



City of Lewisville, TX

151 W Church Street
Lewisville, Texas 75057

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

Tuesday, September 19, 2023

6:30 PM

Council Chambers

Regular 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 September 5, 2023 Meeting.](#)

C. Public Hearings

2. [Public Hearing: Consideration of a Zone Change from Agriculture Open Space \(AO\) District to Light Industrial \(LI\) District, on 3.974 Acres out of the P. Harmonson Survey, Abstract 604; Located on the Southeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Hawkeye Realty Schreiber LP, the Property Owner \(23-04-6-Z\).](#)
3. [Public Hearing: Consideration of a Zone Change From Single-Family Residential \(R-7.5\) District to Old Town Mixed-Use One \(OTMU-1\) District; on Approximately 0.1757-Acres, Being a Portion of Lot 2, Block A, L.M. Kealy's Addition, Located at 238 Samuel Street; as Requested by Natasha DeHart, MAC Apartments LLC, the Applicant and Property Owner. \(Case No. 23-08-14-Z\)](#)
4. [Public Hearing: Consideration of a Zone Change From Single-Family Residential \(R-7.5\) District to Old Town Mixed Use Two \(OTMU-2\) District; on Approximately 0.4702-Acres, Legally Described as Lots 9 and 10, Block 3, of the O.B. Dick Subdivision, Located at 425 and 433 Edwards Street; as Requested by William P. Wedge, the Applicant and Property Owner. \(Case No. 23-08-13-Z\)](#)

D. Adjournment

Overlay District Board

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

F. Regular Hearing

5. [Consider the Minutes of the August 1, 2023 Overlay District Board Meeting.](#)
6. [Consideration of Two Alternative Standards Associated with Architectural Standards and Building Envelope Standards for St. Marina Church; on Approximately 3.26 Acres, Located at 2525 MacArthur Boulevard, Legally Described as Dallas Teachers Credit Union Addition, Lot 1, Block A; Zoned Light Industrial \(LI\) District, as Requested by Awad Eskander, of Paradigm Consulting, on Behalf of St Marina Coptic Orthodox Church, the Property Owner. \(23-08-10-ALTSTD\)](#)

G. Adjournment

Transportation Board

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

I. Regular Hearings

7. [Consider the Minutes of the December 6, 2022 Meeting.](#)
8. [Consideration of an Amendment to Chapter 15, Article IV, Section 15-126 of the Lewisville City Code Regarding Parking Restrictions on the South Side of Samuel Street From 120 Feet West of the Centerline of Lanyard Drive to 180 Feet East of the Centerline of Lanyard Drive and Make a Recommendation to the City Council Regarding the Amendment.](#)
9. [Consideration of an Ordinance Amending the Lewisville City Code, Chapter 15, Article II, Section 15-35, Maximum Speed Limits on Specific Streets, Establishing a Speed Limit of 35 mph on North Summit Avenue From 200 Feet South of the Canadian Pacific Kansas City Railroad Crossing to FM 407 \(Justin Road\) and Make a Recommendation to the City Council Regarding the Amendment.](#)

J. 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
SEPTEMBER 5, 2023

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, September 5, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa; Jack Tidwell; Rick Lewellen; Karen Locke; Ryan Conway

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

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician; David Russell, Senior Civil Engineer.

Item B1: Approval of Minutes

The first item on the agenda was to approve the minutes from the August 15, 2023, Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Ryan Conway. The motion passed unanimously (5-0).

Item C: Regular Hearing

There was one item for consideration:

2. Final Plat of Tiebeam Ventures Inc. Addition, Lot 1R, Block A; on 1.12 Acres out of The John H. Hallford Survey, Abstract Number 545; Zoned Local Commercial (LC), Located at 1175 Diane Circle, Being a Replat of Family Medical Associates Addition, Lot 1 and 2, Block A. (23-08-7-RP)

Jon Beckham, Senior 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 Rick Lewellen 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 motion was seconded by Jack Tidwell. The motion passed unanimously (5-0).

Item D: Public Hearings

There were four items for consideration:

3. Public Hearing: Consideration of a Zone Change from Agriculture Open Space (AO) District to Light Industrial (LI) District, on 3.974 Acres out of the P. Harmonson Survey, Abstract 604; Located on the Southeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Hawkeye Realty Schreiber LP, the Property Owner (23-04-6-Z).

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SEPTEMBER 5, 2023**

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Jon Beckham, Senior Planner, stated that the proposed zone change request was incorrectly advertised with inaccurate acreage. The acreage provided on the mail notices to property owners was from the Denton County Appraisal District (DCAD) website and not from the meets and bounds description that was received with a more accurate acreage. Because of this, the staff's recommendation is to open and continue the public hearing to the September 19, 2023 meeting. Staff addressed question regarding the correct acreage. There was no discussion on this item. A motion was made by Karen Locke to open and continue the public hearing to the September 19, 2023 meeting. The motion was seconded by Ryan Conway. The motion passed unanimously (5-0).

4. Public Hearing: Consideration of a Zone Change Request from Planned Development - Estate Townhouse (PD-ETH) to Planned Development - Mixed-Use (PD-MU); on Approximately 7.288 Acres, out of the L. Burgois Survey, Abstract No. 52; Located on the West Side of Uecker Lane, Including 2328, 2316, 2304, 2274 South Uecker Lane; as Requested by Josh Barton and Patricia Fant, McAdams, on Behalf of DMR Homes & Construction LP, the Property Owner. (Case No. 23-07-5-PZ)

Joseph Ducay, Planner, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. Staff addressed questions regarding maintenance of the fence to the north and south, widths of alleys, temporary detention pond, time sequence for this project and planned development on Round Grove Rd and Uecker and purpose of applicant agreeing to sell no more than 3 lots to the same entity. 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 Ryan Conway to recommend approval of the zone change request as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (5-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, October 2, 2023 at 7:00 p.m. for a second public hearing and final decision.

5. Public Hearing: Consideration of a Zone Change from Agriculture Open Space (AO) District and Light Industrial (LI) District to Planned Development - Multi-Family Three (MF-3) District, on 6.74 Acres out of the S.M. Hayden Survey, Abstract 537A; Located at 1910 and 1914 East State Highway 121 Business; as Requested by Spence Miller of Chaparral Partners, the Applicant, on Behalf of 1910 E HWY 121, SERIES OF HE REALTY, LLC and TEXAS JUNK-IN-IT, LLC, the Property Owners (23-06-4-PZ)

Jon Beckham, Senior Planner, gave a brief overview of the proposed zone change request and four associated alternative standards with a recommendation to recommend approval as presented. Chair Miksa opened the public hearing. The applicant, Spence Miller and Maxwell Fisher, gave a brief presentation and spoke in support of this item. Mr. Fisher explained what a tuck under garage is. Mr. Miller addressed questions regarding site clean-up, price range for units, traffic and main entries. Michael R. Mahoney, 527 Barfknecht Lane, Lewisville, Texas 75056, asked about a deacceleration lane off State Highway 121 to this property. Staff addressed his question. With no one else indicating a desire to speak the public hearing was then closed. There was no discussion

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SEPTEMBER 5, 2023**

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on this item. A motion was made by Karen Locke to recommend approval of the zone change request as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (5-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, October 2, 2023 at 7:00 p.m. for a second public hearing and final decision.

6. Continued Hearing: Consideration of a Special Use Permit for a Commercial Amusement (Outdoor); on Approximately 3.175 Acres, out of the S.M. Hayden Survey, Abstract Number 537, Zoned Light Industrial (LI) District, Located at the East Side of Barfknecht Lane, Approximately 1,540 Feet South of Midway Road, as Requested by Ronald Wygal, Endurance Development, on Behalf of Pathfinder Sports LLC, the Property Owner. (Case No. 23-02-3-SUP).

Joseph Ducay, Planner, gave a brief overview of the proposed special use permit request with a recommendation to recommend approval as presented. Staff also stated that just prior to this meeting an opposition letter from property owner, Michael R. Mahoney, was received and copies of the letter have been distributed to commissioners. The applicant, Ronald Wygal, was present and available to answer any questions. Staff addressed questions regarding condition of Barfknecht Lane, screening wall and landscape buffer between the commercial building and residential home, lighting and stated that any impacts and operation issues would be addressed during the engineering site plan review if this special use permit gets approved. Michael R. Mahoney, 527 Barfknecht Lane, Lewisville, Texas 75056, spoke in opposition for this item. Mr. Mahoney expressed his concern with traffic, lighting, drainage, road condition, landscape buffer, noise and safety. Mr. Mahoney asked if any letters of support from surrounding property owners were received. Staff stated no letters were received. The applicant, Mr. Wygal, stated all the concerns regarding drainage, site layout, electrical poles, and lighting will be in compliance and addressed during the site plan review. Mr. Wygal stated they have been in communication with Mr. Mahoney for the past eleven months and redesigned their entire site to move the practice fields to the opposite side to minimize the noise. Mr. Mahoney addressed questions regarding the outdoor practice field. There was no further discussion on this item. A motion was made by Rick Lewellen to recommend approval of the special use permit request 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, September 18, 2023 at 7:00 p.m. for a second public hearing and final decision.

Item E: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ryan Conway. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:54 p.m.

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SEPTEMBER 5, 2023**

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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

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: September 19, 2023

SUBJECT: **Public Hearing: Consideration of a Zone Change from Agriculture Open Space (AO) District to Light Industrial (LI) District, on 4.29-Acres Out of the P. Harmonson Survey, Abstract 604; Located on the Southeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Hawkeye Realty Schreiber LP, the Property Owner (23-04-6-PZ).**

BACKGROUND:

The subject property is located on the south corner of State Highway 121 Business and West Vista Ridge Mall Drive, at a southern gateway into Lewisville. It is a 6.78-acre parcel that includes 4.29 acres in Lewisville and the remaining portion in Coppell. The property owner is looking to rezone the property to Light Industrial within the City of Lewisville limits to help facilitate future industrial developments.

ANALYSIS:

The Light Industrial zoning district is intended to provide areas for light- and medium-intensity manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are provided.

The subject property is primarily located in an industrial location. Properties to the east, north and west are zoned Light Industrial (LI) zoning district. Staff finds this case consistent with the surrounding properties and the Lewisville 2025 Vision Plan Update which designates this area as an Employment Center; and has no objection to the zone change request.

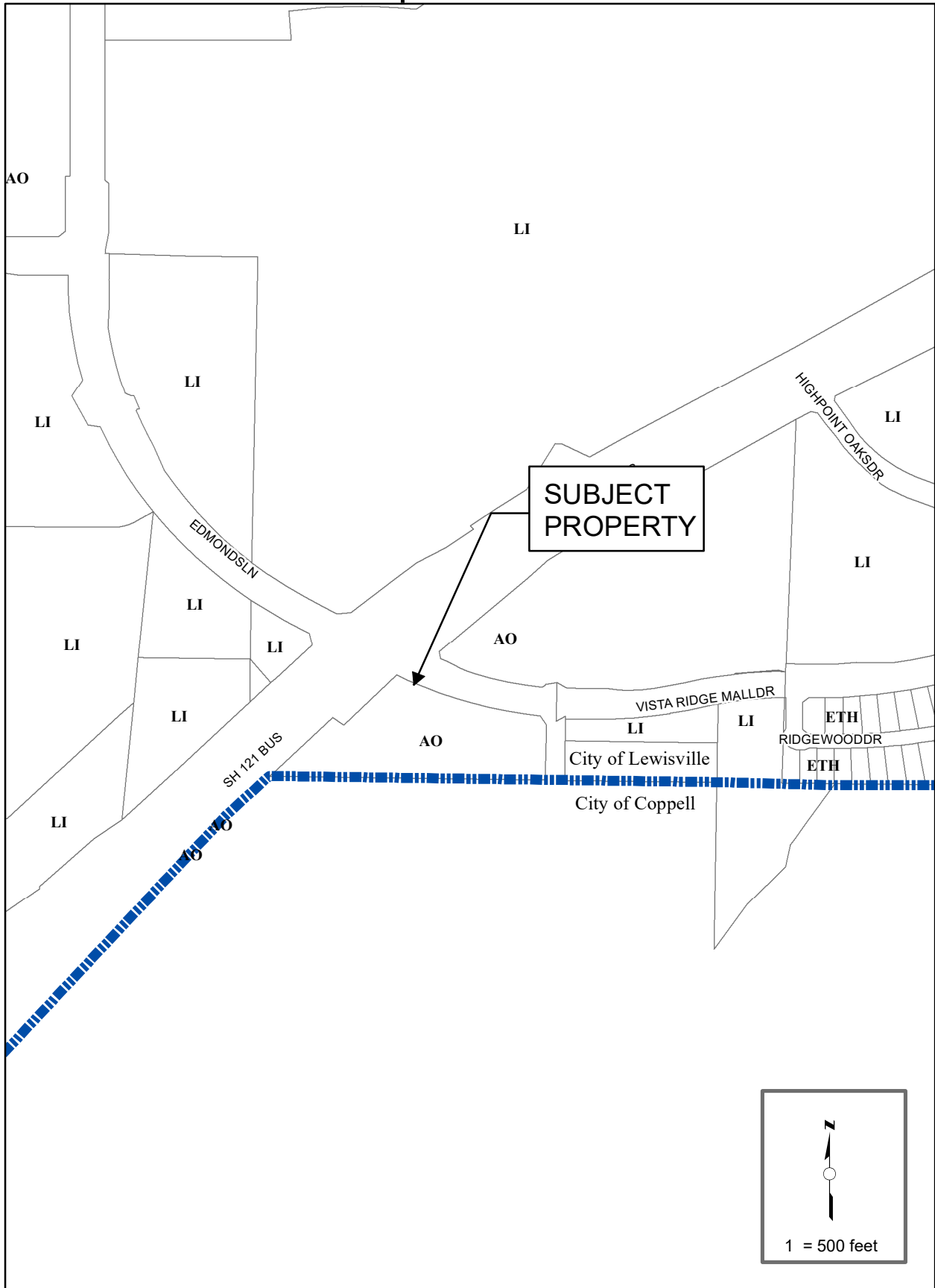
RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change request from Agriculture Open (AO) District to Light Industrial (LI) District as requested.

