OTMU-2) District Zoning; on Approximately 0.15-Acres, out of the J.W. King Survey, Abstract 696, Located at 131 Milton Street; as Requested by Rita Williams, the Property Owner. (Case No. 23-02-4-Z).

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Joseph Ducay, Planner, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. Commissioner Al-waely asked staff if any of the surrounding neighbors object to the zone change request. Staff stated no public comments objecting to this request have been received. Commissioner Locke asked staff if there was a church across the street from the subject property. Staff stated there is a church across the street, south of the subject property. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no further discussion on this item. *A motion was made by Francisca Al-waely to recommend approval of the zone change request as presented. The motion was seconded by Robert French. The motion passed unanimously (5-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, April 17, 2023 at 7:00 p.m. for a second public hearing and final decision.

4. **Public Hearing:** Consideration of a Special Use Permit for Automobile Sales and Leasing; on Approximately 2.295-Acres, Legally Described as Lot 4A, Block A, Vista Ridge Pointe Addition, Zoned Light Industrial (LI) District; Located at the Southwest Corner of the Storage Court and South Stemmons Freeway Intersection; as Requested by Chris Clark, NCA Partners, on behalf of APD Capital LLC, the Property Owner. (Case No. 23-01-1-SUP).

Joseph Ducay, Planner, gave a brief overview of the proposed special use permit request for automobile sales and leasing with a recommendation to recommend approval as presented. Chair Miksa asked if they will only be selling new vehicles. Staff stated a lot of them will be pre-owned vehicles as he also does vintage and specialty cars. 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 Robert French to recommend approval of the special use permit for automobile sales and leasing as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (5-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, April 17, 2023 at 7:00 p.m. for a second public hearing and final decision.

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**Item E: Adjournment**

*A motion was made by Karen Locke to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (5-0).* There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:46 p.m.

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chairman  
Planning and Zoning Commission

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**OVERLAY DISTRICT BOARD MEETING**

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

With a quorum present, the Lewisville Overlay District Board meeting was called to order by Chair MaryEllen Miksa at 6:46 p.m. on Tuesday, March 21, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Robert French; Alvin Turner; Chair - MaryEllen Miksa; Karen Locke; and Francisca Al-waely

Members absent: Vice-Chair Erum Ali, Ryan Conway

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Joseph Ducay, Planner; Alexis Barnett, Planner; Patty Dominguez, Planning Technician.

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**Item F5: Approval of Minutes**

The first item on the agenda was to approve the minutes from the December 6, 2022 Joint Meeting with the Planning and Zoning Commission and Transportation Board. *A motion was made by Robert French to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (5-0).*

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**Item F6: Regular Hearing**

There was one item for consideration.

**MINUTES  
JOINT MEETING OF THE PLANNING  
AND ZONING COMMISSION AND  
OVERLAY DISTRICT BOARD  
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Consideration of Two Alternative Standards Associated with Architectural Standards for Auto Park Dallas; a Proposed Commercial Development on Approximately 2.295-Acres, Legally Described as Lot 4A, Block A, Vista Ridge Pointe Addition, Zoned Light Industrial (LI) District; Located at the Southwest Corner of the Storage Court and South Stemmons Freeway Intersection; as Requested by Chris Clark, NCA Partners, on behalf of APD Capital LLC, the Property Owner. (Case No. 23-03-3-AltStd).

Joseph Ducay, Planner, gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of Alternative Standards a) and b) as presented. Staff addressed questions by the commissioners regarding the proposed building façade using a clear anodized glass curtain wall and the use of porcelain tile as a substitute for brick or stone. There was no further discussion on this item. *A motion was made by Robert French to recommend approval of alternative standards a) and b) as presented. The motion was seconded by Karen Locke. The motion passed unanimously (5-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, April 17, 2023 at 7:00 p.m. for a final decision.

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**Item G: Adjournment**

*A motion was made by Francisca Al-waely to adjourn the Overlay District Board meeting. The motion was seconded by Alvin Turner. The motion passed unanimously (5-0).*

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:53 p.m.

