



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

151 W Church Street
Lewisville, Texas 75057

Agenda

Tuesday, May 21, 2024

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 May 7, 2024 Regular Meeting.](#)
2. [Consider the Minutes of the May 7, 2024 Joint Meeting with City Council.](#)

C. Regular Hearing

3. [Regular Hearing: Final Plat of Huffines 35 Addition, Lots 1R, 2 & 3, Block A; on 18.8 Acres out of the William King Survey, Abstract Number 697, Located at 1300 South Stemmons Freeway, 1400 South Stemmons Freeway, and 360 Bennett Lane; Zoned Light Industrial \(LI\) District; Being a Replat of Huffines Chevrolet, Lot 1, Block A, Travis Boats Addition, Lot 2, Block A and Waters Ridge Phase 1, Lot 3, Block E. \(24-04-2-RP\)](#)
4. [Regular Hearing: Preliminary Plat of Edmonds Cottages Addition; Lots 1-17, Block A; on 2.44 Acres, Out of the V.R. Sutton Survey, Abstract 1152; Located at 1720 Edmonds Lane; Zoned Planned Development - Estate Townhouse \(PD-ETH\) District. \(24-03-2-PP\)](#)

D. Public Hearing

5. [Public Hearing: Consideration of a Special Use Permit for a Bar and Food Truck Park and an Associated Alternative Standard Regarding Parking; on Approximately 0.648 Acres Legally Described as Salvation Army Addition, Lot 1 and 2, Block A, Located at 206 West Main Street and 207 Elm Street; Zoned Old Town Mixed Use 2 \(OTMU2\); as Requested by John Williams, of Old Town Craft, on Behalf of the City of Lewisville, the Property Owner. \(Case No. 24-04-5-SUP\).](#)

E. Announcements

F. Adjournment

Capital Improvements Advisory Committee

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

H. Approval of Minutes

6. [Approve the Minutes of the October 17, 2023 Capital Improvements Advisory Committee Meeting.](#)

I. Regular Hearing

7. [Receive a Presentation on the Semi-Annual Report for the Period of October 1, 2023 - March 31, 2024, and Consider Acceptance of the Report and Forward it to the City Council for Review.](#)

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 and Capital Improvements Advisory Committee was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2024 at _____ AM.

Planning

MINUTES
PLANNING AND ZONING COMMISSION
MAY 7, 2024

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 5:30 p.m. on Tuesday, May 7, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa, Rick Lewellen, Karen Locke, Ryan Conway, and Francisca Al-waely.

Members absent: Vice-Chair Erum Ali, Jack Tidwell.

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planner I; Lauren Cook, Planner I; Vincent Johnson, Planning Intern.

Item B1: Approval of Minutes

The first item on the agenda was to consider the minutes from the April 16, 2024, Regular Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).

Item C: Regular Hearing

2. Regular Hearing: Final Plat of Cricket Complex, Lot 1, Block A; on 3.145 Acres, out of the Samuel M. Hayden Survey, Abstract Number 537, Zoned Light Industrial (LI) District, Located on the East Side of Barfknecht Lane approximately 1,550 feet South of Midway Road. (24-04-3-FP)

Vincent Johnson, Planning Intern, gave a brief overview and staff's recommendation. 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 when deficiencies are corrected, seconded by Francisca Al-waely. The motion passed unanimously (5-0).

3. Regular Hearing: Consideration of two Alternative Standards Associated With Screening and Lighting Standards for a Proposed Commercial Building on a 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH-35E; Zoned Light Industrial (LI) District, as Requested by Samuel Mortimer, Planning Agency LLC, on Behalf of Lewisville 407 & 35 Partnership, the Property Owner (Case No. 24-04-6-AltStd).

Michele Berry, Planning Manager gave a brief overview and staff's recommendation. Commissioner Conway asked about the location and material of the screening. A motion was made by Francisca Al-waely to approve the alternative standards as presented, seconded by Karen Locke. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that

the item would appear before the Lewisville City Council on May 20, 2024, for a second hearing and a final decision.

4. Regular Hearing: Consideration of one Alternative Standard Associated With Landscaping Standards for a Restaurant on a 4.476 Acre Tract, Legally Described as Lots 3, 4 & 5 Block A, Zoned General Business (GB) District, Located at 724 West Main Street, on the South Side of West Main Street Approximately 600 Feet West of Edmonds Lane, as Requested by Polo Padilla, IDStudio4, on Behalf of Dave's Hot Chicken, the Property Lessee. (24-04-5-ALTSTD)

Grace Martin-Young, Planner I, gave a brief overview and staff's recommendation. *A motion was made by Karen Locke to approve the alternative standard as presented, seconded by Francisca Al-waely. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on May 20, 2024, for a second hearing and a final decision.

Item D: Public Hearing

5. Public Hearing: Consideration of a Special Use Permit for a Motor Freight Terminal; on Approximately 8.53 Acres, Legally Described as Lot 2, Block E, Waters Ridge Phase 1, Located at 1600 South Stemmons Freeway, Zoned Light Industrial District (LI); as Requested by Jessica Breaux, Amazon, on Behalf of ALM Lewisville LLC, the Property Owner. (Case No. 23-11-16-SUP).

Jon Beckham, Senior Planner, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion on this item. *A motion was made by Karen Locke to recommend approval of the special use permit as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (5-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on June 3, 2024, for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 9.65 Acres, Legally Described as Bison Grove Business Park Addition, Lot 2, Block A, Located at 701 Spinks Road, Zoned Light Industrial District (LI); as Requested by Casey Gregory, of Sanchez & Associates, on Behalf of Centerpoint Properties Trust, the Property Owner. (Case No. 24-04-4-SUP).

Jon Beckham, Senior Planner, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. Karen Locke

asked about the use for the foam manufactured and Ryan Conway asked about environmental review. The applicant explained some of the end uses for the foam manufactured. Staff stated it has been reviewed by Public Services staff for industrial pre-treatment requirements. 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 Rick Lewellen to recommend approval of the special use permit as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard E. Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on May 20, 2024 for a second public hearing and a final decision.

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 5:58 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chair
Planning and Zoning Commission

CALLED-SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION

May 7, 2024

6:00 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Patrick Kelly, Deputy Mayor Pro Tem
Bob Troyer
Ronni Cade
Brandon Jones
Kristin Green

Planning and Zoning Commissioners:

MaryEllen Miksa, Chair
Erum Ali, Vice Chair (Absent)
Rick Lewellen
Karen Locke
Ryan Conway
Francisca Al-waely
Jack Tidwell (Absent)

City Staff:

Claire Powell, City Manager
Gina McGrath, Deputy City Manager
Jim Proce, Assistant City Manager
Lizbeth Plaster, City Attorney
Lauren Crawford, Deputy City Attorney
Thomas Harris III, City Secretary
Planning Director Richard Luedke
Planning Manager Michele Berry
Senior Planner Jonathan Beckham
Fire Marshal Tom Legler

With a quorum of the Council Members and Planning and Zoning Commission present, the workshop session of the Called-Special Joint Meeting of the City Council and Planning and Zoning Commission was called to order by Mayor TJ Gilmore and Planning and Zoning Commission Chair Mary Ellen Miksa at 6:00 p.m. on Tuesday, May 7, 2024, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City staff were also in attendance.

**CALLED-SPECIAL JOINT MEETING OF
THE CITY COUNCIL AND PLANNING
AND ZONING COMMISSION
MAY 7, 2024**

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WORKSHOP SESSION

**Discuss and Provide Direction on the
Business 121 Corridor Plan.**

(Agenda Item A)

Kendall Howard, Project Manager/Team Leader, Halff and Associates; Scott Page, Principal, Interface Studios; and Mikaela Strech, Urban Designer and Planner, Interface Studios presented information regarding the Business 121 Corridor Plan and answered questions from the City Council and Planning and Zoning Commission.

City Manager Claire Powell, Planning Manager Michele Berry, Planning Director Richard Luedke, and Senior Planner Jonathan Beckham gave comments and answered questions from the City Council and Planning and Zoning Commission.

Mayor TJ Gilmore and Planning and Zoning Commission Chair Mary Ellen Miksa RECESSED the meeting at 7:07 p.m.

**Discuss and Provide Direction on Adding
“Smoking Establishments” as a Use in the
Unified Development Code.**

(Agenda Item B)

Mayor TJ Gilmore and Planning and Zoning Commission Chair Mary Ellen Miksa RECONVENED the meeting at 7:14 p.m.

City Manager Claire Powell; Planning Manager Michele Berry; and Fire Marshal Tom Legler gave comments and answered questions from the City Council and Planning and Zoning Commission.

The consensus of the City Council and Planning and Zoning Commission was for staff to bring back proposed amendment to the Unified Development Code (UDC), adding “Smoking Establishments”.

Adjournment

There being no further business to come before the Joint Meeting of the City Council and Planning and Zoning Commission, Mayor TJ Gilmore and Planning and Zoning Commission Chair Mary Ellen Miksa adjourned the meeting at 7:22 p.m.

**CALLED-SPECIAL JOINT MEETING OF
THE CITY COUNCIL AND PLANNING
AND ZONING COMMISSION
MAY 7, 2024**

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These minutes approved by the Lewisville City Council on the 20th day of May, 2024.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Thomas Harris III,
CITY SECRETARY

These minutes approved by the Planning and Zoning Commission on the 21st day of May, 2024.

APPROVED

MaryEllen Miksa, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Lauren Cook, Planner I
DATE: May 21, 2024

SUBJECT: Regular Hearing: Final Plat of Huffines 35 Addition, Lots 1R, 2 & 3, Block A; on 18.8 Acres out of the William King Survey, Abstract Number 697, Located at 1300 South Stemmons Freeway, 1400 South Stemmons Freeway, and 360 Bennett Lane; Zoned Light Industrial (LI) District; Being a Replat of Huffines Chevrolet, Lot 1, Block A, Travis Boats Addition, Lot 2, Block A and Waters Ridge Phase 1, Lot 3, Block E. (24-04-2-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.