Aerial Map - Alliance Industrial



Location Map - Alliance Industrial





APPLICATION FOR ZONE CHANGE

OWNER/APPLICANT/AGENT INFORMATION SECTION (OWNER(S) MUST SIGN OR SUBMIT LETTER(S) OF AUTHORIZATION)

NAME OF PROPERTY OWNER: HAWKEYE REALTY SCHREIBER LP

MAILING ADDRESS: 5500 PRESTON RD STE 250 DALLAS, TX 75205

PHONE NUMBER: 214.987.2662

FAX NO.: 214.987.2669

E-MAIL: [REDACTED]

OWNER SIGNATURE: Robert B. Payne, Jr.

DATE: 4/4/2023

PRINTED NAME & TITLE (IF ANY): Robert B. Payne, Jr., Member

Narrative:

Hawkeye, as the property owner, wishes to continue with the application to rezone the property to Light Industrial and intends to send a representative to attend the P&Z meeting and, if approved, the City Council meeting.

Please keep the application on the docket for consideration by the P&Z and, if approved, for approval by the Council.

Please do not hesitate to contact me, if you have any questions or need anything from us. FYI, I am both the attorney and principal for Hawkeye, serving as Member of Hawkeye's General Partner, Hawkeye Realty GP, LLC.

Robert B. Payne, Jr., Attorney At Law

BEING a tract of land situated in the Peter Harmonson Survey, Abstract No. 604, City of Lewisville, Denton County, Texas and being a portion of a called Tract 1 described in a Special Warranty Deed to Hawkeye Realty Schreiber, L.P., recorded in Instrument No. 2008-72708 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Tract 1;

THENCE North 00°02'53" West, along the easterly line of said Tract 1, a distance of 116.62 feet to the intersection of the easterly line of said Tract 1 with the common city limit line of the City of Lewisville and the City of Coppell, and being the **POINT OF BEGINNING** of the herein described tract;

THENCE North 89°40'28" West, departing the easterly line of said Tract 1 and along the common city limit line of the City of Lewisville and the City of Coppell, a distance of 840.98 feet to a point for corner on the southeasterly right of way line of State Highway No. 121 Business, a variable width right of way;

THENCE North 42°54'48" East, along the southeasterly right of way line of said State Highway No. 121 Business, a distance of 155.38 feet to a point for corner;

THENCE South 47°05'12" East, continuing along the southeasterly right of way line of said State Highway No. 121 Business, a distance of 60.00 feet to a point for corner;

THENCE North 42°54'48" East, continuing along the southeasterly right of way line of said State Highway No. 121 Business, a distance of 37.21 feet to a point for corner;

THENCE North 44°59'06" East, continuing along the southeasterly right of way line of said State Highway No. 121 Business, a distance of 145.26 feet to a point for corner;

THENCE North 45°00'54" West, continuing along the southeasterly right of way line of said State Highway No. 121 Business, a distance of 70.00 feet to a brass TXDoT right of way monument found for a corner;

THENCE North 44°53'57" East, a distance of 164.52 feet to the intersection of the southeasterly right of way line of said State Highway No. 121 Business with the southerly right of way line of Vista Ridge Mall Drive, a variable width right of way as described in a deed to the City of Lewisville, recorded in Instrument No. 2009-61479 of the Official Records of Denton County, Texas, same being at the beginning of a non-tangent curve to the left having a central angle of 23°21'17", a radius of 1150.00 feet, a chord bearing and distance of South 71°32'30" East, 465.52 feet;

THENCE in a southeasterly direction, departing the southeasterly right of way line of said State Highway No. 121 Business and along the southerly right of way line of said Vista Ridge Mall Drive, with said curve to the left, an arc distance of 468.76 feet to a point for corner;

THENCE South 41°57'39" East, continuing along the southerly right of way line of said Vista Ridge Mall Drive, a distance of 29.84 feet to the intersection of the southerly right of way line of said Vista Ridge Mall Drive, with the westerly line of an apparent public use roadway, no record found, same being on the easterly line of aforesaid Tract 1;

THENCE South 00°12'20" East, along the westerly line of said public road and the easterly line of said Tract 1, a distance of 57.69 feet to the southwest corner of said public road;

THENCE North 89°47'39" East, continuing along the easterly line of said Tract 1 and along the southerly terminus of said public use road, a distance of 34.73 feet to a point for corner;

THENCE South 00°02'53" East, continuing along the easterly line of said Tract 1 a distance of 146.60 feet to the **POINT OF BEGINNING** and containing 4.29 acres (186,846 square feet) of land, more or less.

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Grace Martin-Young, Planning Intern

DATE: September 19, 2023

SUBJECT: **Public Hearing: Consideration of a Zone Change From Single-Family Residential (R-7.5) District to Old Town Mixed-Use One (OTMU-1) District; on Approximately 0.1757-Acres, Being a Portion of Lot 2, Block A, L.M. Kealy's Addition, Located at 238 Samuel Street; as Requested by Natasha DeHart, MAC Apartments LLC, the Applicant and Property Owner. (Case No. 23-08-14-Z)**

BACKGROUND:

238 Samuel Street is located on the south side of Samuel Street, between Milton and South Charles Street, within the Old Town Design Overlay District. The property is currently zoned Single-Family Residential (R-7.5) with a single-family home located on the property. The applicant is requesting to rezone the property to the Old Town Mixed-Use One (OTMU-1) zoning district. There is no immediate change in use or alterations planned for the property, although using the structure for office space has been considered.

The adjacent properties to the west and east are vacant lots zoned OTMU-1, to the south is another single-family residential home zoned R-7.5. To the north, across Samuel Street, is the BENDT Distilling Company zoned Old Town Mixed-Use Two (OTMU-2) zoning district.

ANALYSIS:

The OTMU-1 zoning district is intended to accommodate single- and two-family residential uses and infill development in the traditional neighborhoods surrounding downtown Lewisville. Other uses allowed within OTMU-1 include bakery and food production with retail sales, household care facilities, religious facilities, as well as professional and administrative offices.

The zone changes from R-7.5 to OTMU-1 allows for more flexible setbacks and eliminates the maximum lot coverage. Staff finds this request with the Old Town Master Plan's recommended zoning for the area as well as the Lewisville 2025 Vision Plan's Big Move for "Old Town".

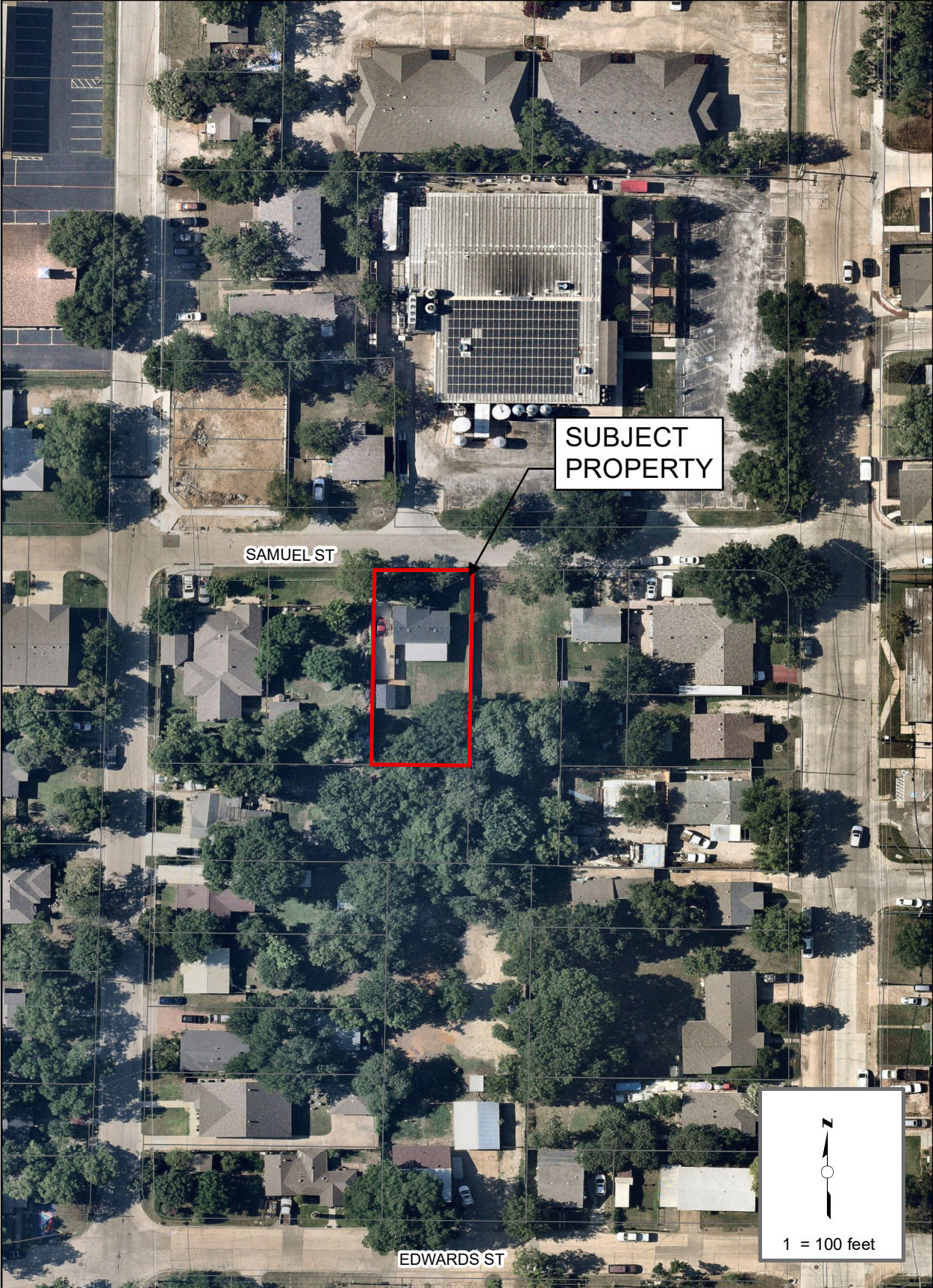
CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change from Single-Family Residential (R-7.5) to Old Town Mixed-Use One (OTMU-1) District Zoning, as set forth in the caption above.