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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MaryEllen Miksa, Chairman  
Overlay District Board



## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Joseph Ducay, Planner  
**DATE:** April 18, 2023  
**SUBJECT:** **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 Two (PD-GB2) District, Located on the South Side of Parker Road (FM 544) Across from Dragon Banner Drive, Being a Replat of Castle Hills H3, Lot 1, Block A. (23-03-4-RP)**

### BACKGROUND:

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

### ANALYSIS:

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

The Replat of Castle Hills H3 was submitted on March 20, 2023 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on the Lewisville Unified Development Code.

#### Article III – Ch. 5, Sec. 6 Final Plat

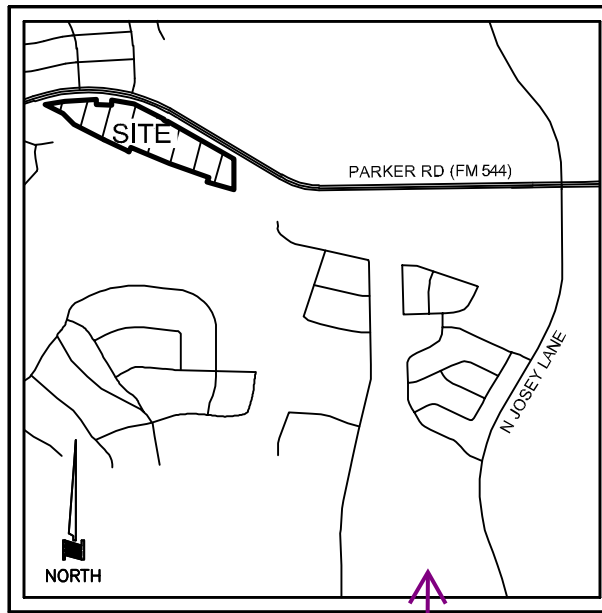
- Add Zoning of Subject Lot and Adjoining Property
- Correct Metes and Bounds
- Remove Preliminary
- Update City Base Map
- Correct Title Block

#### Article II – Ch. 2 Definitions

- Extend a Private Sewer Easement from the Public Easement to Lot 2.

### RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Replat of Castle Hills H3 for the deficiencies listed above and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.

**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. 05700, DATED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS. THE FLOODPLAIN LINE SHOWN HEREON IS APPROXIMATE AS SCALED FROM SAID MAP. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, AND DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

**LEGEND**

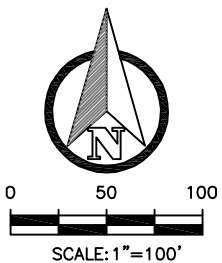
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- <CM> CONTROL MONUMENT
- 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674"
- DME DRAINAGE EASEMENT MAINTENANCE EASEMENT
- APPROXIMATE 100-YR FLOODWAY
- APPROXIMATE 100-YR FLOODPLAIN AND DRAINAGE EASEMENT BY THIS PLAT

Must use City Base Map, 1"=1,000' Per Article III, Chapter 5, Section 6, C, 1, b. Correct on all pages.

Please contact Barbara Sonmezler at 972-219-3777

Confirm number adds up that described in the Metes and Bounds.

Add Zoning of Subject Lot and Adjoining Property Article III, Chapter 5, Section 6, C, 2, d.

**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 TRACT H1 AND 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 02°25'33", A RADIUS OF 6,600.55 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 07°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 00°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 01°35'12", 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 350.09 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 04°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 CASTLE HILLS H3, LOTS 1R AND 2, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER 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 GROUNDS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIME HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER 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 \_\_\_\_\_ 2023.