ANALYSIS:

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

The final plat of Huffines 35 Addition was submitted on April 22, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Lewisville's Unified Development Code.

Section III.5.6 – Final Plats

- Include zoning
- Submit a tax certificate showing zero balance
- Leave a 3” by 4” space on the lower right-hand corner for a filing sticker from Denton County.
- Fix year in City Secretary approval block
- Include name of City Secretary in City Secretary approval block
- Reformat Planning and Zoning Commission Approval block

Section VI.8.1 – IH-35E Corridor Overlay District

- Include build-to zone

Section IX.3.3 – Multi-Family, Commercial and Industrial Lots

- Flag lots are prohibited

Section IX.5 – Mutual Access Easement

- Remedy flag lot through a mutual access easement

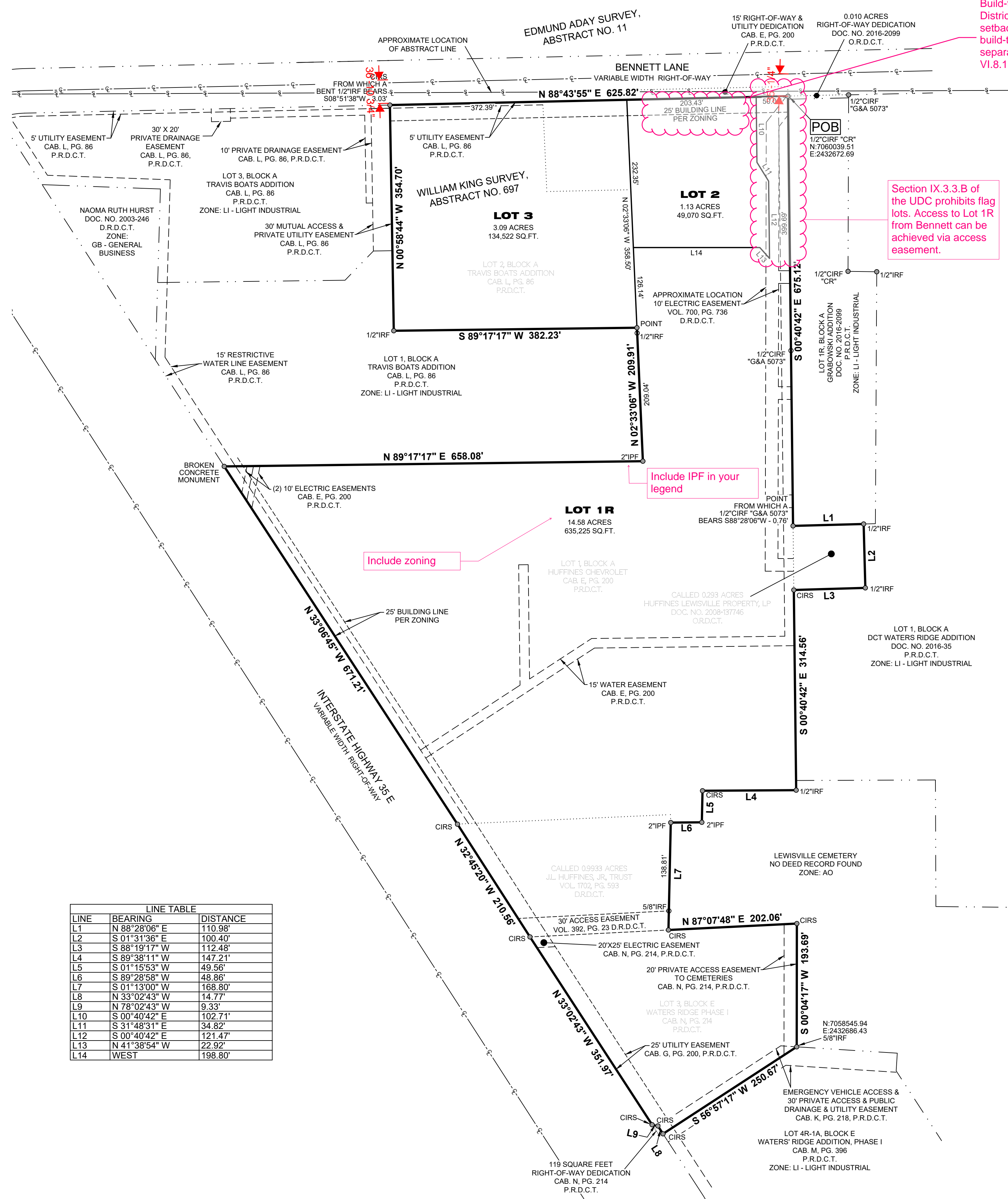
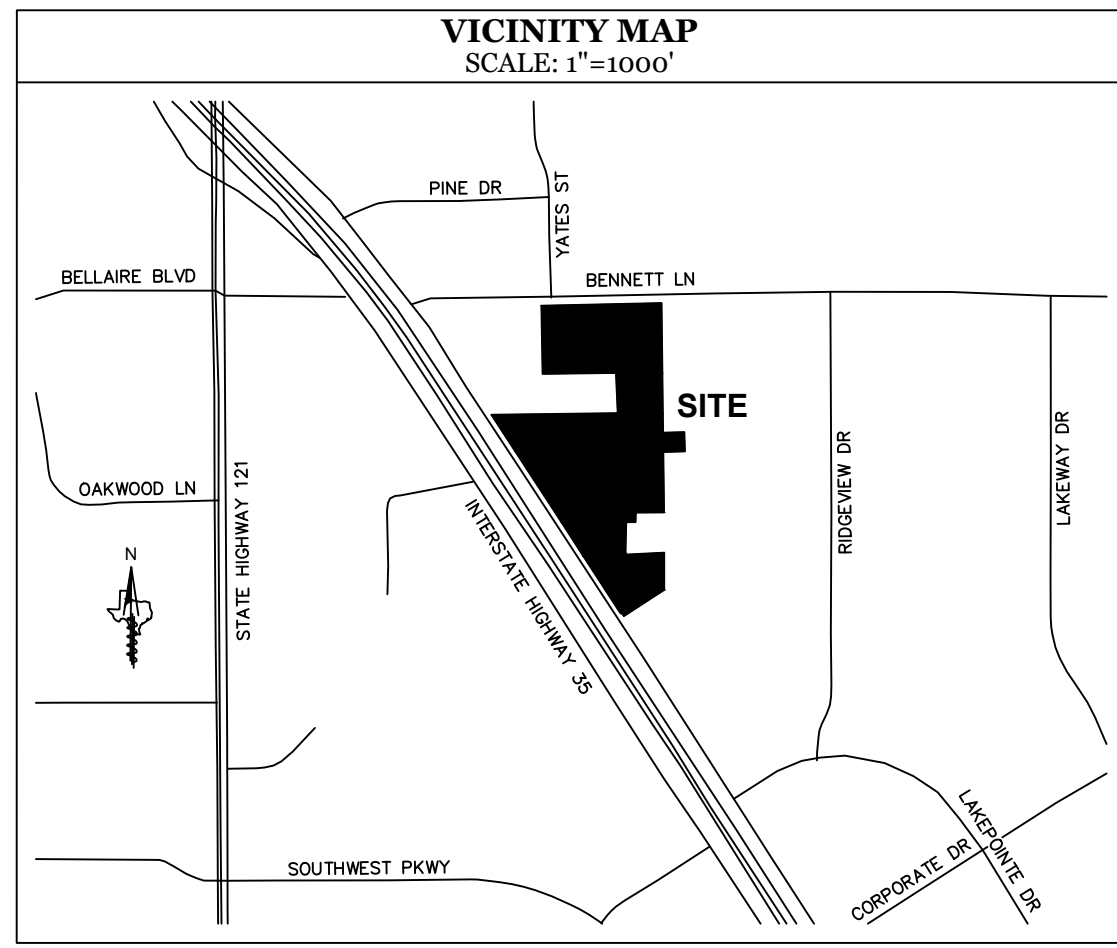
Section IX.4.4 – Design and Construction Standards for Streets, Alleys, and Mews Streets

- Must provide right-of-way dedication on Bennett Road to reach 40' from the centerline in accordance with the Thoroughfare Plan

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Huffines 35 Addition for the deficiencies listed above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.