Aerial Map - 238 Samuel St



Aerial Map - 238 Samuel St



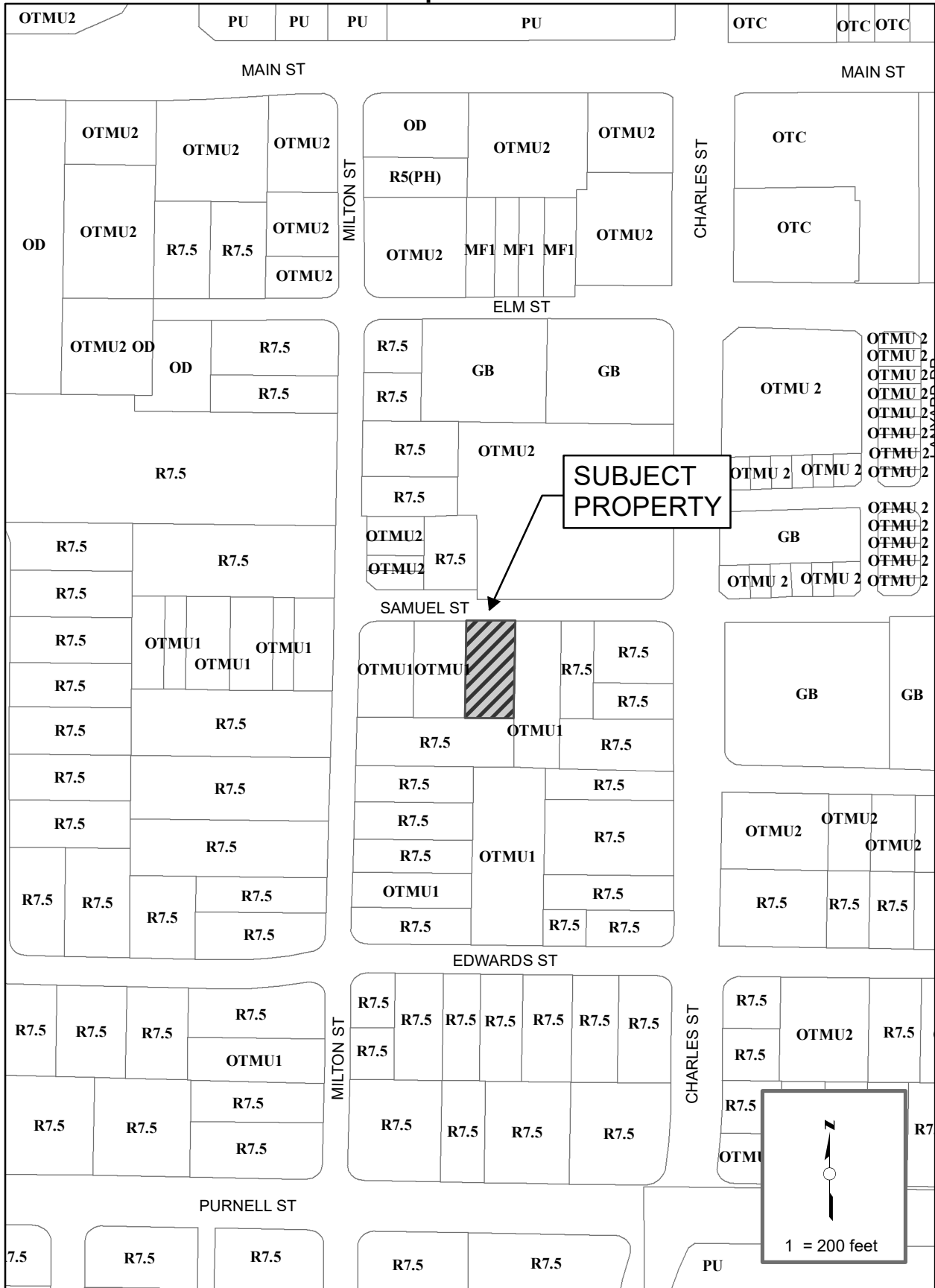
SAMUEL ST

SUBJECT
PROPERTY

EDWARDS ST

N
1 = 100 feet

Location Map - 238 Samuel St





251 West Walters Street
Lewisville, TX 75057
(214)500-1987
www.macapartmentsllc.com
info@macapartmentsllc.com

To whom it may concern,

As the owner of MAC Apartments LLC, I hereby give permission for the property at 238 Samuel Street, Lewisville, TX 75057 to undergo a zoning change from SF 7.5 to OTMU1. This change is needed in order to align this property to the quickly developing Old Town district, as well as to match the zoning of adjacent like-properties. The property will continue to operate as a rental.

If you have any questions, please feel free to reach out to me anytime.

Kind regards,

A handwritten signature in blue ink that reads "Natasha DeHart" with a long horizontal line extending to the right.

Natasha DeHart
Owner, MAC Apartments LLC

Exhibit "A"

Legal Descriptions for Properties owned by Mac Apartments LLC

Tract 1- Address: 238 Samuel Street, Lewisville, Denton County, Texas 75057

Being the East 58 feet of Lot 2, Block A, L.M. Kealy's Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Volume 317, Page 347, Deed Records, Denton County, Texas.

BEGINNING at an iron rod in the Northwest line of said Lot;

THENCE North 89 degrees 04' 51" East, a distance of 58 feet to a 1/2 inch iron rod;

THENCE South 0 degrees 28' 36" East, a distance of 132.86 feet to a 3/8 inch iron rod;

THENCE South 88 degrees 51' 49" West, a distance of 58 feet to a 1/2 inch iron rod;

THENCE North 0 degrees 28' 36" West, a distance of 133.08 to a 1/2 inch iron rod to the POINT OF BEGINNING and containing 0.1757 acres of land.

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Grace Martin-Young, Planning Intern

DATE: September 19, 2023

SUBJECT: **Public Hearing: Consideration of a Zone Change From Single-Family Residential (R-7.5) District to Old Town Mixed Use Two (OTMU-2) District; on Approximately 0.4702-Acres, Legally Described as Lots 9 and 10, Block 3, of the O.B. Dick Subdivision, Located at 425 and 433 Edwards Street; as Requested by William P. Wedge, the Applicant and Property Owner. (Case No. 23-08-13-Z)**

BACKGROUND:

The subject properties at 425 and 433 Edwards Street are located between South Edna Avenue and Cowan Avenue within the Old Town Design Overlay District. The properties are currently zoned Single-Family Residential (R-7.5) and contain two Single-Family homes. The applicant is requesting to rezone the property to the Old Town Mixed Use Two (OTMU-2) zoning district and develop townhomes.

ANALYSIS:

Adjacent to the north and west are single family residential homes zoned R-7.5. To the east is a property with a single-family residential home zoned OTMU-2 and a building for sale zoned Local Commercial. To the south, across Edwards Street are single-family residential homes zoned R-7.5. Please refer to the attached location map for details.

The OTMU-2 zoning district is intended to accommodate a wide range of medium and higher density residential infill development and retail, office and service uses that enhance the traditional development pattern of downtown Lewisville and surrounding neighborhoods. The zone changes to OTMU-2 would allow the property owner to develop townhomes.

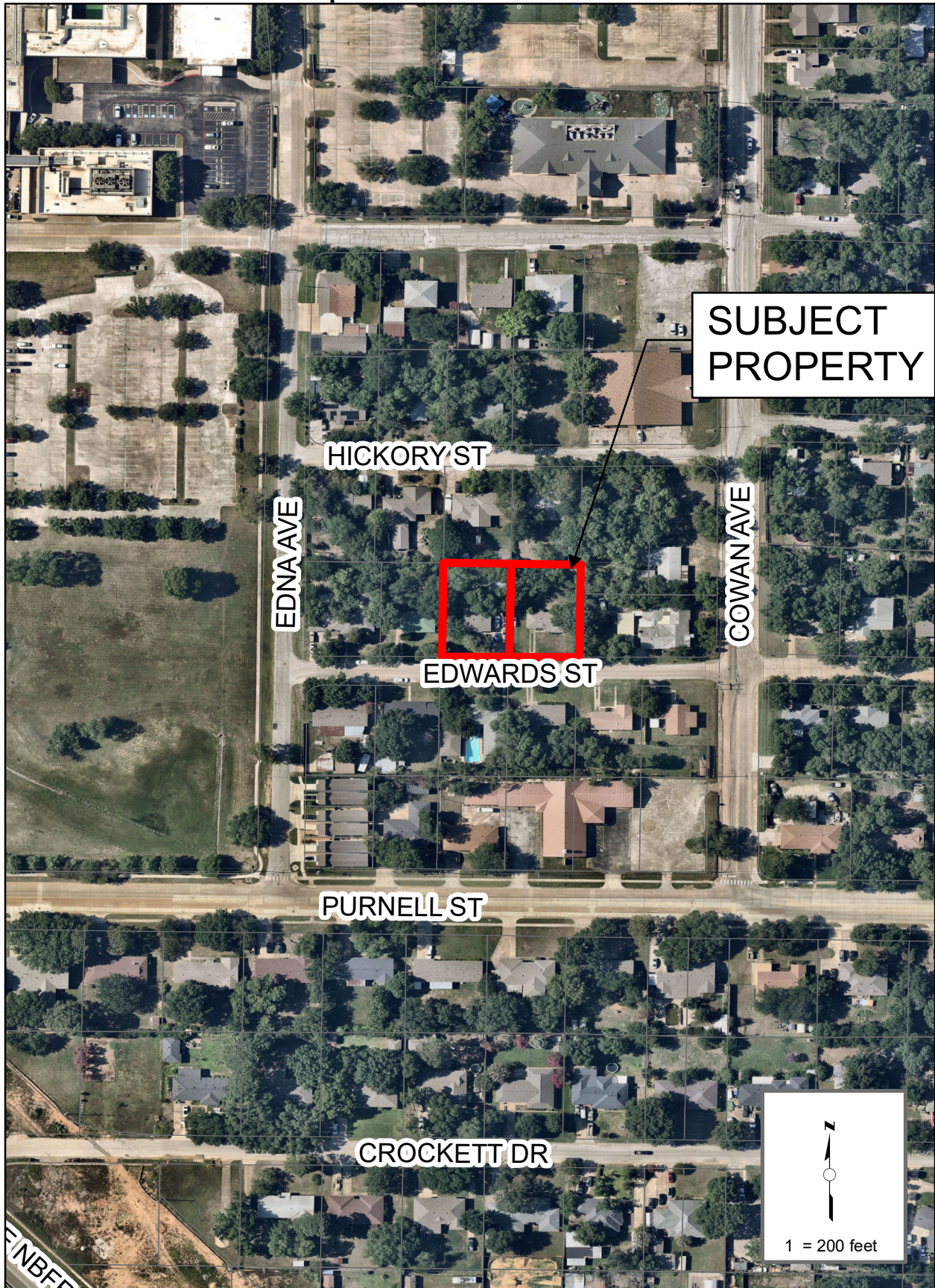
Six two-story townhomes have recently been developed within the neighborhood at 450 S Edna Street. Additionally, 450 Edwards Street as well as 421 S Cowan Street which abuts the subject property have also been rezoned to OTMU-2 to facilitate townhome development.

Staff finds this request consistent with the Old Town Master Plan's recommended zoning for the area as well as the Lewisville 2025 Vision Plan which designates this area as a 'Diverse and Thriving Neighborhood'.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change from Single-Family Residential (R-7.5) to Old Town Mixed Use Two (OTMU-2) District Zoning, as set forth in the caption above.