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

ERIC D. STANLEY  
PRESIDENT

STATE OF TEXAS §  
COUNTY OF DENTON §

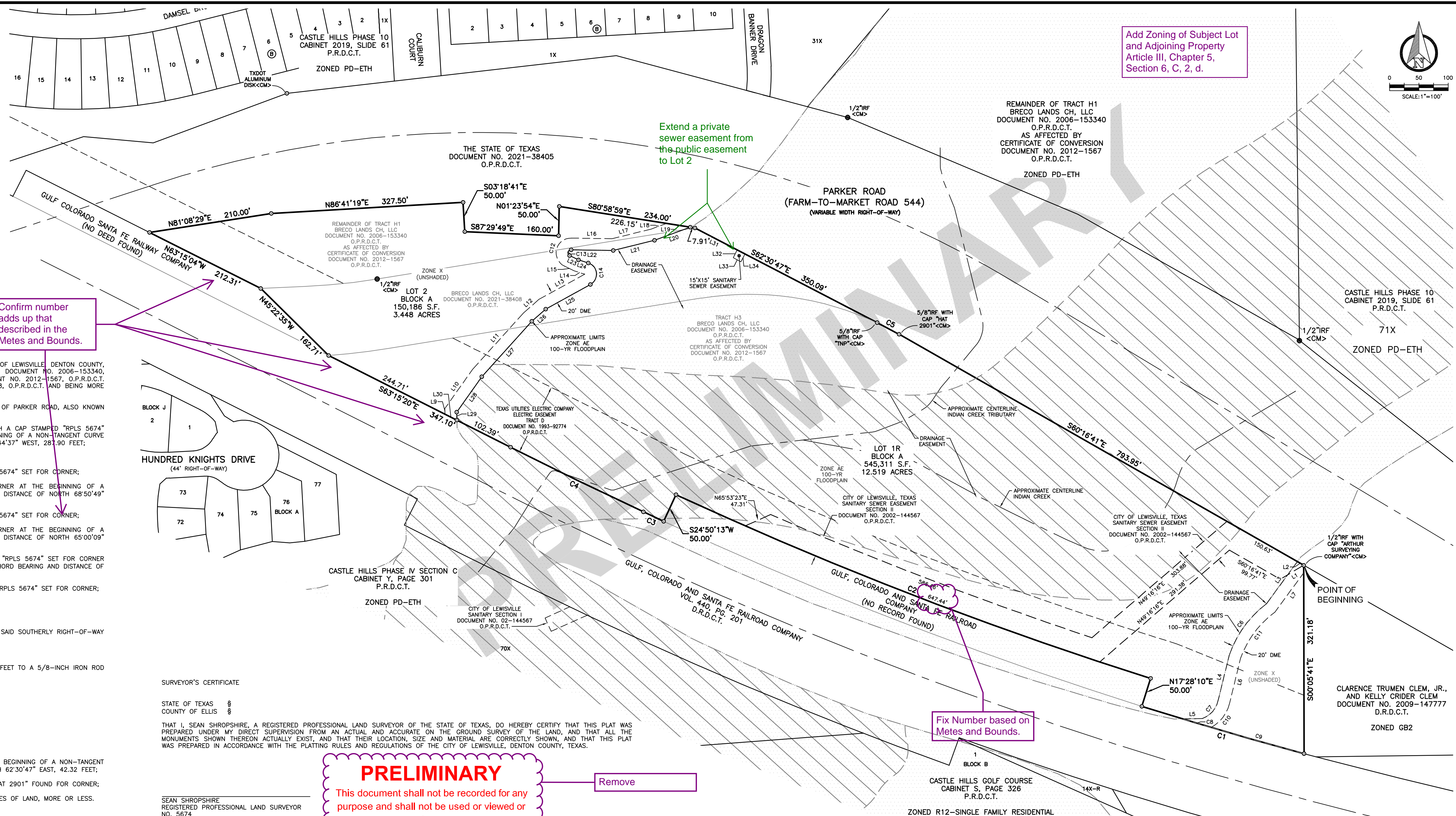
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC D. STANLEY FOR BRECO LANDS CH, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AS THE ACT AND DEED OF BRECO LANDS 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 \_\_\_\_\_ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVISED: MARCH 15, 2023

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**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

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 PLATING RULES AND REGULATIONS OF THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS.