PLAN SUMMARY TABLE

ZONED: "LI" - Light Industrial

TOTAL ACREAGE: 18.80 ACRES

NUMBER OF LOTS: 3

NUMBER OF PHASES: 1

LEGEND

DOC. NO. = DOCUMENT NUMBER
 CAB. = CABINET
 VOL. = VOLUME
 PG. = PAGE
 POB = POINT OF BEGINNING
 1/2" IRON ROD WITH GREEN
 CIRS = PLASTIC CAP STAMPED
 "EAGLE SURVEYING" SET
 CIRF = CAPPED IRON ROD FOUND
 IRF = IRON ROD FOUND
 O.R.D.C.T. = OFFICIAL RECORDS,
 DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS,
 DENTON COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS,
 DENTON COUNTY, TEXAS

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 88°28'06" E | 110.98' |
| L2 | S 01°31'36" E | 100.40' |
| L3 | S 88°19'17" W | 112.48' |
| L4 | S 89°38'11" W | 147.21' |
| L5 | S 01°15'53" W | 49.56' |
| L6 | S 89°28'58" W | 48.86' |
| L7 | S 01°13'00" W | 168.80' |
| L8 | N 33°02'43" W | 14.77' |
| L9 | N 78°02'43" W | 9.33' |
| L10 | S 00°40'42" E | 102.71' |
| L11 | S 31°48'31" E | 34.82' |
| L12 | S 00°40'42" E | 121.47' |
| L13 | N 41°38'54" W | 22.32' |
| L14 | WEST | 198.80' |

Overview:

- Submit tax certificate showing zero balance
- On resubmission, include submittal dates of this plan and resubmittals
- Include 3x4" or 4x3" space on the lower right hand corner for a Denton County Sticker

Each department uses a different color for their comments. If you have a question about a certain comment, please contact the appropriate department:

- Pink - Planning: 972-219-3455
- Green - Engineering: ...3421
- Red - Building: ...3472
- Blue - Fire: ...3466
- Orange - Public Works: ...3509
- Brown - Parks: ...3552
- Teal - ADA: ...3705

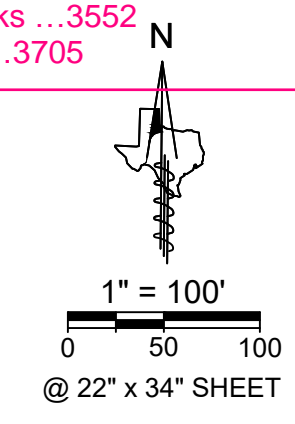
Provide a mutual access easement for Lot 1R, 2, and 3. Per Ch IX.5

Bennett Lane is classified as a 80-ft ROW on thoroughfare plan. 40-ft of ROW will need to be dedicated from the center line of the roadway. Per Ch IX.5

Section IX.3.3.B of the UDC prohibits flag lots. Access to Lot 1R from Bennett can be achieved via access easement.

Include IPF in your legend

Include zoning



- GENERAL NOTES**
- The purpose of this plat is to create three (3) lot of record from two (2) platted lots and to dedicate easements and right-of-way.
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480195 as shown on Map Number 48121C0565G. The Flood Zone location is approximate. For exact Flood Zone designation, contact 1-(877) FEMA MAP.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - This property is zoned "LI - Light Industrial" according to the City of Lewisville zoning map.

REPLAT
HUFFINES 35 ADDITION
 LOTS 1R, 2 & 3, BLOCK A
 18.80 ACRES
 ZONED: LI - LIGHT INDUSTRIAL

BEING A REPLAT OF LOT 1, BLOCK A, HUFFINES CHEVROLET, AN ADDITION TO THE CITY OF LEWISVILLE RECORDED IN CABINET E, PAGE 200, P.R.D.C.T.; LOT 2, BLOCK A, TRAVIS BOATS ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, RECORDED IN CABINET L, PAGE 86, P.R.D.C.T.; LOT 3, BLOCK E, WATERS RIDGE PHASE I, AN ADDITION TO THE CITY OF LEWISVILLE, RECORDED IN CABINET N, PAGE 214, P.R.D.C.T., AND BEING ALL OF THE TRACTS REFERENCED IN EXHIBIT A RECORDED IN DOCUMENT NUMBER 2008-137746, O.R.D.C.T. SITUATED IN THE WILLIAM KING SURVEY, ABSTRACT NO. 697 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Project: 2305.063-03
 Date: 09/10/2023
 Drafter: EN

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

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

ENGINEER
 Homeyer Engineering
 Contact: Steven R. Homeyer
 P.O. Box 294527
 Lewisville, Texas 75029
 (972) 906-9985

OWNER
 Huffines Lewisville Property, LP
 Contact: Eric Harter
 4500 W. Plano Parkway
 Plano, TX 75093
 (800) 657-9542

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **HUFFINES LEWISVILLE PROPERTY, LP** is the owner of a 18.80 acre tract of land out of the WILLIAM KING SURVEY, ABSTRACT NUMBER 697, in the City of Lewisville, Denton County, Texas, being all of Lot 2, Block A, Travis Boats Addition, a subdivision of record in Cabinet L, Page 86 of the Plat Records of Denton County, Texas, being all of Lot 1, Block A of Huffines Chevrolet, a subdivision of record in Cabinet E, Page 200 of the Plat Records of Denton County, Texas, being all of Lot 3, Block A of Waters Ridge Phase I, a subdivision of record in Cabinet N, Page 214 of the Plat Records of Denton County, Texas, being all of the tracts of land conveyed to Huffines Lewisville Property, LP by Warranty Deed of record in Document Number 2008-137746 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CR" found in the South right-of-way line of Bennett Lane (variable width right-of-way), being the Northwest corner of a called 0.010 acre right-of-way dedication for Lot 1R, Block A of Grabowski Addition, a subdivision of record in Document Number 2016-2009 of the Official Records of Denton County, Texas and the Northeast corner of Lot 1, Block A of said Huffines Chevrolet;

THENCE, S00°40'42"E, along the West lines of said right-of-way dedication and Lot 1, Block A of said Grabowski Addition, being the common East line of Lot 1, Block A of said Huffines Chevrolet, passing at a distance of 399.96 feet a 1/2" iron rod with yellow plastic cap stamped "G&A 5073", continuing a total distance of 675.12 feet to a point, being the Southwest corner of Lot 1R, the Northeast corner of a called 0.293 acre tract of land conveyed to Huffines Lewisville Property, LP by General Warranty Deed of record in Document Number 2008-137746 of the Official Records of Denton County, Texas, from which a 1/2" iron rod with yellow plastic cap stamped "G&A 5073" found bears S88°28'06"W, a distance of 0.76 feet;

THENCE, N88°28'06"E, along the South line of said Lot 1R, being the North line of said 0.293 acre tract, a distance of 110.98 feet to a 1/2" iron rod found, being a West corner of Lot 1, Block A of DCT Waters Ridge Addition, a subdivision of record in Document Number 2016-35 of the Plat Records of Denton County, Texas and the Northeast corner of said 0.293 acre tract;

THENCE, along the common lines between Lot 1, Block A of said DCT Waters Ridge Addition and said 0.293 acre tract, the following two (2) courses and distances:

- 1. S01°31'36"E, a distance of 100.40 feet to a 1/2" iron rod, being the Southeast corner of said 0.293 acre tract;
- 2. S88°19'17"W, a distance of 112.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 1, Block A of said Huffines Chevrolet, being the Southwest corner of said 0.293 acre tract;

THENCE, S00°40'42"E, along the West line of Lot 1, Block A of said DCT Waters Addition, a North line of Lewisville Cemetery (no deed record found), being the common East line of Lot 1, Block A of said Huffines Chevrolet Addition, a distance of 314.56 feet to a 2" iron pipe found, being the Southeast corner of said Lot 1, Block A of said Huffines Chevrolet Addition;

THENCE, along the North line of said Lewisville Cemetery, being the common East line of said Lot 1, Block A of said Huffines Chevrolet Addition, the following three (3) courses and distances:

- 1. S89°38'11"W, a distance of 147.21 feet to a 1/2" iron rod with green plastic cap stamped " EAGLE SURVEYING" set;
- 2. S01°15'53"W, a distance of 49.56 feet to a 2" iron pipe found;
- 3. S89°28'58"W, a distance of 48.86 feet to a 2" iron pipe found in the West line of said 0.9933 acre tract;

THENCE, S01°13'00"W, along the West line of said Lewisville Cemetery, being the common East lines of said 0.9933 acre tract and a 30' Access Easement in Volume 392, Page 23 of the Deed Records of Denton County, Texas, passing at a distance of 138.81 feet a 5/8" iron rod found, being the Southeast corner of said 0.9933 acre tract and the Northeast corner of said 30' Access Easement, continuing a total distance of 168.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 3, Block E of said Waters Ridge Phase I, being the Southeast corner of said 30' Access Easement;

THENCE, along the common line between said Lewisville Cemetery and said Lot 3, the following two (2) courses and distances:

- 1. N87°07'48"E, a distance of 202.06 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northeast corner of said Lot 3;
- 2. S00°04'17"W, a distance of 193.69 feet to a 5/8" iron rod found, being a North corner of Lot 4R-1A, Block E of Waters' Ridge Addition, a subdivision of record in Cabinet M, Page 396 of the Plat Records of Denton County and the Southeast corner of said Lot 3;

THENCE, S56°57'17"W, along the North line of said Lot 4R-1A, being the common South line of said Lot 3, a distance of 250.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Northeast right-of-way line of Interstate Highway 35E, being the West corner of said Lot 4R-1A and the East corner of a called 119 square foot right-of-way dedication in Lot 3, Block E of said Waters Ridge Phase I;

THENCE, along the Northeast right-of-way line of said Interstate Highway 35E, the Northeast line of said 119 square foot right-of-way dedication, being the common Southwest lines of said Lot 3, said 30' Access Easement, said 0.9933 acre tract and said Lot 1, Block A of said Huffines Chevrolet Addition, the following five (5) courses and distances:

- 1. N33°02'43"W, a distance of 14.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the North corner of said 119 square foot right-of-way dedication;
- 2. N78°02'43"W, a distance of 9.33 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northwest corner of said 119 square foot right-of-way dedication;
- 3. N33°02'43"W, a distance of 351.97 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northwest corner of said Lot 3 and the Southwest corner of said 30' Access Easement;
- 4. N32°45'20"W, a distance of 210.56 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northwest corner of said 30' Access Easement and the Southwest corner of Lot 1, Block A of said Huffines Chevrolet;
- 5. N33°06'45"W, a distance of 671.21 feet to a broken concrete monument found, being the Southwest corner of Lot 1, Block A of said Travis Boats Addition and a West corner of Lot 1, Block A of said Huffines Chevrolet;

THENCE, along the common line between Lot 1, Block A of said Travis Boats Addition and Lot 1, Block A of said Huffines Chevrolet, the following two (2) courses and distances:

- 1. N89°17'17"E, a distance of 658.08 feet to a 2" iron pipe found, being the Southeast corner of Lot 1, Block A of said Travis Boats Addition;
- 2. N02°33'06"W, passing at a distance of 209.04 a 1/2" iron rod found, continuing a total distance of 209.91 feet to a point, being the Northeast corner of Lot 1, Block A of said Travis Boats Addition and the Southeast corner of Lot 2, Block A of said Travis Boats Addition;