Aerial Map - 425 & 433 Edwards St



SUBJECT
PROPERTY

HICKORY ST

EDNA AVE

COWAN AVE

EDWARDS ST

PURNELL ST

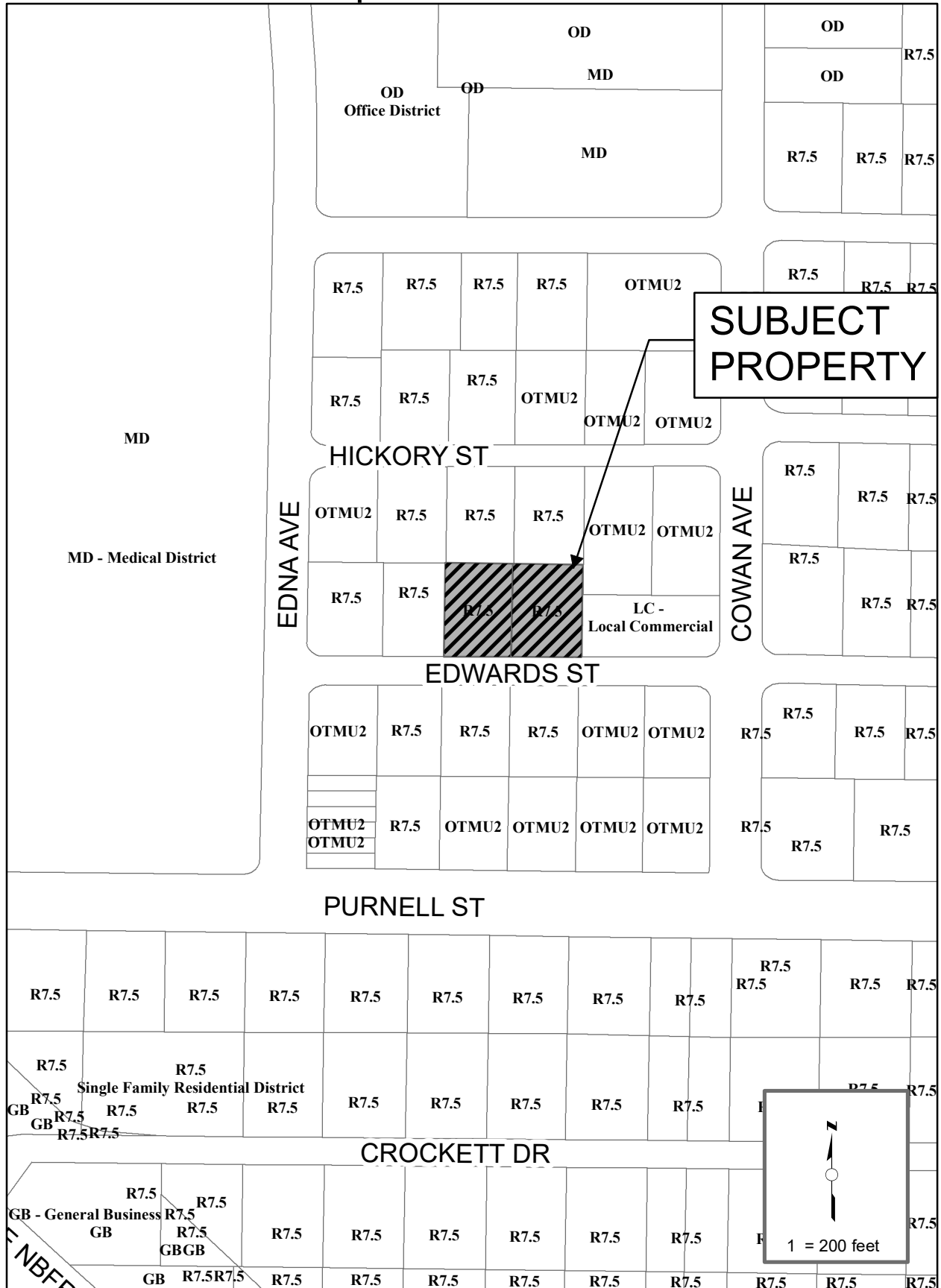
CROCKETT DR



1 = 200 feet

FINBER

Location Map - 425 & 433 Edwards St



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



LEWISVILLE
 Deep Roots. Broad Wings. Bright Future.

ZONE CHANGE APPLICATION

Owner/s (name):	WILLIAM P. WEDGE		
Company Name:			
Mailing Address:	1546 PARKSIDE TRAIL, LEWISVILLE, TX 75077		
Work #:		Cell #:	972-345-0907
E-Mail:	WEDGE@...		
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization):	William P. Wedge		Date: 8-21-2023
Printed Name:	WILLIAM P WEDGE		

Applicant/Agent (name):	WILLIAM P WEDGE		
Company Name:			
Mailing Address:	1546 PARKSIDE TRAIL, LEWISVILLE, TX 75077		
Work #:		Cell #:	972-345-0907
E-Mail:	WEDGE@...		
Applicant/Agent Signature	William P. Wedge		Date:
Printed Name:	WILLIAM P. WEDGE		

Current Zoning:	R 7.5	Requested Zoning:	R OTM4 2	Acres:	.2351
Legal Description (Lot/ Block/Tract/Abstract):	LOT 9, BLK 3, O.B. DICK				
Address/Location:	433 EDWARDS, LEWISVILLE, TX 75057				

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: _____	Zone Change Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ _____
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Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due (application & sign fee)	\$ _____
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This Section (Office Use Only)	
Case:	
PZ:	CC:
Sign/s Picked Up By:	



LEWISVILLE
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ZONE CHANGE APPLICATION

Owner/s (name): <u>WILLIAM P. WEDGE</u>	
Company Name:	
Mailing Address: <u>1546 PARKSIDE TRAIL, LEWISVILLE, TX 75077</u>	
Work #:	Cell #: <u>972-345-0907</u>
E-Mail:	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): <u>William P. Wedge</u>	Date: <u>8-21-2023</u>
Printed Name: <u>WILLIAM P. WEDGE</u>	

Applicant/Agent (name):	
Company Name:	
Mailing Address:	
Work #:	Cell #:
E-Mail:	
Applicant/Agent Signature	Date:
Printed Name:	

Current Zoning: <u>R7.5</u>	Requested Zoning: <u>DTMU2</u>	Acres: <u>.2351</u>
Legal Description (Lot/ Block/Tract/Abstract): <u>LOT 10, BLK 3, O.B. DICK</u>		
Address/Location: <u>425 EDWARDS, LEWISVILLE, TX 75057</u>		

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: _____	Zone Change 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)	\$ _____
---	----------



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

REQUIRED:

Fully describe the plans for the property

I WOULD LIKE TO REQUEST ZONING CHANGE
FOR 425 + 433 EDWARDS FROM SINGLE FAMILY
TO OLD TOWN MIXED USE, HOPEFULLY TO BUILD
TOWNHOMES IN THE FUTURE.

THE PROPERTY AT 450 EDWARDS WAS RECENTLY
APPROVED TO OLD TOWN MIXED USE TO BUILD
5 TOWNHOMES. PROPERTY AT 421 S. COWAN
WAS APPROVED FOR TOWNHOMES SEVERAL YEARS
AGO AND IT ADJOINS 425 EDWARDS.

I UNDERSTAND THAT THIS IS IN LINE ~~WITH~~
WITH THE 2025 PLAN.

NOTE:

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

425 EDWARDS STREET, BEING A 0.234 ACRE TRACT OF LAND SITUATED IN THE J.W. CRAFT SURVEY, ABSTRACT NUMBER 295, IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, BEING LOT 10, BLOCK 3, OF O. B. DICK SUBDIVISION, AN ADDITION TO THE CITY OF LEWISVILLE AS RECORDED UNDER VOL. 359, PG. 162, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.) AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO WILLIAM P. WEDGE, AS RECORDED UNDER DOCUMENT NUMBER 2012-53002, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE NORTH RIGHT-OF-WAY LINE OF EDWARDS STREET, WITH A PLAT CALL OF PECAN STREET, HAVING A 41 FOOT WIDE RIGHT-OF-WAY, AND BEING THE COMMON SOUTH CORNER OF SAID LOT 9, AND OF SAID LOT 10, FROM WHICH A 1/2 IRON ROD FOUND FOR THE SHARED SOUTHWEST CORNER OF SAID LOT 9, AND THE SOUTHEAST CORNER OF LOT 8, OF SAID BLOCK 3, WHICH BEARS S89°07'45"W, A DISTANCE OF 80.09 FEET;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID EDWARDS STREET, NORTH 00 DEGREES 16 MINUTES 50 SECONDS WEST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON LINE OF SAID LOT 9 AND SAID LOT 10, A DISTANCE OF 127.90 FEET, (PLAT: 128.00') TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON NORTH CORNER OF SAID LOT 9, AND SAID LOT 10, THE SOUTHEAST CORNER OF LOT 3, OF SAID BLOCK 3, AND THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 3, FROM WHICH A 1/2 IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT 3 AND SAID LOT 4, AND LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HICKORY STREET, WHICH HAS A 41 FOOT RIGHT-OF-WAY, BEARS N00°16'50"W, A DISTANCE OF 127.90 FEET (PLAT: 128.00');

THENCE NORTH 89 DEGREES 34 MINUTES 49 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 79.93 FEET (PLAT: 80.00') TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE SOUTHEAST CORNER OF SAID LOT 4, SAME LYING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TSMJV LLC, AS RECORDED UNDER DOCUMENT NO. 2020-91045, O.P.R.D.C.T.;

THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS EAST, CONTINUING WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID TSMJV TRACT, PASSING A 1/2 IRON ROD WITH A YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY" FOUND LYING IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID TSMJC TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CELIA CONTRERAS, AS RECORDED UNDER DOCUMENT NO. 2023-56415,

O.P.R.D.C.T, FOR A DISTANCE OF 43.23 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 127.27 FEET (PLAT: 128.00'), TO A 1/2 IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CONTRERAS TRACT, LYING IN THE NORTH RIGHT-OF-WAY OF THE AFOREMENTIONED EDWARDS STREET;

THENCE SOUTH 89 DEGREES 07 MINUTES 45 SECONDS WEST, CONTINUING WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID EDWARDS STREET, A DISTANCE OF 79.84 FEET (PLAT: 80.00') TO THE POINT OF BEGINNING, AND CONTAINING 0.234 ACRES OR 10,192 SQUARE FEET OF LAND, PLUS OR MINUS.

433 EDWARDS STREET, BEING A 0.236 ACRE TRACT OF LAND SITUATED IN THE J.W. CRAFT SURVEY, ABSTRACT NUMBER 295, IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, BEING LOT 9, BLOCK 3, OF O. B. DICK SUBDIVISION, AN ADDITION TO THE CITY OF LEWISVILLE AS RECORDED UNDER VOL. 359, PG. 162, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.) AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO WILLIAM P. WEDGE, AS RECORDED UNDER DOCUMENT NUMBER 2012-53002, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE NORTH RIGHT-OF-WAY LINE OF EDWARDS STREET, WITH A PLAT CALL OF PECAN STREET, HAVING A 41 FOOT WIDE RIGHT-OF-WAY, AND BEING THE COMMON SOUTH CORNER OF LOT 8, OF SAID BLOCK 3, AND OF SAID LOT 9;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID EDWARDS STREET, NORTH 00 DEGREES 15 MINUTES 36 SECONDS WEST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, A DISTANCE OF 128.53 FEET (PLAT: 128.00') TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON NORTH CORNER OF SAID LOT 8, AND SAID LOT 9, THE SOUTHEAST CORNER OF LOT 2, OF SAID BLOCK 3, AND BEING THE SOUTHWEST CORNER OF LOT 3, OF SAID BLOCK 3;

THENCE NORTH 89 DEGREES 34 MINUTES 49 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 80.04 FEET (PLAT: 80.00') TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON EAST CORNER OF SAID LOT 3, AND SAID LOT 9, BEING THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK 3, AND BEING THE NORTHWEST CORNER OF LOT 10, OF SAID BLOCK 3, FROM WHICH A 1/2 IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT 4, AND OF LOT 3, AND LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HICKORY STREET, WHICH HAS A 41 FOOT RIGHT-OF-WAY, WHICH BEARS N00°16'50"W, A DISTANCE OF 127.90 FEET (PLAT: 128.00');

THENCE SOUTH 00 DEGREES 16 MINUTES 50 SECONDS EAST, CONTINUING WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID LOT 10, A DISTANCE OF 127.90 FEET (PLAT: 128.00'), TO A 1/2 IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, SAME LYING IN THE NORTH RIGHT-OF-WAY OF THE AFOREMENTIONED EDWARDS STREET;

THENCE SOUTH 89 DEGREES 07 MINUTES 45 SECONDS WEST, CONTINUING WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID EDWARDS STREET, A DISTANCE OF 80.09 FEET (PLAT: 80.00') TO THE POINT

OF BEGINNING, AND CONTAINING 0.236 ACRES OR 10,226 SQUARE FEET OF LAND,
PLUS OR MINUS.

MINUTES
OVERLAY DISTRICT BOARD
AUGUST 1, 2023

Item A: 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 6:30 p.m. on Tuesday, August 1, 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; Jack Tidwell; Rick Lewellen; Karen Locke; Ryan Conway and Francisca Al-waely

Members absent: none

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

Item B: Approval of Minutes

1. Consider the Minutes of the July 18, 2023 Overlay District Board Meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).*
-

Item C: Regular Hearing

There was one item for consideration.

2. Consideration of Two Alternative Standards Associated with Architectural Standards for a Proposed Industrial Building on Approximately 3.0524 Acres, Located at 1960 Lakepointe Drive, Legally Described as Waters' Ridge Addition Phase II, Lot 2A-R, Block 1; Zoned Light Industrial (LI), as Requested by Douglas Weaver, of Weaver Engineering LLC, on Behalf of the Owner, RPGC Lakepoint LLC. (23-06-6-ALTSTD)

Alexis Barnett, 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. There was no discussion on this item. *A motion was made by Karen Locke to recommend approval of alternative standards a) and b) as presented. The motion was seconded by Vice-Chair Erum Ali. The motion passed unanimously (7-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, August 21, 2023 at 7:00 p.m. for a final decision.

Item D: Adjournment

A motion was made by Vice-Chair Erum Ali to adjourn the Overlay District Board meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:35 p.m.