SEAN SHROPSHIRE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5674

STATE OF TEXAS §  
COUNTY OF DENTON §

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 \_\_\_\_\_ 2023.

**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 \_\_\_\_\_ 2023, 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 \_\_\_\_\_ 2023.

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

THE PURPOSE OF THIS REPLAT IS TO  
DIVIDE LOT 1 INTO LOTS 1R AND 2.

Remove

**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

Fix Number based on Metes and Bounds.

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'
C6	33°25'36"	187.44'	109.35'	S35°58'36"W	107.81'
C7	56°39'27"	42.96'	42.48'	S41°15'16"W	40.77'
C8	0°25'46"	6800.55'	50.96'	S73°21'22"E	50.96'
C9	1°23'08"	6800.55'	164.47'	S74°15'49"E	164.46'
C10	48°32'09"	62.96'	53.34'	N37°20'08"E	51.75'
C11	34°04'03"	167.44'	99.56'	N36°37'05"E	98.10'
C12	156°23'16"	25.20'	68.78'	N13°58'11"E	49.33'
C13	157°51'09"	5.20'	14.33'	S14°42'08"W	10.21'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N59°04'50"E	46.51'
L2	S60°16'41"E	12.40'
L3	S36°14'31"W	89.15'
L4	S13°44'28"W	80.10'
L5	S89°06'25"W	33.87'
L6	N13°44'28"E	78.98'
L7	N36°14'31"E	83.09'
L8	N63°15'20"E	221.95'
L9	N01°43'35"W	9.57'
L10	N35°19'57"W	81.81'
L11	N42°04'00"E	129.66'
L12	N48°41'33"E	34.77'
L13	N61°10'03"E	89.23'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L14	N72°27'09"W	18.92'
L15	N64°13'27"W	18.31'
L16	S89°03'20"E	68.94'
L17	N76°08'34"E	68.75'
L18	N69°52'53"E	28.05'
L19	S80°58'59"E	41.02'
L20	S69°52'53"W	65.02'
L21	S76°08'34"W	72.45'
L22	N89°03'20"W	71.83'
L23	S64°13'27"E	16.87'
L24	S72°27'09"E	17.49'
L25	S61°10'03"W	87.05'
L26	S48°41'33"W	31.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L27	S42°04'00"W	127.33'
L28	S35°19'57"W	73.93'
L29	S01°43'35"E	13.59'
L30	N63°15'20"W	22.75'
L31	S62°30'47"E	81.34'
L32	S27°29'13"W	15.00'
L33	S62°30'47"E	15.00'
L34	N27°29'13"E	15.00'

OWNER: BRECO LANDS CH, LLC  
4400 STATE HIGHWAY 121 SUITE 900  
LEWISVILLE, TX 75056-4560  
CONTACT: ERIC STANLEY  
972-410-6500

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

**REPLAT  
CASTLE HILLS H3**

LOT 1R AND 2, BLOCK A  
15,966 ACRES  
ZONED GB2

A. SINGLETON SURVEY - ABSTRACT NO. 1138  
AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS  
MARCH, 2023 SCALE: 1"=100'

**SURVEYOR**

**AXIS**  
SURVEYING

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168  
214-903-8200 | TBPELS FIRM NO. 10194367  
INFO@AXIS-SURVEY.COM

210053 1 OF 1

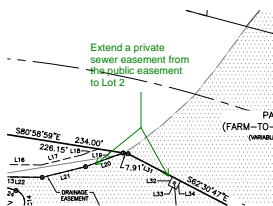
FILED:  
DOCUMENT NO.