THENCE, S89°17'17"W, along the North line of Lot 1, Block A of said Travis Boats Addition, being the common South line of Lot 2, Block A of said Travis Boats Addition, a distance of 382.23 feet to a 1/2" iron rod found, being the Southwest corner of Lot 2, Block A of said Travis Boats Addition;

THENCE, N00°58'44"W, along the East lines of Lots 1 & 3, Block A of said Travis Boats Addition, being the common West line of said Lot 2, Block A of said Travis Boats Addition, a distance of 354.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said Bennett Lane, being the Northeast corner of Lot 3, Block A of said Travis Boats Addition and the Northwest corner of Lot 1, Block A of said Huffines Chevrolet;

THENCE, N88°43'55"E, along the South right-of-way line of said Bennett Lane, being the common North line of said Lot 1, Block A of said Huffines Chevrolet, a distance of 625.82 feet to the **POINT OF BEGINNING**, containing 18.80 acres or 818,816 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **HUFFINES LEWISVILLE PROPERTY, LP**, the undersigned authorities, do hereby adopt this plat, designating herein described property as **HUFFINES 35 ADDITION, LOTS 1R, 2 & 3, BLOCK A**, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown herein; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiencies of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of construction, reconstruction, inspecting and maintaining the above name appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

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

OWNER: **HUFFINES LEWISVILLE PROPERTY, LP**

BY: _____
Ray Huffines
Huffines Lewisville Property, LP

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CITY SECRETARY APPROVAL

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the **HUFFINES 35 ADDITION, LOTS 1R, 2 & 3, BLOCK A**, an addition to the City of Lewisville, Texas was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day _____, 2022, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

WITNESS MY HAND this _____ day of _____, 2024.

Change year

City Secretary
City of Lewisville, Texas

print name of city secretary (Thomas Harris III) before title

PLANNING AND ZONING COMMISSION APPROVAL

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

As there are no variances, approval block should be formatted as such:

Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Approved

Insert Name, Chair, Planning & Zoning Commission Date

Print name of chairman (MaryEllen Miksa)

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

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

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

**REPLAT
HUFFINES 35 ADDITION
LOTS 1R, 2 & 3, BLOCK A
18.80 ACRES
ZONED: LI - LIGHT INDUSTRIAL**

BEING A REPLAT OF LOT 1, BLOCK A, HUFFINES CHEVROLET, AN ADDITION TO THE CITY OF LEWISVILLE RECORDED IN CABINET E, PAGE 200, P.R.D.C.T.; LOT 2, BLOCK A, TRAVIS BOATS ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, RECORDED IN CABINET L, PAGE 86, P.R.D.C.T.; LOT 3, BLOCK E, WATERS RIDGE PHASE I, AN ADDITION TO THE CITY OF LEWISVILLE, RECORDED IN CABINET N, PAGE 214, P.R.D.C.T., AND BEING ALL OF THE TRACTS REFERENCED IN EXHIBIT A RECORDED IN DOCUMENT NUMBER 2008-137746, O.R.D.C.T. SITUATED IN THE

WILLIAM KING SURVEY, ABSTRACT No. 697
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

FILED: _____ DOC# _____ P.R.D.C.T.

| | | |
|------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Project 2305.063-03 |  | EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date 09/10/2023 | | |
| Drafter EN | | |

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

ENGINEER
Homeyer Engineering
Contact: Steven R. Homeyer
P.O. Box 294527
Lewisville, Texas 75029
(972) 906-9985

OWNER
Huffines Lewisville Property, LP
Contact: Eric Harter
4500 W. Plano Parkway
Plano, TX 75093
(800) 657-9542

Huffines 35 Addition_Markup Summary - 1st RP

DRussell (5)

Author: DRussell

Provide a mutual access easement for Lot 1R, 2, and 3. Per Ch IX.5

Provide a mutual access easement for Lot 1R, 2, and 3. Per Ch IX.5

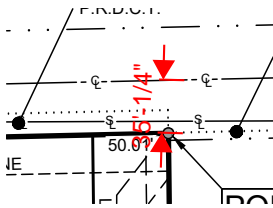
Author: DRussell

Bennet Lane is classified as a 80-ft ROW on thoroughfare plan. 40-ft of ROW will need to dedicated from the center line of the roadway. Per Ch IX.5

Bennet Lane is classified as a 80-ft ROW on thoroughfare plan. 40-ft of ROW will need to dedicated from the center line of the roadway. Per Ch IX.5

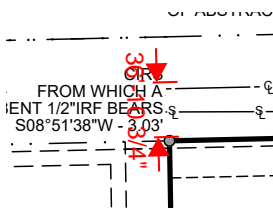
Author: DRussell

35'-1/4"

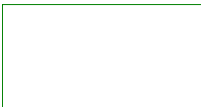


Author: DRussell

36'-10 3/4"



Author: DRussell



Lauren Cook (12)

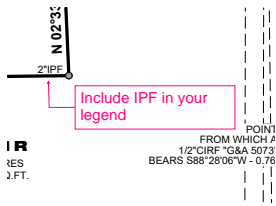
Author: Lauren Cook

Overview:

- Submit tax certificate showing zero balance
- On resubmission, include submittal dates of this plan and resubmittals
- Include 3x4" or 4x3" space on the lower right hand corner for a Denton County Sticker

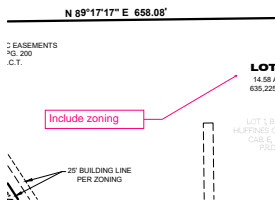
Submit tax certificate showing zero balance
On resubmission, include submittal dates of this plan and resubmittals
Include 3x4" or 4x3" space on the lower right hand corner for a Denton County Sticker





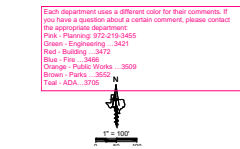
Author: Lauren Cook

Include IPF in your legend



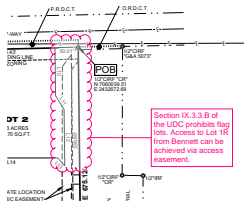
Author: Lauren Cook

Include zoning



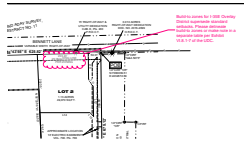
Author: Lauren Cook

Each department uses a different color for their comments. If you have a question about a certain comment, please contact the appropriate department:
 Pink - Planning: 972-219-3455
 Green - Engineering ...3421
 Red - Building ...3472
 Blue - Fire ...3466
 Orange - Public Works ...3509
 Brown - Parks ...3552
 Teal - ADA...3705



Author: Lauren Cook

Section IX.3.3.B of the UDC prohibits flag lots. Access to Lot 1R from Bennett can be achieved via access easement.



Author: Lauren Cook

Build-to zones for I-35E Overlay District supersede standard setbacks. Please delineate build-to zones or make note in a separate table per Exhibit VI.8.1-7 of the UDC.

Witness by Hand: _____ day of _____

City Secretary
City of Lewisville, Texas

PLANNING AND ZONING COMMISSION A
All Variances (if any) from the General Development Ordinance App

Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Author: Lauren Cook

by the ordinances of the City of Lewisville, Texas, 2022, and such body by formal action, parks, easements, public places and in said plat, and said body further authorized and subscribed in the capacity stated.

_____ day of _____

Author: Lauren Cook

Change year

Author: Lauren Cook

print name of city secretary (Thomas Harris III) before title

dedication and set to signing as
WITNESS
City Secret
City of Law

print name of city secretary (Thomas Harris III) before title

and

At Va
Chair

Author: Lauren Cook

Print name of chairman (MaryEllen Miksa)

Print name of chairman (MaryEllen Miksa)

Author: Lauren Cook

Development Ordinance Approved by City Council.

mission

Approved

Insert Name, Char., Planning & Zoning Commission Date

Author: Lauren Cook

As there are no variances, approval block should be formatted as such:

PLANNING AND ZONING COMMISSION APPROVAL

Whereas of any form the General Development Ordinance Approved by City Council

As there are no variances, approval block should be formatted as such:

Insert Name, Char., Planning & Zoning Commission Date

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: May 21, 2024
SUBJECT: **Regular Hearing: Preliminary Plat of Edmonds Cottages Addition; Lots 1-17, Block A; on 2.44 Acres, Out of the V.R. Sutton Survey, Abstract 1152; Located at 1720 Edmonds Lane; Zoned Planned Development – Estate Townhouse (PD-ETH) District (24-03-2-PP)**

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 preliminary plats, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

ANALYSIS:

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

The Preliminary Plat of Edmonds Cottages Addition was submitted on March 4, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat for the following reasons based on the Lewisville Unified Development Code.

Article III – Ch. 5, Sec. 5 Preliminary Plat

- Use correct location map and scale
- Provide preliminary utility plans
- Include the owners contact and name
- Ensure easements are on the correct lot type and have the adequate size
- Provide general utility easement along the frontage
- Provide correct sidewalk widths
- Provide adequate drainage for the lots
- Ensure the building pad is 1' above the top of curb
- Use a 22" x 34" sheet size
- Provide a tree survey
- List approved alternative standards
- Show all setbacks
- Show the zoning of adjacent lots
- Provide park development fee calculations

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of the Edmonds Cottages Addition 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.