**MINUTES
OVERLAY DISTRICT BOARD
AUGUST 1, 2023**

Page 2

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

MEMORANDUM

TO: Overlay District Board

FROM: Jon Beckham, AICP, Senior Planner

DATE: September 19, 2023

SUBJECT: **Consideration of Two Alternative Standards Associated with Architectural Standards and Building Envelope Standards for St. Marina Church; on Approximately 3.26 Acres, Located at 2525 MacArthur Boulevard, Legally Described as Dallas Teachers Credit Union Addition, Lot 1, Block A; Zoned Light Industrial (LI) District, as Requested by Awad Eskander, of Paradigm Consulting, on Behalf of St Marina Coptic Orthodox Church, the Property Owner. (23-08-10-ALTSTD)**

BACKGROUND:

The Marina Coptic Orthodox Church is proposing to convert an existing credit union into a church, updating the architecture of the building to meet the traditional style of the church. The City Council may approve Alternative Standards after a recommendation of the Overlay Board if they find that hardship or practical difficulties may result from strict compliance with the Overlay District regulations, provided that such exception shall not have the effect of nullifying the intent and purpose of the regulations.

ANALYSIS:

2525 MacArthur Boulevard is located in the Southern Gateway Core Sub-District of the IH-35E Overlay District. The applicant is proposing a building addition and redesign of the front building elevation to convert the design of the building from a credit union to the traditional design of a Coptic Orthodox Church. The new elevation will feature two bell tower elements, a new cement stucco façade and a mosaic design over the front entrance. The brick of the remaining elevations will be painted to match the colors of the front façade. Two architecture alternative standards are requested with this proposed redesign:

Requested Alternative Standards:

- a) To allow 100% cement stucco in lieu of the required 80% brick or stone

Section VI.8.1.B.3.c.1)(a) of the Overlay Sub-District Architectural Standards require that a minimum of 80% of each building façade consist of brick or stone. The applicant is proposing a major redesign of the front façade to match a traditional Coptic Orthodox Church style. Staff has no objection to this request. This Alternative Standard may be recommended by the Overlay District Board to the City Council.

- b) To allow a building height of 15'-10" in lieu of the required 20' minimum.

Section VI.8.1.B.2.d.1) of the Overlay Sub-District Building Envelope Standards requires a minimum 20-foot building height. When a change is made to the building area, the area expanded must meet all building envelope standards as required by the Overlay District. The existing building, which was built prior to the adoption of the IH-35E Overlay District, has a height of 15'-10". Though the applicant is making major changes to the front façade, they are not making significant changes to the overall structure of the building and remaining elevations. Staff has no objection to this request as this was the existing building height, and only a small portion of the front façade is under the required 20-feet. This Alternative Standard may be recommended by the Overlay District Board to the City Council.

RECOMMENDATION:

Staff recommends that the Overlay District Board recommend approval of the Alternative Standards as presented.

Aerial Map - 2525 MacArthur Blvd





PARADIGM CONSULTING
ARCHITECTURE ● PLANNING ● INTERIOR DESIGN

1112 John McCain Rd
Colleyville, TX 76034
Phone 214.236.0663
awadeskander@gmail.
com

August 1, 2023

Mr. Jon Beckham, Senior Planner
City of Lewisville
151 W Church Street
Lewisville, TX 75057

Re: Variance Request Letter for St. Marina Church
2525 MacArthur Blvd.

Dear Mr. Beckham,

St. Marina American Coptic Orthodox Church has purchased the existing Credit Union building and would like to convert it to a church sanctuary. They church is also planning a small addition to the front which is under 10% of the existing building area. The front addition will convert the building main façade to a church with decorative bell towers rather than the old commercial type appearance. The church will also plan to paint the rest of the existing building bricks to match the stucco color addition. The following variances from the I-35 overlay district requirements are requested for the new addition:

1. Sec. 17.5-4 (c) (1) c.1- The requested variance is to allow the new building addition to be 100% cement stucco rather than 80% masonry requirement by the overlay district.
2. To allow a building height of 15'-10" in lieu of the required 20'

We believe that the new look of this building is going to be a contribution to the local neighborhood and will encourages other owners to update and renew buildings.

Please do not hesitate to call if you have any questions. We appreciate your consideration of these variance requests.

Respectfully,
Paradigm Consulting

Awad Eskander, Architect
President

Enclosure: Four building elevations

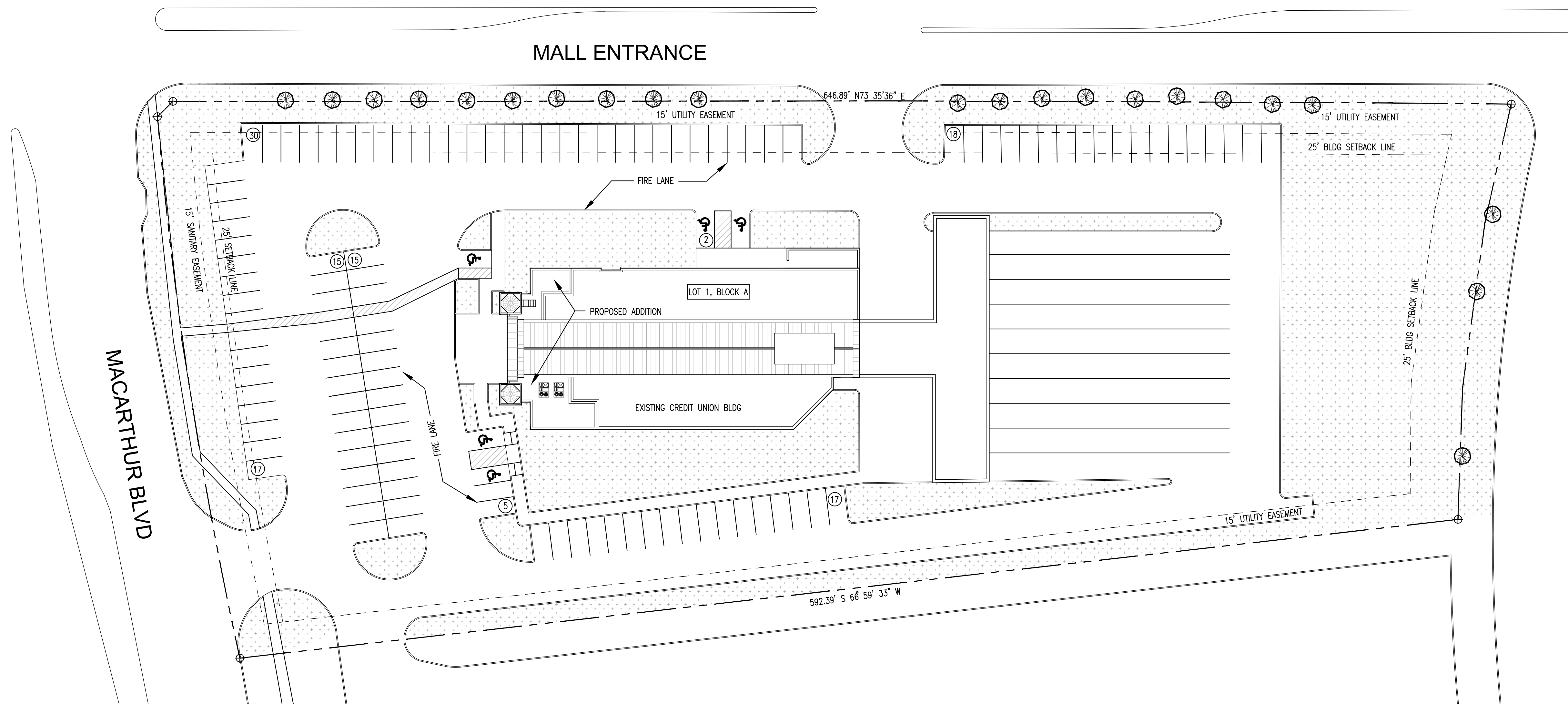
PROJECT

**ST. MARINA
AMERICAN COPTIC
ORTHODOX CHURCH
TENANT FINISH OUT
RENOVATION**

**2525 MACARTHUR BLVD.
LEWISVILLE , TEXAS 76244**



1 3D VIEW OF PROPOSED ADDITION
N.T.S.



2 SITE PLAN
1"=30'-0"

PARKING CALCULATION :	
EXISTING BUILDING	10,802 SF
NEW ADDITION	1,070 SF
SANCTUARY SEATS	128
REQUIRED PARKING $\frac{128}{3}$	= 43
EXISTING PARKING	= 119
INCLUDING 5 ADA PARKING	