# Castle Hills - H3 Markup Summary

DRussell (1)

Author: DRussell

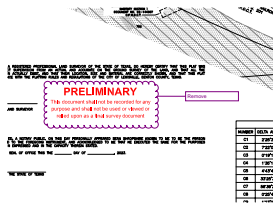


Extend a private sewer easement from the public easement to Lot 2

JDucay (5)

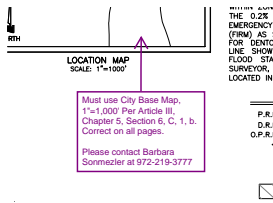
Author: JDucay

Remove



Author: JDucay

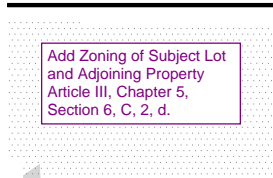
Must use City Base Map, 1"=1,000' Per Article III, Chapter 5, Section 6, C, 1, b. Correct on all pages.



Please contact Barbara Sonmezler at 972-219-3777

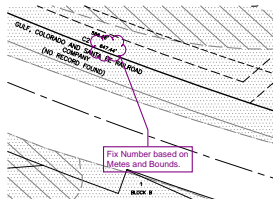
Author: JDucay

Add Zoning of Subject Lot and Adjoining Property Article III, Chapter 5, Section 6, C, 2, d.



Author: JDucay

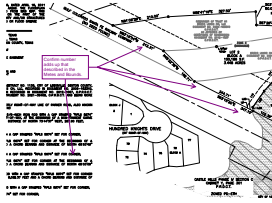
Fix Number based on Metes and Bounds.





**LEWISVILLE**

Deep Roots. Broad Wings. Bright Future.



Author: JDucay

Confirm number adds up that described in the Metes and Bounds.

**MINUTES**  
**JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY**  
**DISTRICT BOARD AND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

**NOVEMBER 15, 2022**

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**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

**Item H: Call to Order and Announce that a Quorum is Present**

With a quorum present, the Capital Improvements Advisory Committee meeting was called to order by Chair MaryEllen Miksa at 6:41 p.m. on Tuesday, November 15, 2022, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Robert French; Ryan Conway; Chair MaryEllen Miksa; Karen Locke; and Alvin Turner.

Members absent: Vice-Chair Erum Ali; Francisca Al-waely

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Joseph Ducay, Planner; Patty Dominguez, Planning Technician; Kelly Rouse, Acting Director of Public Services; Roseann Davis, Sr. Administrative Assistant.

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**Item I: Regular Hearing**

6. The first item on the agenda was the selection of a Chair and Vice Chair. A motion was made to elect MaryEllen Miksa as the Chairman and Ryan Conway as Vice Chairman by Karen Locke, seconded by Alvin Turner. The motion passed unanimously (5-0).
7. Approve Minutes of the April 19, 2022, Capital Improvements Advisory Committee Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Robert French. The motion passed unanimously (5-0).
8. Receive a presentation on the Semi-Annual Report for the period of April 1, 2022-September 30, 2022, and consider acceptance of the report and forward it to the City Council for review.

Kelly Rouse, Acting Public Services Director, presented the report to the committee. There was no discussion on this item. A motion was made by Karen Locke to accept the report as presented and forward it to the City Council for review, seconded by Alvin Turner. The motion passed unanimously (5-0).

**Item J: Adjournment**

A motion was made by Alvin Turner to adjourn the Capital Improvements Advisory Committee meeting. The motion was seconded by Robert French. The motion passed unanimously (5-0).

There being no other business to discuss, the Capital Improvements Advisory Committee meeting was adjourned at 6:55 p.m.

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

**MINUTES  
JOINT MEETING OF THE PLANNING  
AND ZONING COMMISSION, OVERLAY  
DISTRICT BOARD AND CAPITAL  
IMPROVEMENTS ADVISORY  
COMMITTEE  
NOVEMBER 15, 2022**

**Page 2**

Respectfully Submitted,

Approved,

---

Keith Marvin  
Director of Public Services

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MaryEllen Miksa, Chairman  
Capital Improvements Advisory Committee

**SEMI-ANNUAL REPORT**  
**to the**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
**for**  
**THE CITY OF LEWISVILLE, TEXAS**  
**OCTOBER 1, 2022 – MARCH 31, 2023**

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**CIAC MEMBERS:**

- ◆ **KAREN LOCKE**
- ◆ **ALVIN TURNER**
- ◆ **MARY ELLEN MIKSA**
- ◆ **FRANCISCA AL-WAELY**
- ◆ **ERUM ALI**
- ◆ **RYAN CONWAY**
- ◆ **ROBERT FRENCH**

# SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

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The October 1, 2022 - March 31, 2023 Report to the Capital Improvements Advisory Committee (CIAC) for the City of Lewisville, Texas, has been prepared in accordance with the Texas Local Government Code, Chapter 395. This report will evaluate the progress of the existing program.