Sheet size of 22" x 34" required on all sheets

Proposed Construction Plans for EDMONDS COTTAGES

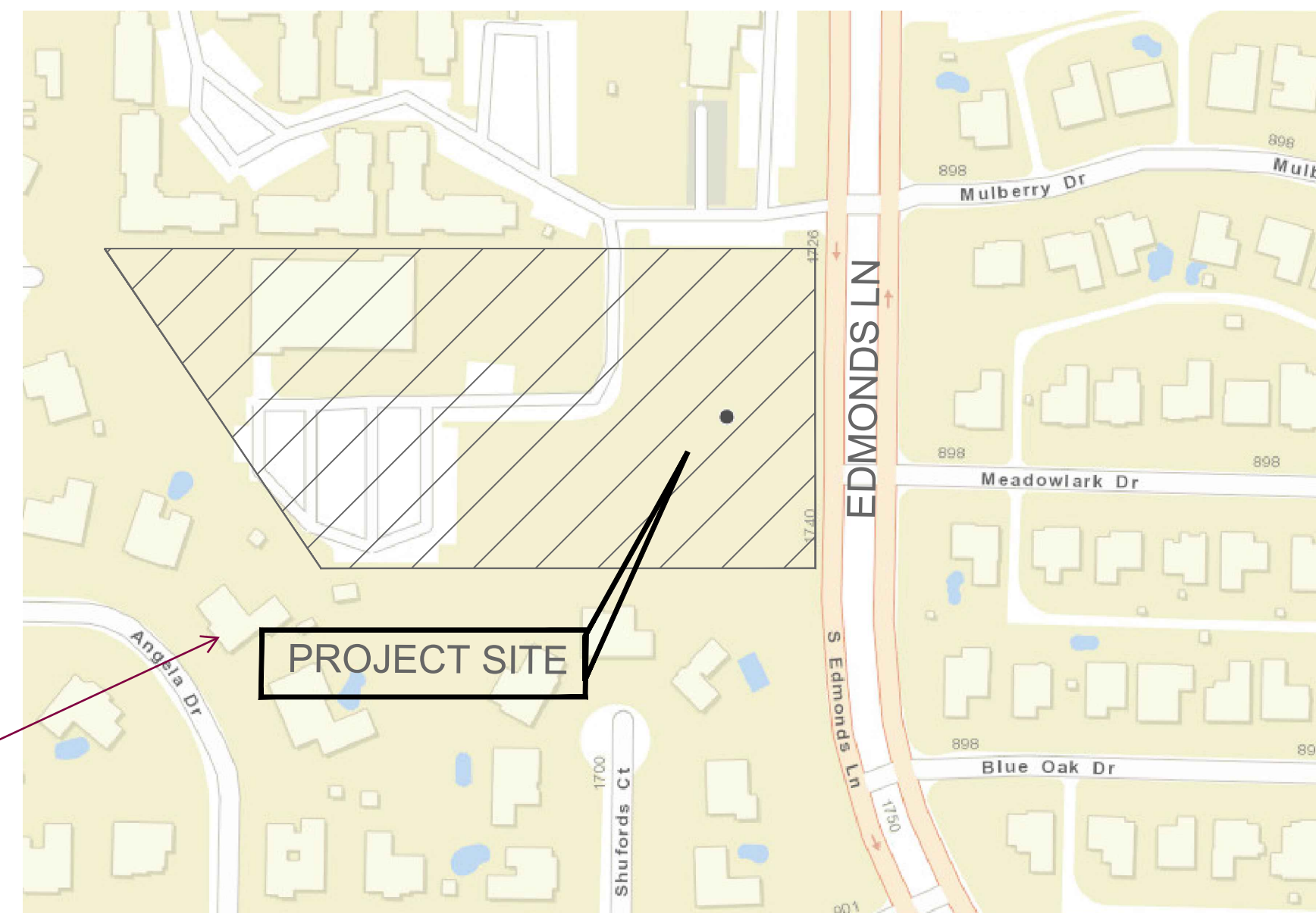
City of Lewisville, Denton County, Texas

The application is for a preliminary plan, not construction plans.

Please use the following format:

- Preliminary Plat
- Name of the Addition
- Lot(s) & Block(s) & Phases(s)
- Total Acreage
- Zoning
- Survey Abstract Number(s)
- Address (if available)
- Project Name (if different then addition name)

List the alternative standards approved with the PD here:



Location Map
n.t.s.

Please use the City Base Map at a scale of 1:1,000'

Drawing Sheet Index

- 00 Cover Sheet
- PP Preliminary Plat
- 01 Grading Plan
- 02 Ex. Drainage Area Map
- 03 Proposed Drainage Area Map
- 04 Pond Calculations

Add preliminary utility plan and remove grading plan from the Preliminary Plat application

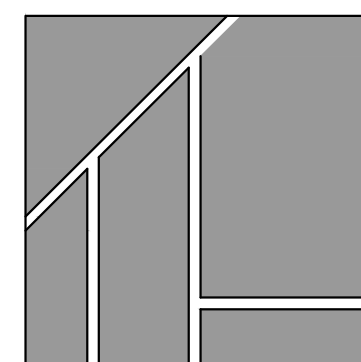
Tree survey required

Owner/Developer:

BANTAP LLC
(972) 877-4070

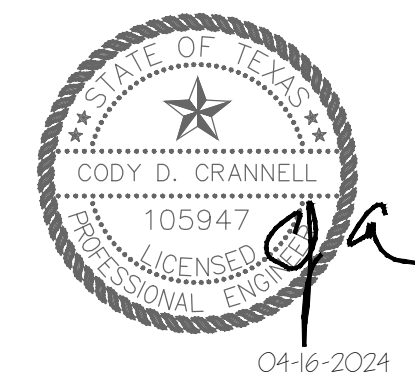
Include owners information

Engineer/Surveyor:



CCM Engineering
 2570 Justin Road #209
 Highland Village, Texas 75077
 Ph: (972) 691-6633
 TBPE FIRM #605
 TBLS FIRM #10194794

Reach out to Jon Beckham at 972.219.5003 to set up a meeting with Planning, Engineering & Parks to go over these comments.



A P R I L 2 0 2 4

Preliminary Plat Checklist

- Zero Balance Tax Certificate
- All sheets shall be formatted and include the information below unless otherwise specified:
 - Title block located at top center of the cover sheet and the bottom right-hand side of subsequent pages:

Preliminary Plat
Name of the Addition
Lot(s) & Block(s) & Phases(s)
Total Acreage
Zoning
Survey Abstract Number(s)
Address (if available)

Project Name (if different then addition name)

- Location map in top right corner or top left corner, one inch equals 1,000 feet (1" = 1,000') (Must use city base map).
- The date the original plans were submitted and dates of revisions for resubmittals.
- For all residential subdivisions, a plan summary table, to include:
 - total acreage per phase,
 - total number of lots and number of lots per phase and zoning classification,
 - minimum lot size,
 - minimum dwelling size
 - density per acre.
- North point arrow (oriented to the top or right of the sheet) and date. Dates of revisions are also to be added with each modified set of plans.
- Name, address and phone number of contact person of developer, owner or builder, engineer or surveyor.
- Sheet size shall be 22" x 34".
- The maximum scale shall be 1" = 100', except that tracts in commercial developments over 100 acres may be drawn to a maximum scale of 1" = 200'.
- The following information shall be provided:
 - Abstract(s) and survey(s) of subject tract.
 - Abstract and survey lines.
 - Boundary line, accurate in scale, of the subject tract.
 - The layout, building setback lines including setbacks from water, sanitary sewer and drainage easements and approximate dimensions of proposed lots, blocks, etc.
 - Lot number, block letter designations and acreage of each lot.
 - Zoning of subject lot and adjoining property.
 - Contours with intervals of two (2) feet or less, referred to sea level datum, including benchmark.
 - The names of adjacent subdivisions and/or the names of record owners of adjoining parcels of unplatted land.

- Lines or limits designating boundaries of municipalities, counties, and special districts such as municipal utility districts, road utility districts, levee districts, etc.
- Existing and proposed sanitary sewer and water system shown adjacent to or within 200 feet of the subject property if no services are adjacent. The Director of engineering may require a longer distance than 200 feet depending on the specific circumstances.
- Other utility systems, proposed and existing, including private transmission lines.
- A drainage plan, as a separate exhibit, of the proposed and existing drainage systems, including all drainage areas (on-site and off-site) that affect the area being platted. The plan shall show the property both in its natural state and in the final development, location of lines, inlets, existing and proposed easements, proposed rights-of-way for stormwater drainage, all required drainage calculations in accordance with the city drainage criteria manual. In addition, the 100-year floodplain, if applicable, shall be delineated.
- Existing and proposed public or private streets and alleys, including widths of right-of-way and pavement. Street names shall provide continuity with existing streets. Where a development abuts or contains a street shown on the city's thoroughfare plan, the preliminary plat shall include a proposed dedication of right-of-way in accordance with the requirements of the thoroughfare plan.
- Cross-section of proposed streets and alleys showing the width of pavement, type of pavement and location and width of sidewalks.
- Easements, deed restrictions or encumbrances which impact development of the lot.
- Control of access lines, corner clips and clear vision areas.
- Traffic control signals, devices and striping.
- Median openings, turning lanes, acceleration and deceleration lanes.
- For residential developments, park dedication provisions shall be noted on the face of the plat.
- All land proposed for public use dedication or to be reserved for the common use of all property owners, together with conditions or limitations of such use, and must be identified with a lot and block designation except public street and alley rights-of-way.
- If Phased development is proposed, phase lines must be clearly delineated, with site improvements capable of standing alone as development occurs and not depending on future construction to meet city standards or requirements.
- Requested and or approved administrative modifications and alternative standards shall be listed on the face of the plat.
- Any approved variances shall be listed on the face of the plat.
- City signature block. Choose the appropriate version below.