REVISIONS

NO.	DESCRIPTION

SITE PLAN

A101

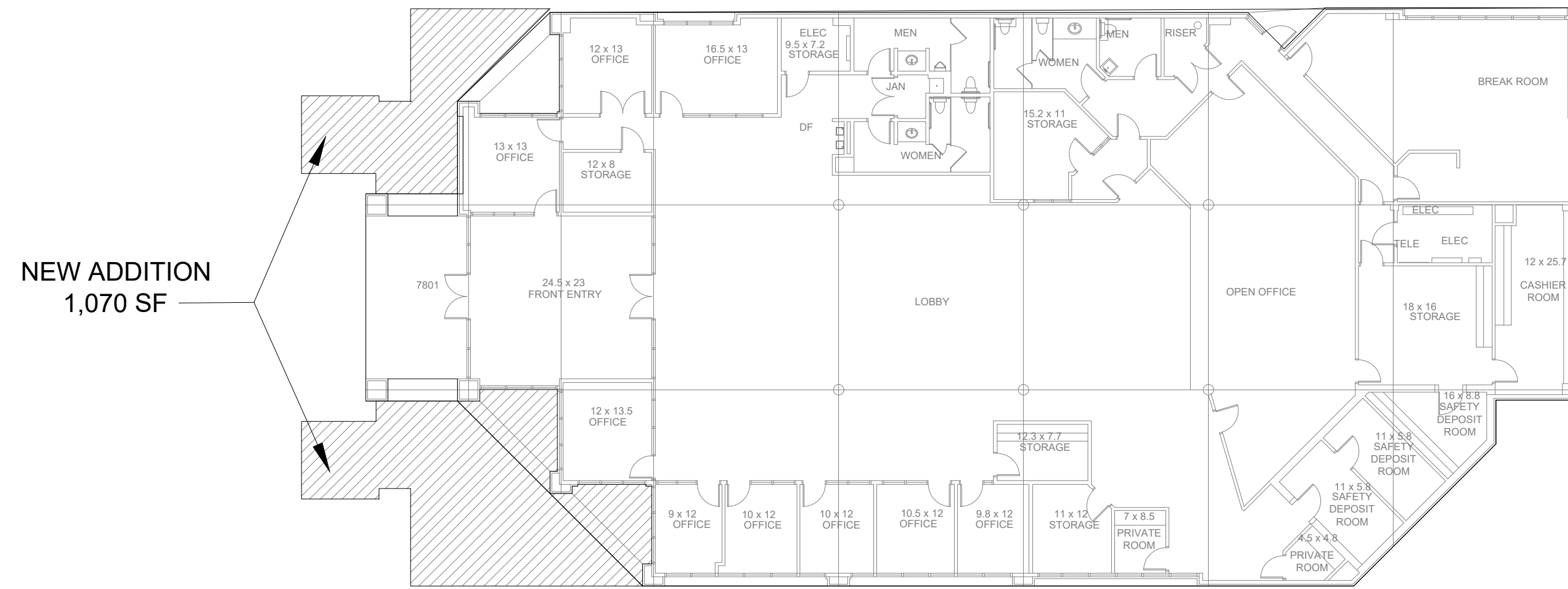
JOB NO. : 2331
DATE: 08/01/2023

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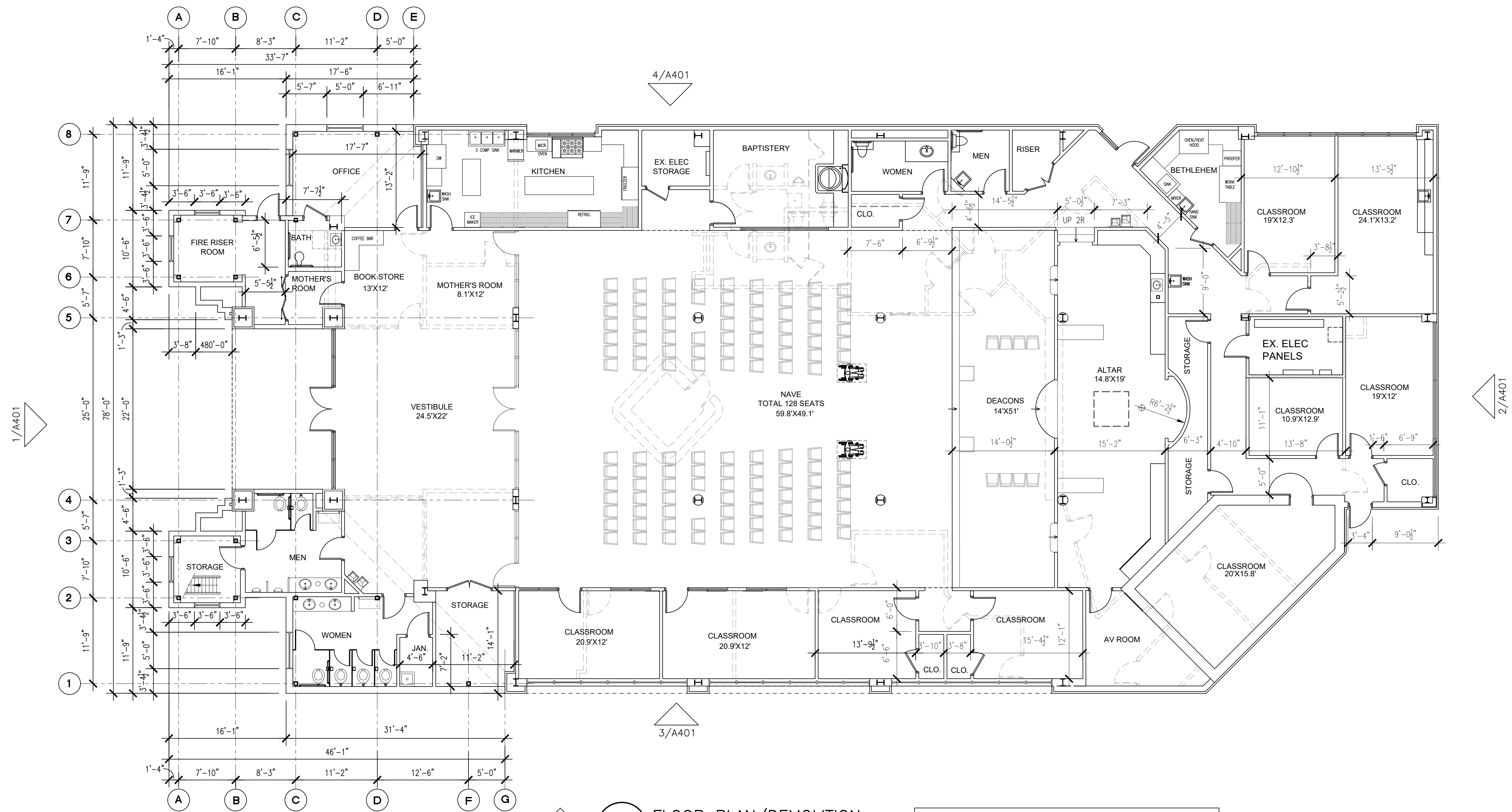
PROJECT

**ST. MARINA
AMERICAN COPTIC
ORTHODOX CHURCH
TENANT FINISH OUT
RENOVATION**

**2525 MACARTHUR BLVD.
LEWISVILLE, TEXAS 76244**



↑ 2 EXISTING BLDG PLAN
1/16"=1'-0"



↑ 1 FLOOR PLAN/DEMOLITION
1/8"=1'-0"

NOTE: DEMOLITION WALLS ARE SHOWN DASHED

PARKING CALCULATION :

EXISTING BUILDING	10,802 SF
NEW ADDITION	1,070 SF
SANCTUARY SEATS	128
REQUIRED PARKING $\frac{128}{3}$	= 43
EXISTING PARKING	= 119

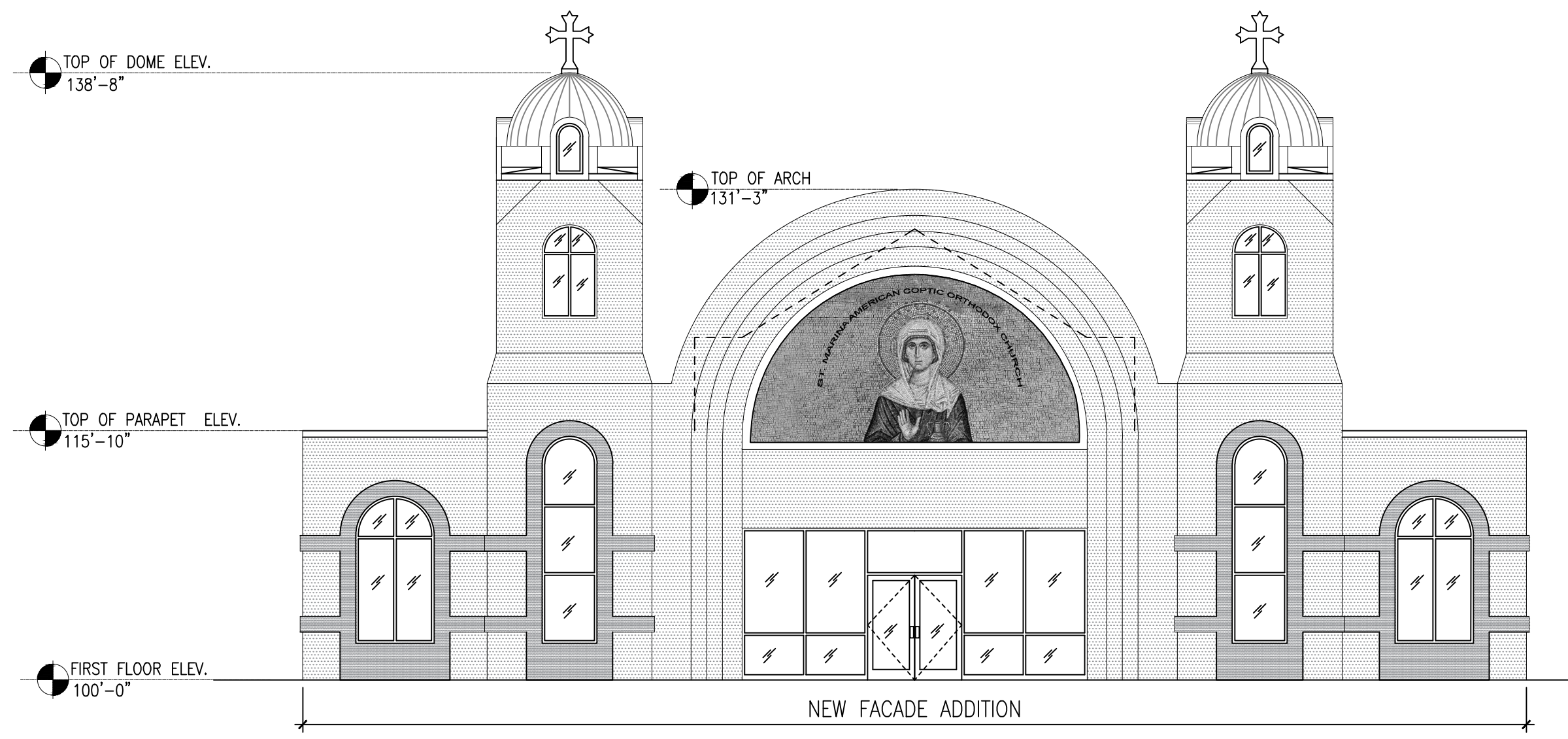
REVISIONS

**RENOVATION
FLOOR PLAN**

A201

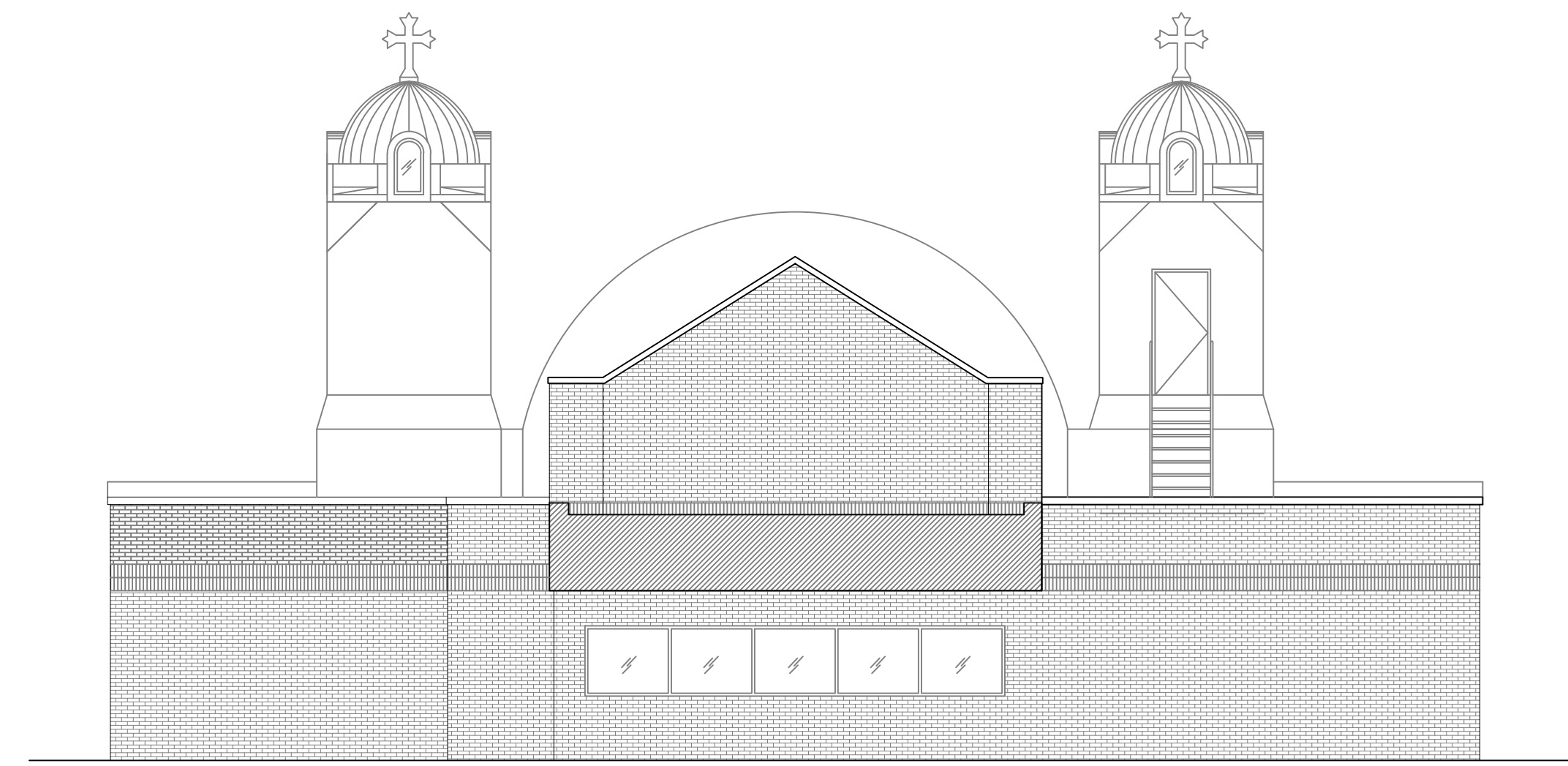
JOB NO. : 2331
DATE: 08/01/2023

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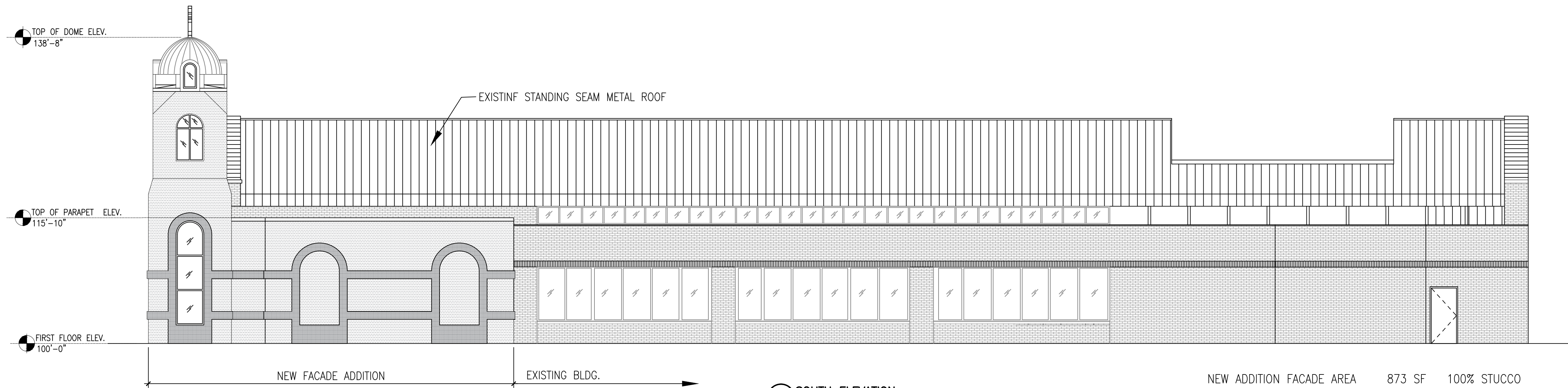
TOTAL FACADE AREA 1,606 SF 100% CEMENT STUCCO