## ◆ Purpose of the Report

As required in Subsection 395.058 (c) of the Texas Local Government Code, the Capital Improvements Advisory Committee is charged with the following functions:

- Advise and assist the City in adopting land use assumptions;
- Periodic review of the impact fee/capital improvement plans;
- Monitor and evaluate the implementation of the Capital Improvement Plan;
- Prepare Semi-Annual Reports evaluating the progress of the Capital Improvements Plan and impact fees; and
- Advise the City of the need to update or revise the Land Use Assumption Plan, the Capital Improvements Plan, and the impact fees.

## ◆ Background

In 1986, the City of Lewisville adopted the Capital Recovery Fee Program. In 1987, the Texas Legislature adopted Senate Bill 336, which established the necessary legislation to expand the impact fee requirements for Texas cities.

In 1988, the Impact Fee Program was modified to comply with the recently adopted Senate Bill 336. The study and the revised program were approved by the City Council on January 22, 1990. Included in the legislation and the Texas Local Government Code, Section 395, is the provision to review the Capital Improvements Plan, Land Use Assumptions, and impact fee schedules every fifth year.

In 2017 the City entered a contract with Freese and Nichols to update the Land Use Assumptions and population projections for the City of Lewisville, and with Birkhoff, Hendricks, & Carter, LLP to update the Water and Wastewater Master Plans.

The current Master Plans, Land Use Assumptions, and Capital Recovery Fees were approved by City Council at their meeting on September 17<sup>th</sup>, 2018.



Capital Recovery (Impact) fees are based on living unit equivalent (LUE) and meter size. This information was included in the 2018 presentations to the CIAC and City Council, culminating in the City Council setting new Capital Recovery (Impact) Fees at their September 17<sup>th</sup>, 2018 meeting. The project costs used in computing the maximum impact fee per LUE are listed in the sections below.

◆ Water System Capital Improvements Plan

The following items are included in the calculation for the impact fee for the water system:

- Water Supply Projects
- Water Treatment Projects
- High Service Pump Stations
- Ground Storage Tanks
- Elevated Storage Tanks
- Water Distribution & Transmission Lines
- Water System Planning Expenses

Projects used in this computation must provide capacity improvements to serve new development. City projects undertaken to provide rehabilitation or replacement, without excess capacity are not eligible to be included in these calculations.

**CAPITAL IMPROVEMENT PROJECTS FOR THE WATER SYSTEM**

Water Facility	Total 20-Year Project Cost	Utilized Capacity Value During Fee Period
Existing Water Distribution & Transmission Lines	\$34,342,637	\$5,587,630
Existing Elevated Storage Tanks	\$13,058,149	\$2,514,248
Existing Pump Stations	\$22,740,081	\$3,673,374
Existing Ground Storage Reservoir	\$18,334,844	\$2,636,428
Existing Water Treatment Facilities	\$29,219,755	\$2,308,326
Water system Planning Expense	\$61,000	\$61,000
Proposed Water Distribution & Transmission Lines	\$10,749,815	\$7,579,052
Proposed Water Supply & Storage Facilities	\$21,962,670	\$21,552,236
<b>Total Water System</b>	<b>\$150,468,951</b>	<b>\$45,912,294</b>

Details of each project are included in Appendix 'A' of the Engineering Evaluation Report of the Water and Wastewater 2018-2028 Impact Fee Review.