PARD

- Estimated Number of Units (16)
- Parkland Dedication Requirement (0.48 acres)
- Price Per Acre (\$75,045)
- Cash in Lieu of Parkland Requirement (\$36,022)
- Park Development fee per unit (\$1,100)
- Park Development Park Development Fee Requirement (\$17,600)
- Amount Due (\$53,622)

If no Alternative Standards or Administrative Modifications are Requested:

| | |
|-------------------------------------------------------------|-------------|
| Approved for preparation of Final Plat | |
| _____ | _____ |
| <i>Insert Name, Chair, Planning & Zoning Commission</i> | <i>Date</i> |

If Alternative Standards or Administrative Modification are Requested with the Plat:

| | |
|------------------------------------------------------------------------------------|-------------|
| Variances Requested: | |
| <i>a. List all administrative modifications or alternative standards requested</i> | |
| Preliminary Plat for Review Purposes Only Recommended for Approval | |
| _____ | _____ |
| <i>Insert Name, Chair, Planning & Zoning Commission</i> | <i>Date</i> |
| Approved for Preparation of Final Plat | |
| _____ | _____ |
| <i>Insert Name, Mayor, City of Lewisville, Texas</i> | <i>Date</i> |

- Where an engineering site plan is not required, a tree survey and tree preservation plan, as required by and in compliance with Article VIII, Section 3.
- Current Officials
 - o PZ Chair – MaryEllen Miksa
 - o City Secretary – Thomas Harris III
 - o Mayor – TJ Gilmore



MICHELLE FRENCH
 DENTON COUNTY TAX ASSESSOR/COLLECTOR
 P O BOX 90223
 DENTON, TX 76202
 (940) 349-3500

2023+ Tax Statement

Property Account Number:
496550DEN

Statement Date: 04/12/2024
Owner: ADCOMP SYSTEMS INC
Mailing Address: 1720 S EDMONDS LN
 LEWISVILLE TX 75067

Property Location: 0001720 S EDMONDS LN
Acres: 0
Legal Description: PERSONAL PROPERTY -
 COMPUTER/SOFTWARE LOCATION : 1720 S
 EDMONDS LN
 LEWISVILLE

Exemptions:

| IMPROVEMENT VALUE | LAND MARKET VALUE | NON-HOMESITE IMPRV | NON-HOMESITE LAND | AG VALUE | MINERAL VALUE | PERSONAL PROPERTY | TOTAL MARKET VALUE |
|--------------------|-------------------|--------------------|-------------------|--------------------|-----------------------|-------------------------|--------------------|
| 0 | 0 | 0 | 0 | 0 | 0 | 204,996 | 204,996 |
| Taxing Entities | | Exemption Amount | Taxable Value | Tax Rate Per \$100 | Base Tax | | |
| CITY OF LEWISVILLE | | 0 | 204,996 | 0.419079 | 0.00 | | |
| LEWISVILLE ISD | | 0 | 204,996 | 1.130100 | 0.00 | | |
| DENTON COUNTY | | 0 | 204,996 | 0.189485 | 0.00 | | |
| | | | | | TOTAL BASE TAX | 0.00 | |
| | | | | | | Total Amount Due | 0.00 |

↓ Detach ↓

Return With Payment



Visit our website for online credit card payments.



496550

061

2023 +Tax Statement
 04/12/2024

Property Account Number
 496550DEN

Total Amount Due \$0.00

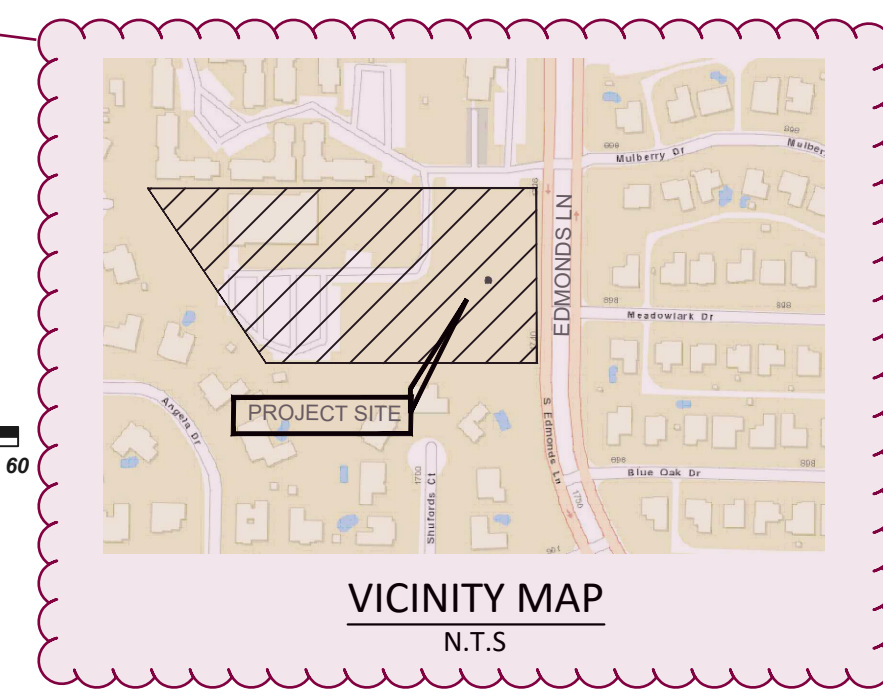
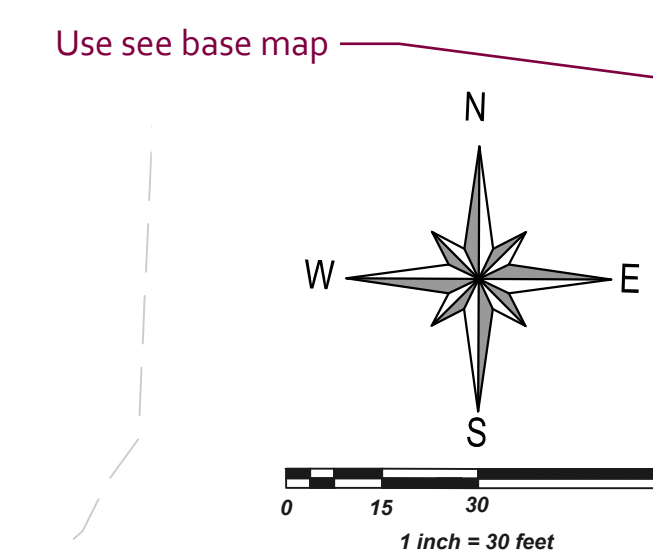
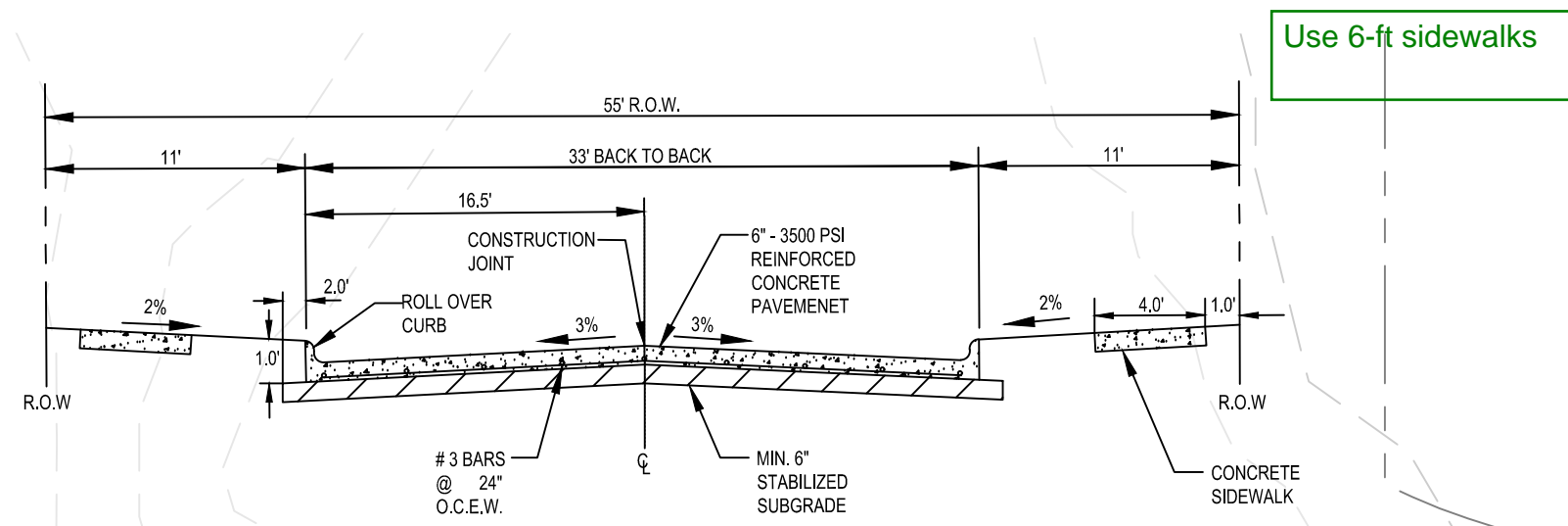
| <u>IF PAID IN</u> | <u>AMOUNT DUE</u> |
|-------------------|-------------------|
| MAY | 0.00 |
| JUN | 0.00 |
| JUL | 0.00 |
| AUG | 0.00 |
| SEP | 0.00 |
| | 0.00 |

Please Make Checks Payable To:
Michelle French, Tax A/C

ADCOMP SYSTEMS INC
 1720 S EDMONDS LN
 LEWISVILLE TX 75067

0000000000 0000000000 0000000000 0000000000 < 00 0000 00001249560 1

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-------|-----------------|--------------|
| C1 | 145.02 | 493.56 | 16.84 | S76° 58' 19"E | 144.50 |