1 WEST ELEVATION
1/8"=1'-0"



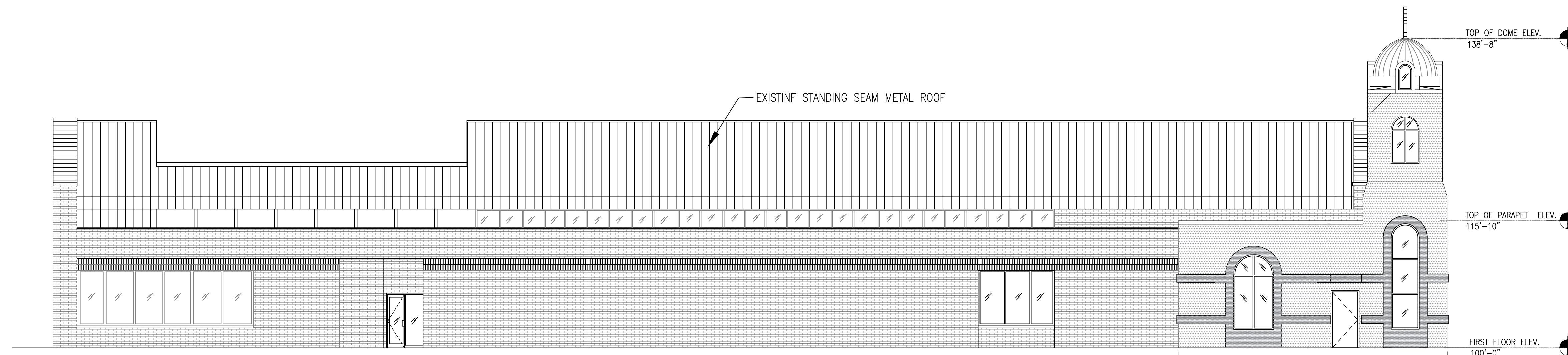
TOTAL ELEVATION AREA 1,606 SF 100% MASONRY

2 EXISTING EAST ELEVATION
1/8"=1'-0"



NEW ADDITION FACADE AREA 873 SF 100% STUCCO
EXISTING BUILDING AREA 1,462 SF 100% MASONRY

3 SOUTH ELEVATION
1/8"=1'-0"



NEW ADDITION ELEVATION AREA 631 SF 100% CEMENT STUCCO
EXISTING FACADE AREA 1,462 SF 100% MASONRY

4 NORTH ELEVATION
1/8"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING ELEVATIONS

A401

**MINUTES
JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD AND
TRANSPORTATION BOARD
DECEMBER 6, 2022**

Page 7

TRANSPORTATION BOARD

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

With a quorum present, the Transportation Board meeting was called to order by Chair MaryEllen Miksa at 6:47 p.m. on Tuesday, December 6, 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; Vice-Chair Erum Ali; and Francisca Al-waely.

Members absent: Alvin Turner

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Joseph Ducay, Planner; Alexis Barnett, Planner; Patty Dominguez, Planning Technician; Sirwan Shahooei, Traffic Engineer.

Richard Luedke, Planning Director, introduced new Traffic Engineer Sirwan Shahooei and gave a brief introduction to the board.

Item I: Regular Hearing

11. The first item on the agenda was to approve the minutes from the November 1, 2022, Transportation Board Joint Meeting. *A motion was made by Robert French to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).*

12. Recommendation of Approval of an Amendment to the Complete Streets Policy.

Jon Beckham, Senior Planner, gave a brief overview and presentation on the amendment to the Complete Streets Policy with a recommendation to recommend approval of an amendment to the Complete Streets Policy as presented. Staff addressed questions regarding infrastructure, cost, right-of-way, and model city. There was no further discussion on this item. *A motion was made by Francisca Al-waely to recommend approval of an amendment to the Complete Streets Policy, seconded by Erum Ali. The motion passed unanimously (6-0).*

**MINUTES
JOINT MEETING OF THE PLANNING
AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD AND
TRANSPORTATION BOARD
DECEMBER 6, 2022**

Page 8

Item J: Adjournment

A motion was made by Erum Ali to adjourn the Transportation Board meeting. The motion was seconded by Robert French. The motion passed unanimously (6-0).

There being no other business to discuss, the Transportation Board meeting was adjourned at 7:15 p.m.

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

Respectfully Submitted,

Approved,

David Salmon
City Engineer

MaryEllen Miksa, Chairman
Transportation Board

MEMORANDUM

TO: City of Lewisville Transportation Board

FROM: Sirwan Shahooei, P.E., City Traffic Engineer

DATE: Sep 19, 2023

SUBJECT: **Consideration of an Amendment to Chapter 15, Article IV, Section 15-126 of the Lewisville City Code Regarding Parking Restrictions on the South Side of Samuel Street From 120 Feet West of the Centerline of Lanyard Drive to 180 Feet East of the Centerline of Lanyard Drive and Make a Recommendation to the City Council Regarding the Amendment.**

Background:

Samuel St. is a narrow local street in Old Town. With the development of South Village, single-family houses and townhomes have been constructed at the east end of this street and on Lanyard Dr. Staff has received complaints from Lanyard Dr residents about the maneuver of large trucks especially garbage trucks when they want to collect the trash in the neighborhood alleys. Residents complain that the streets are too narrow, and corners are so tight that garbage trucks enter their property and damage their landscape or driveway.

Analysis:

Staff visited Samuel St. and made measurements to understand the reason and extent of the problem. Samuel St. is 22 ft wide and the radius of the curve in the corner of Samuel St. and Lanyard Dr. is about 30 ft. The minimum turning radius for garbage trucks is between 30 ft and 40 ft depending on size and type of the truck. If a vehicle is parked on the south side of Samuel St. the remaining width of the street is about 14 ft which is only enough for one vehicle passage and if the garbage trucks want to make a turn into Lanyard Dr, they encroach on residents' properties and driveways. Some photos provided by the residents show that the garbage trucks have had to go through the residents' Driveways to make a proper turn. Please see Figure 1.

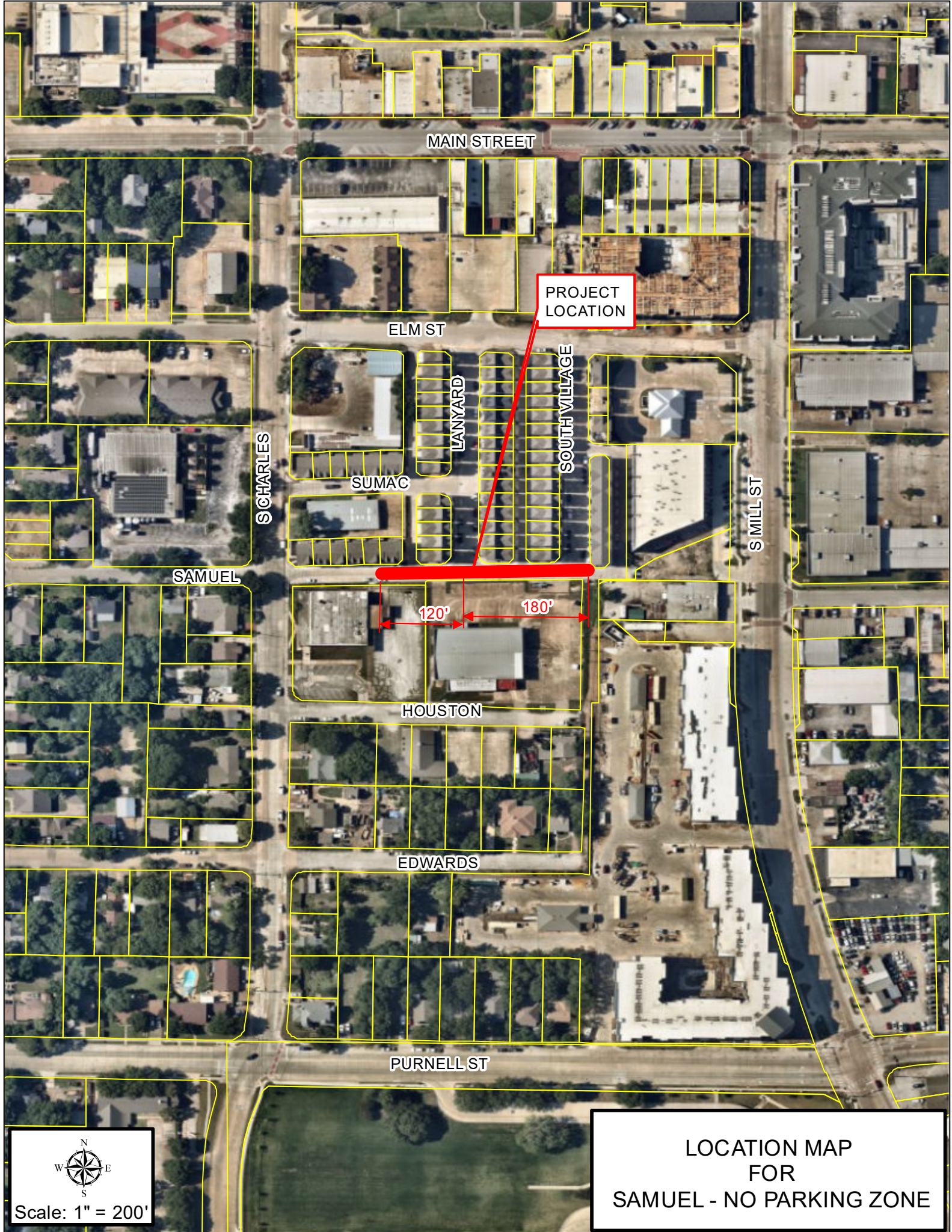


Figure 1: The tire tracks that residents claim are from the garbage trucks.

In order to prevent damage to residents' property and provide a safe turning radius for the garbage trucks or other delivery vehicles, staff recommends no parking on the south side of Samuel Dr, from 120' west of the centerline of Lanyard Dr. to 80 feet east of the centerline of Lanyard Dr. Signage will be installed by Public Services Department.

Recommendation:

Staff requests the Transportation Board recommend to the City Council prohibiting parking on the south side of Samuel St, from 120' west of the centerline of Lanyard Dr. to 180 feet east of the centerline of Lanyard Dr.



PROJECT
LOCATION

MAIN STREET

ELM ST

S CHARLES

LANYARD

SOUTH VILLAGE

SUMAC

S MILL ST

SAMUEL

120'

180'

HOUSTON

EDWARDS

PURNELL ST



Scale: 1" = 200'

LOCATION MAP
FOR
SAMUEL - NO PARKING ZONE

MEMORANDUM

TO: City of Lewisville Transportation Board

FROM: Sirwan Shahooei, P.E., City Traffic Engineer

DATE: Sep 19, 2023

SUBJECT: **Consideration of an Ordinance Amending the Lewisville City Code, Chapter 15, Article II, Section 15-35, Maximum Speed Limits on Specific Streets, Establishing a Speed Limit of 35 mph on North Summit Avenue From 200 Feet South of the Canadian Pacific Kansas City Railroad Crossing to FM 407 (Justin Road) and Make a Recommendation to the City Council Regarding the Amendment.**

Background:

The City of Lewisville conducted a comprehensive traffic study in 2020 to evaluate a road diet along Summit Avenue between FM 407 (Justin Road) and Grandy's Lane. The corridor was evaluated as a 2-lane divided roadway with one lane in each direction dedicated for on-street parking to accommodate future development in the vicinity. The analysis concluded that a road diet on Summit Avenue between FM 407 and Grandy's Lane along with the surrounding development can be successfully implemented. The study also concluded that the road diet along Summit Avenue would potentially promote safe speeds along the corridor, provide adequate vehicular capacity, and repurpose excess roadway. The City's Public Services Department restriped N Summit Avenue to convert the outer lanes to on-street parking in August 2023. With the change in the Summit Avenue geometry and reduction of the number of travelling lanes, a new speed study was necessary to determine the safe travelling speed and reassure the safety of the residents and road users.