◆ Wastewater System Capital Improvements Plan

The following items are included in the calculation of the impact fee for the wastewater system:

- Wastewater Treatment Facilities
- Lift Stations and Force Mains
- Wastewater Collection Lines
- System Planning Expenses

**CAPITAL IMPROVEMENTS PROJECTS FOR THE WASTEWATER SYSTEM**

Facility	Total 20-Year Project Cost	Utilized Capacity Value During Fee Period
Existing Wastewater Collection Lines	\$31,459,516	\$3,348,959
Existing Wastewater Lift Stations and Force Mains	\$28,430,918	\$2,776,262
Existing Wastewater Treatment Improvements	\$41,936,150	\$351,474
Wastewater System Planning Expense	\$71,000	\$71,000
Proposed Wastewater Collection Lines	\$5,178,273	\$2,395,979
Proposed Wastewater Lift Stations and Force Mains	\$33,967,606	\$14,453,251
Proposed Wastewater Treatment Facilities	\$53,044,540	\$45,952,320
<b>Total Wastewater System</b>	<b>\$194,088,003</b>	<b>\$69,349,245</b>

Details of each project are included in Appendix 'B' of the Engineering Evaluation Report of the Water and Wastewater 2018-2028 Impact Fee Review.

◆ Capital Recovery (Impact) Fee Determination

The impact fees are based upon the living unit equivalents (LUE) subject to meter sizes. A 3/4" meter is equivalent to one LUE. As the meter size increases, the equivalent factor also increases. The current impact fee schedule for 2018-2023 is shown below. These fees were effective November 1, 2018, with no provision for escalation during the period of 2018 - 2023. The eligible proposed expenditure for water and wastewater capital improvements is \$45,912,294 and \$69,349,245, respectively.

Below is the fee adopted per LUE on September 17, 2018.

**SCHEDULE OF CAPITAL RECOVERY FEES PER LUE**

**Water**                      **Wastewater**  
 \$2,614                              \$2,724

Meter Size	LUE	Capital Recovery Fee		Total
		Water	Wastewater	
3/4"	1	\$2,614	\$2,724	\$5,338
1"	1.7	\$4,444	\$4,631	\$9,075
1-1/2"	3.3	\$8,626	\$8,989	\$17,615
2"	6.7	\$17,514	\$18,251	\$35,765
3"	16	\$41,824	\$43,584	\$85,408
4"	28	\$73,192	\$76,272	\$149,464
6"	61.3	\$160,238	\$166,981	\$327,219
8"	106.7	\$278,914	\$290,651	\$569,565
10"	166.7	\$435,754	\$454,091	\$889,845
12"	220	\$575,080	\$599,280	\$1,174,360

- The following information is submitted in regard to the amount of water and wastewater impact fees collected from October 1, 2022 – March 31, 2023.

Effective November 1, 2018, the Capital Recovery (impact) Fees for Water and Wastewater are \$2,614 and \$2,724, respectively.

The Capital Recovery Fees collected for water totaled \$850,558.68 plus accrued interest of \$3,305.75, at an average interest rate of 2.41%.

The Capital Recovery Fees collected for wastewater totaled \$783,343.00 plus accrued interest of \$3,044.52, at an average interest rate of 2.41%.

New construction starts are distributed as follows:

	<b>Lewisville</b>	<b>Castle Hills</b>
• New Single Family	\$832,562.25	\$387,011.13
• New Commercial	\$668,834.28	0
• New Commercial Shell Bldgs.	\$209,781.50	\$197,230.97
• Multi-Family	\$36,910.70	\$313,140.36

Issued Apartment Information:

- 8 Plex at South Village - 1 building permit was issued for one building containing 8 dwelling units.
- Aura Crown Centre Ph II - 1 building permit was issued for one building containing 300 dwelling units & 1 parking garage.

◆ **Conclusion**

The City of Lewisville has not reported any written complaints or perceived inequities or inadequacies in regard to the Capital Improvements Plan or the impact fee requirements.

The current Impact Fee Program is in compliance with Chapter 395 of the Texas Local Government Code.

Respectfully submitted,

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Chairman