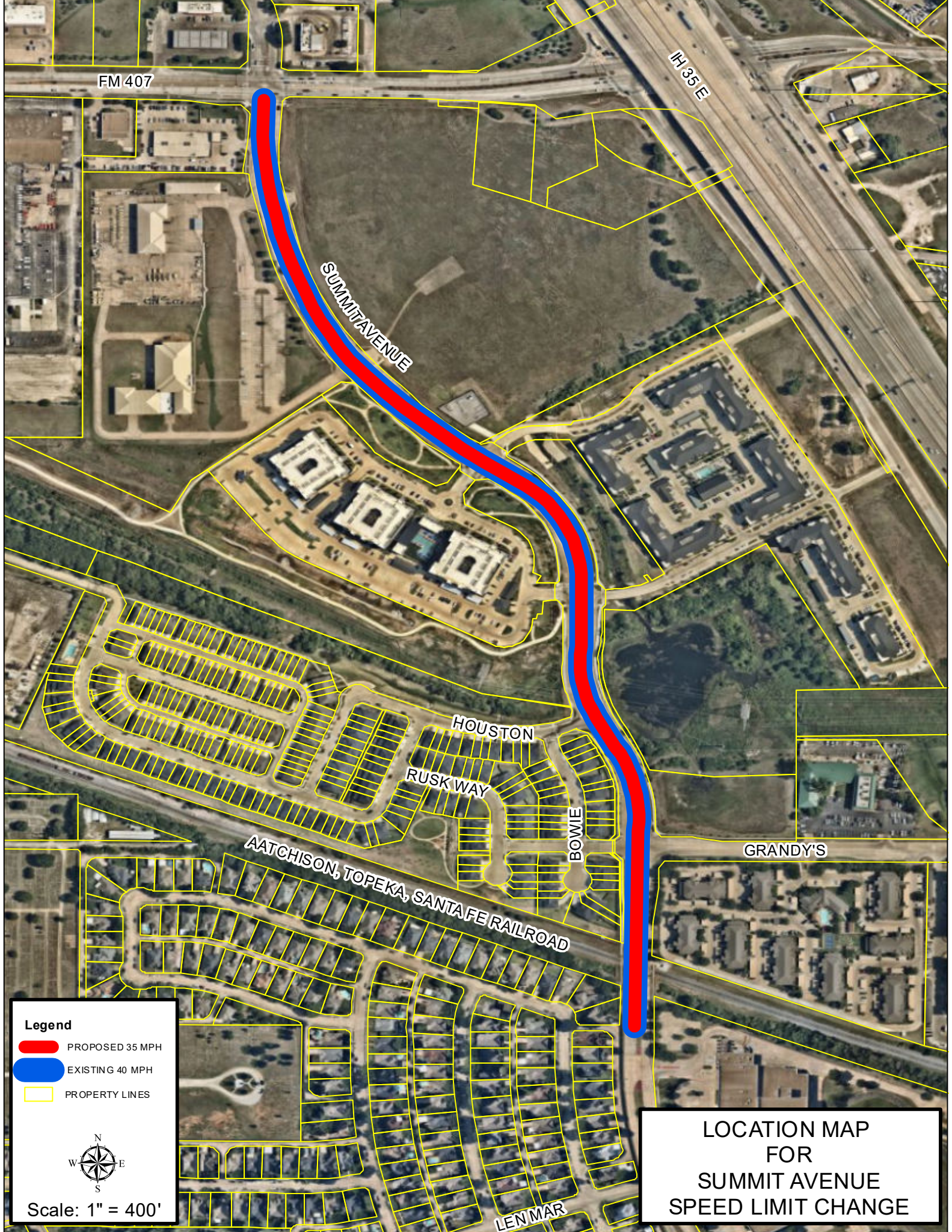
Analysis:

To determine the speed limit in Summit Ave, the staff used the Federal Highway Administration (FHWA) USLIMITS2 Speed Limit Tool to determine the recommended speed limit in N Summit Avenue after eliminating a travel lane and striping the parking lane. USLIMITS2 is a well-known expert system tool developed by FHWA and designed to help practitioners with conducting an engineering study for setting reasonable, safe, and consistent speed limits for specific segments of roads. This tool considers all major factors used by practitioners to make engineering judgment in determining an appropriate speed limit. This includes operating speed (50th and 85th percentile), annual average daily traffic, roadway characteristics and geometric conditions, level of development in the area around the road, crash and injury rates, presence of on-street parking, and

extent of ped/bike activity, as well as several others depending on the road type. The existing speed limit throughout Summit Avenue is 40 mph. After analyzing all data, the recommended speed limit in the two-lane divided section of N Summit Avenue between Grandy's Lane and FM 407 (Justin Road) is determined to be 35 mph. The report from the FHWA USLIMITS2 tool is also provided in this package.

City Staff's Recommendation

Based on the speed study results and considering the on-street parking, staff recommends the following: Establishing a speed limit of 35 mph on Summit Avenue from 200 ft South of the Canadian Pacific Kansas City Railroad Crossing to FM 407 (Justin Rd).



FM 407

IH 35 E

SUMMIT AVENUE

HOUSTON

RUSK WAY




BOWIE

GRANDY'S

AATCHISON, TOPEKA, SANTA FE RAILROAD

LEN MAR

Legend

-  PROPOSED 35 MPH
-  EXISTING 40 MPH
-  PROPERTY LINES



Scale: 1" = 400'

**LOCATION MAP
FOR
SUMMIT AVENUE
SPEED LIMIT CHANGE**

USLIMITS2 Speed Zoning Report

Project Overview

Project Name: Summit Ave on-Street Parking

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Basic Project Information

Route Name: N Summit Ave
From: Valley Ridge Blvd
To: FM 407
State: Texas
County: Denton County
City: Lewisville city
Route Type: Road Section in Developed Area
Route Status: Existing

Crash Data Information

Crash Data Years: 3.00
Crash AADT: 4225 veh/day
Total Number of Crashes: 15
Total Number of Injury Crashes: 4
Section Crash Rate: 324 per 100 MVM
Section Injury Crash Rate: 86 per 100 MVM
Crash Rate Average for Similar Roads: 232
Injury Rate Average for Similar Roads: 66

Roadway Information

Section Length: 1 mile(s)
Statutory Speed Limit: 40 mph
Existing Speed Limit: 40 mph
Adverse Alignment: Yes
One-Way Street: No
Divided/Undivided: Divided
Number of Through Lanes: 2
Area Type: Residential-Collector/Arterial
Number of Driveways: 12
Number of Signals: 0

Traffic Information

85th Percentile Speed: 42 mph
50th Percentile Speed: 37 mph
AADT: 4225 veh/day
On Street Parking and Usage: High
Pedestrian / Bicyclist Activity: Not High

Project Description: Dedicating one lane in each direction to on-street parking and lower the travelling lane to 1 lane in each direction.

Recommended Speed Limit:



Note: Sections with adverse alignments may need specific 'advisory speed warnings' which may be different from the general speed limit for the section. See [Procedures for Setting Advisory Speeds on Curves](#), Publication No. FHWA-SA-11-22, June 2011, for more guidance.

Note: The section crash rate of 324 per 100 MVM is more than 30 percent above the average for similar roads (232) but below the critical rate (359). The injury crash rate for the section of 86 per 100 MVM is more than 30 percent above the average for similar roads (66) but below the critical rate (139). A comprehensive crash study should be undertaken to identify engineering and traffic control deficiencies and appropriate corrective actions. The speed limit should only be reduced as a last measure after all other treatments have either been tried or ruled out.

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How the Recommended Speed Limit was Determined

The questions and responses below, and the referenced page numbers, correspond to the flowcharts found in the [Decision Rules Flowchart document](#).

Terms Used in the Recommendation

- **Closest 85th:** This is the 5 mph increment that is closest to the 85th percentile speed (e.g., if the 85th

- percentile speed is 63 mph, the Closest 85th will be 65 mph).
- **Rounded-down 85th:** This is the 5 mph increment obtained by rounding down the 85th percentile to the nearest 5 mph increment (e.g., if the 85th percentile speed is 63 mph, the Rounded-down 85th will be 60 mph).
- **Closest 50th:** This is the 5 mph increment that is closest to the 50th percentile speed (e.g., if the 50th percentile speed is 58 mph, the Closest 50th will be 60 mph).
- **SL_1:** Speed limit determined using site characteristics (e.g., AADT, interchange spacing, roadside hazard rating, ped/bike activity, number of traffic signals, etc.).
- **SL_2:** Speed limit determined using crash data from the crash module.
- **SL:** Recommended Speed Limit.

The Recommended Speed Limit (SL) is the lower of the speed limit determined without crash data (SL_1) and the speed limit determined with crash data (SL_2).

Determine SL_1 Using Site Characteristics (pg. K-23)

Note: The number of signals per mile is being calculated as 0.00 signals per mile.

Note: The number of driveways per mile is being calculated as 12.00 driveways per mile.

Question 1: Are any of the following true: there are more than four signals per mile, pedestrian or bicyclist activity is high, parking activity is high, or there are more than 60 driveways per mile?

Results: Yes. There are 0.00 signals per mile, 12.00 driveways per mile, not high pedestrian/bicyclist activity, and high parking activity. **The SL_1 is set to the closest 50th percentile speed (35 mph).**

Question 2: Are crash data available?

Results: Yes, so use these data to determine SL_2.

Determine SL_2 Using Crash Data (pg. K-24)

Question 3: Is more than one year of crash data available?

Results: Yes, at least one year of crash data is available.

Note: The crash rate is calculated to be 324 crashes per 100M VMT, and the injury rate is calculated to be 86 crashes per 100M VMT.

Note: The critical crash rate is calculated as 359 crashes per 100M VMT.

Question 4: Is the crash rate (324 per 100M VMT) greater than the critical crash rate (359 crashes per 100M VMT)?

Results: No, but the crash rate is greater than 1.3 times the average crash rate. **The crash level is classified as medium.**

Question 5: Is the injury crash rate (86 per 100M VMT) greater than the critical injury rate (139 crashes per 100M VMT)?

Results: No, but the injury crash rate is greater than 1.3 times the average injury crash rate. **The injury level is classified as medium.**

Question 6: Are either of the crash level (medium) or injury crash level (medium) classified as medium or high?

Results: Yes, **so the total crash level is classified as medium.**

Question 7: Is the total crash level (medium) classified as medium or high?

Results: Yes, so **SL_2 is set as the higher of the rounded-down 85th and closest 50th speeds (40 mph).**

Determine SL (pg. K-22)

Note: SL is set as the lower of SL_1 (35 mph) and SL_2 (40 mph). **The SL is set to 35 mph.**

Determine the Final Recommended Speed Limit (pg. K-28)

Question 8: Is the SL less than 20 mph or greater than 50 mph?

Results: The SL (35 mph) is between 20 mph and 50 mph. **The SL remains the same.**

Final Recommendation: The recommended speed limit is 35 mph.

Equations Used in the Crash Data Calculations

Exposure (M)

$M = (\text{Section AADT} * 365 * \text{Section Length} * \text{Duration of Crash Data}) / (100000000)$

$M = (4225 * 365 * 1 * 3.00) / (100000000)$

$M = 0.0463$

Crash Rate (Rc)

$$Rc = (\text{Section Crash Average} * 100000000) / (\text{Section AADT} * 365 * \text{Section Length})$$

$$Rc = (5.00 * 100000000) / (4225 * 365 * 1)$$

$$Rc = 324.23 \text{ crashes per 100 MVM}$$

Injury Rate (Ri)

$$Ri = (\text{Section Injury Crash Average} * 100000000) / (\text{Section AADT} * 365 * \text{Section Length})$$

$$Ri = (1.33 * 100000000) / (4225 * 365 * 1)$$

$$Ri = 86.46 \text{ injuries per 100 MVM}$$

Critical Crash Rate (Cc)

$$Cc = \text{Crash Average of Similar Sections} + 1.645 * (\text{Crash Average of Similar Sections} / \text{Exposure})^{(1/2)} + (1 / (2 * \text{Exposure}))$$

$$Cc = 231.80 + 1.645 * (231.80 / 0.0463)^{(1/2)} + (1 / (2 * 0.0463))$$

$$Cc = 359.05 \text{ crashes per 100 MVM}$$

Critical Injury Rate (Ic)

$$Ic = \text{Injury Crash Average of Similar Sections} + 1.645 * (\text{Injury Crash Average of Similar Sections} / \text{Exposure})^{(1/2)} + (1 / (2 * \text{Exposure}))$$

$$Ic = 66.27 + 1.645 * (66.27 / 0.0463)^{(1/2)} + (1 / (2 * 0.0463))$$

$$Ic = 139.34 \text{ injuries per 100 MVM}$$