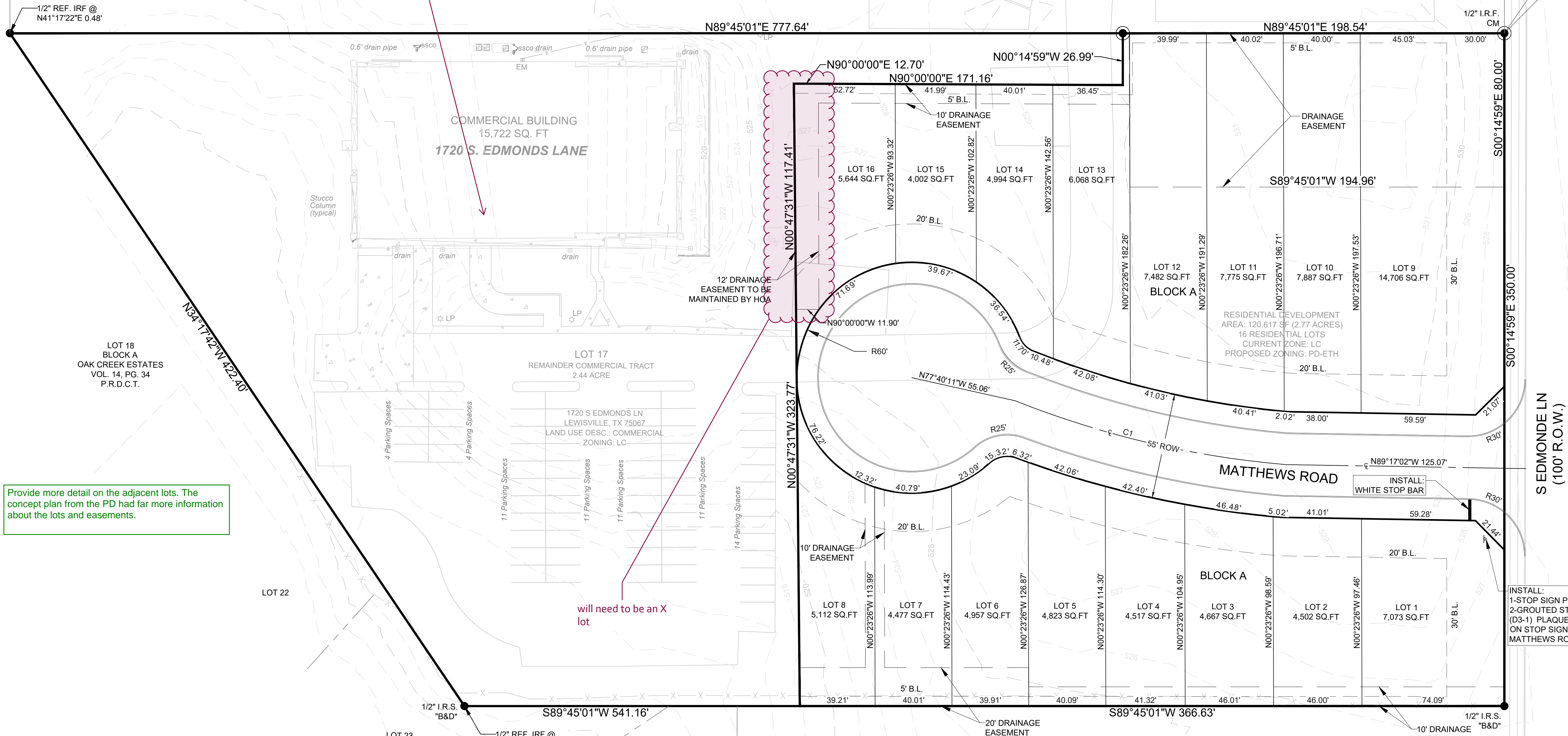
LOT 3-A, BLOCK A
GARY R. LEVITZ
MUNICIPAL HOSPITAL ADDITION
CAB. G. PG. 273
P.R.D.C.T.

LOT 3-B, BLOCK A
GARY R. LEVITZ
MUNICIPAL HOSPITAL ADDITION
CAB. G. PG. 273
P.R.D.C.T.

list the zoning of adjacent lots

Show the setbacks of this lot

PAVING SECTION
N.T.S.



LEGEND

| | |
|------------|-----------------------------------------------|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| POB | POINT OF BEGINNING |
| P.R.D.C.T. | PLAT RECORDS, DENTON COUNTY, TEXAS CENTERLINE |

- GENERAL NOTES**
- 1) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
 - 2) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
 - 3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER, IF ANY, LISTED HEREON.
 - 4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
 - 5) BEFORE STARTING ANY CONSTRUCTION, CALL DIGTESS TO LOCATE ANY POSSIBLE UNDERGROUND LINES. *CALL 811 BEFORE YOU DIG, ITS THE LAW.*
 - 6) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

Provide more detail on the adjacent lots. The concept plan from the PD had far more information about the lots and easements.

will need to be an X lot

Remove the signage from the preliminary plat

Include a 7.5-ft general utility easement along the frontages of the lots. Per Ch IX.5

Water, Sewer, and/or Drainage easements shall not be on residential lots. They will need to be in an X lot maintained by the HOA. Per Ch IX.5

This will likely require a PD amendment. staff to confirm

Follow Ch IX.5.3 for drainage width sizes. The min width of a drainage easement is 20 feet.

LEGAL DESCRIPTION

1720 S. EDMONDS LANE, BEING ALL OF LOTS 1 AND 2, BLOCK A OF GARY R. LEVITZ MUNICIPAL HOSPITAL, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, RECORDED IN VOLUME 13, PAGE 7 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 4812C0545G PRESENT EFFECTIVE DATE OF MAP APRIL 18, 2011, HEREIN PROPERTY SITUATED WITHIN ZONE AE AND ZONE X (UNSHADED)

| | |
|-----------------------|------------|
| TOTAL ACERAGE | 2.85 AC |
| TOTAL NUMBER OF LOTS | 16 |
| RESIDENTIAL | 16 |
| COMMERCIAL | 1 |
| MINIMUM LOT SIZE | 4,000 SF |
| MINIMUM DWELLING SIZE | 1,600 SF |
| DENSITY | 7.05 DU/AC |

OWNER:
BANTAP LLC
(972) 877-4070

CCM ENGINEERING
ENGINEER/SURVEYOR
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM # 605
TBLS FIRM # 10194794

PRELIMINARY PLAT
EDMONDS COTTAGES

BLOCK A,
RESIDENTIAL LOTS 1-16, 17
2.44 ACRE
REMAINDER: COMMERCIAL TRACT
CURRENT ZONING: LC
PROPOSED ZONING: PD-ETH
& Local Commercial
2.85 ACRES
SITUATED IN

APRIL 2024

add metes and bounds description to this plat

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Crystal Robertson
Registered professional land Surveyor No. 5447



STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, does hereby adopt this plat designating the herein described property as **EDMONDS COTTAGES**, an addition in Denton County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements for drainage and utilities shown thereon.

Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

Approved for preparation of Final Plat

Insert Name, Chair, Planning & Zoning Commission Date

Variances Requested:

- a. List all administrative modifications or alternative standards requested

Preliminary Plat for Review Purposes Only
Recommended for Approval

Insert Name, Chair, Planning & Zoning Commission Date

Approved for Preparation of Final Plat

Insert Name, Mayor, City of Lewisville, Texas Date

only add if you are requesting ZBOA variances

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20__

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

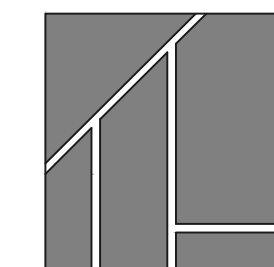
**PRELIMINARY PLAT
EDMONDS COTTAGES**

BLOCK A,
RESIDENTIAL LOTS 1-16,
2.44 ACRE
REMAINDER COMMERCIAL TRACT
CURRENT ZONE: LC
PROPOSED ZONING: PD-ETH

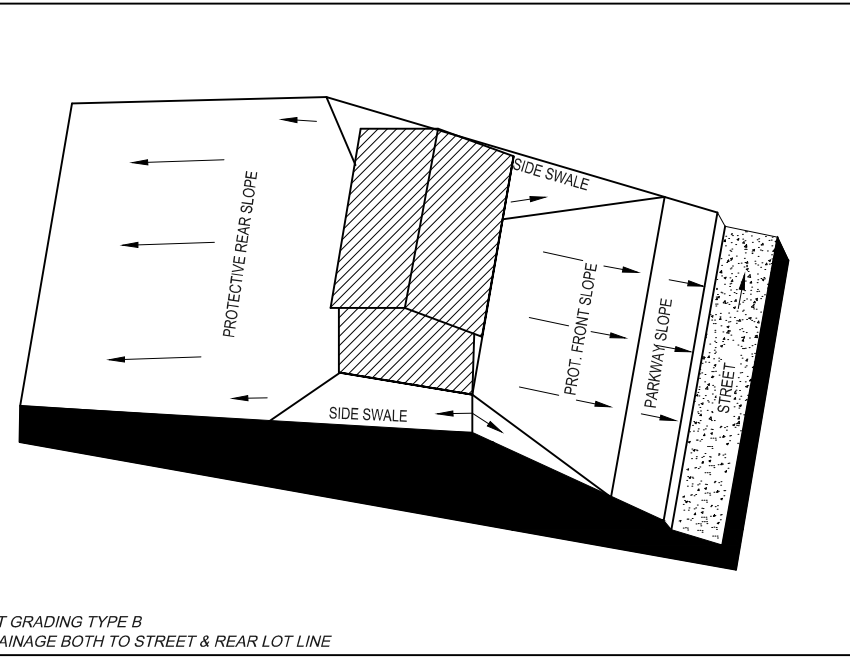
2.85 ACRES
SITUATED IN

APRIL 2024

OWNER:
BANTAP LLC
(972) 877-4070

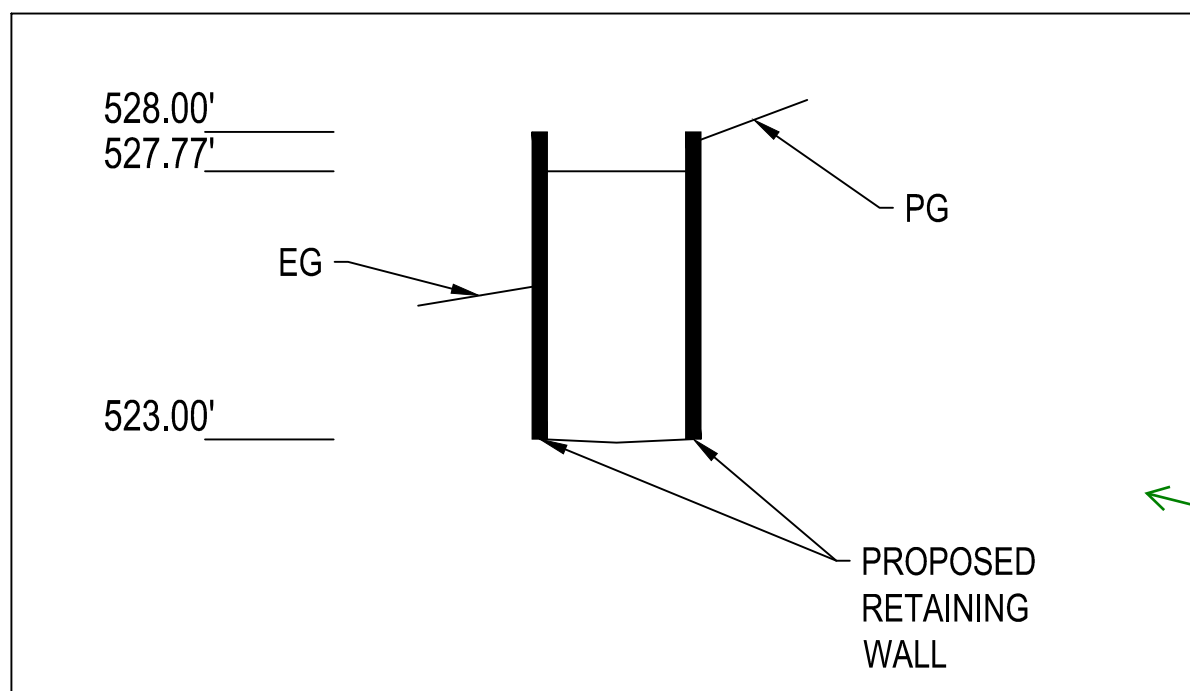
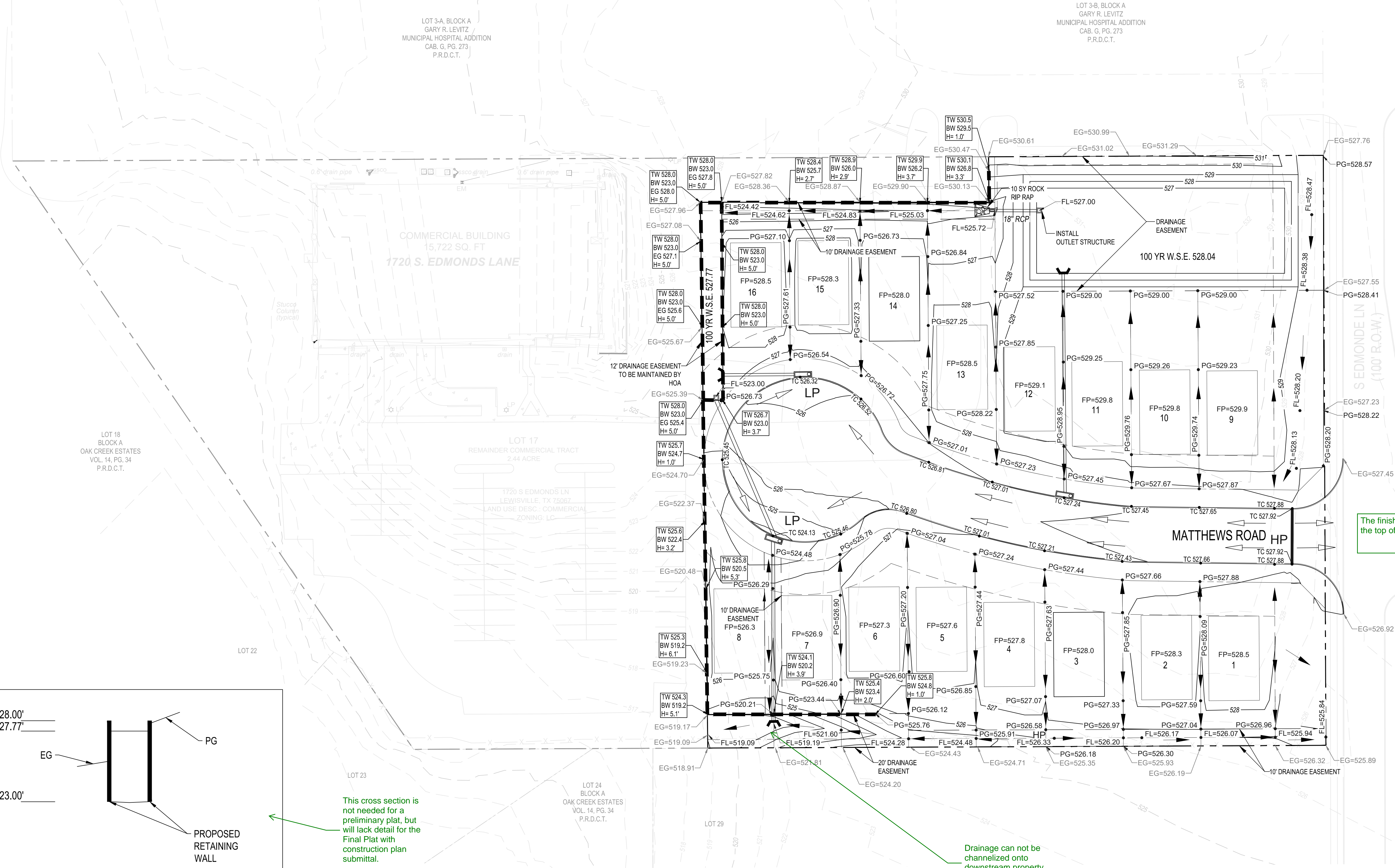
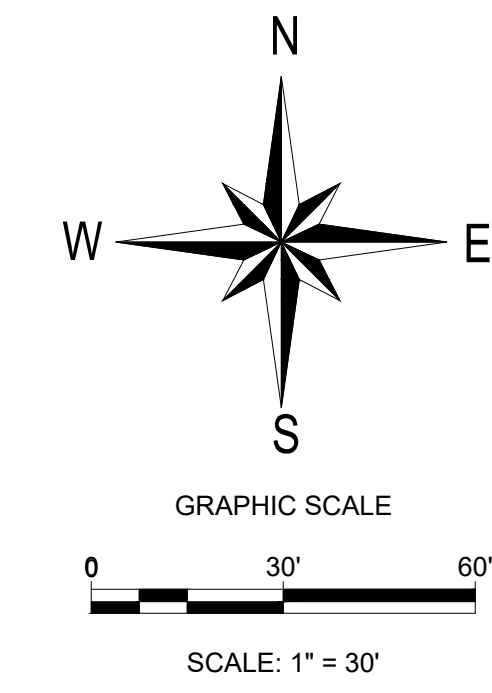


CCM ENGINEERING
ENGINEER/SURVEYOR
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM # 605
TBLS FIRM # 10194794



LEGEND

- Ex. Major Contours — 730 —
- Ex. Minor Contours — 731 —
- Prop. Major Contours — 735 —
- Prop. Minor Contours — 736 —
- Prop. Spot Elev. × TC=735.00
- Flow Direction →
- Finished Pad FP
- Flow Line FL
- Prop. Grade PG
- Top of Wall TW
- Bottom of Wall BW



This cross section is not needed for a preliminary plat, but will lack detail for the Final Plat with construction plan submittal.

CCM Engineering

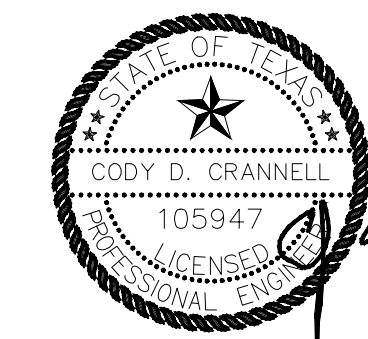
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

EDMONDS COTTAGES

1720 S Edmonds Ln, Lewisville, TX 75067

City of Lewisville, Denton County, Texas

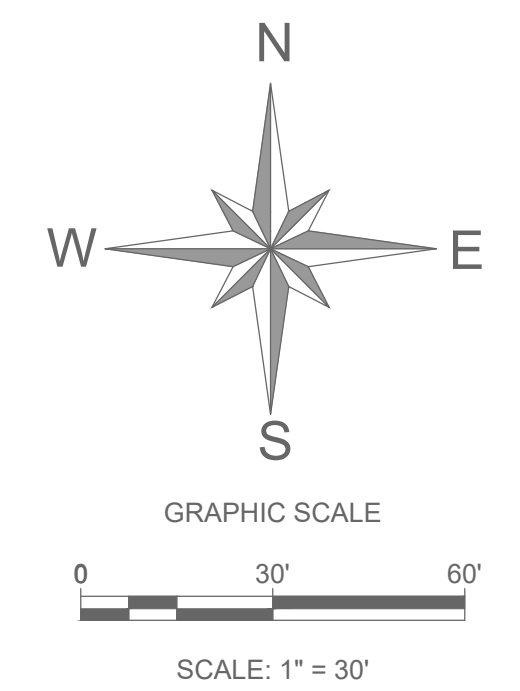
Grading Plan



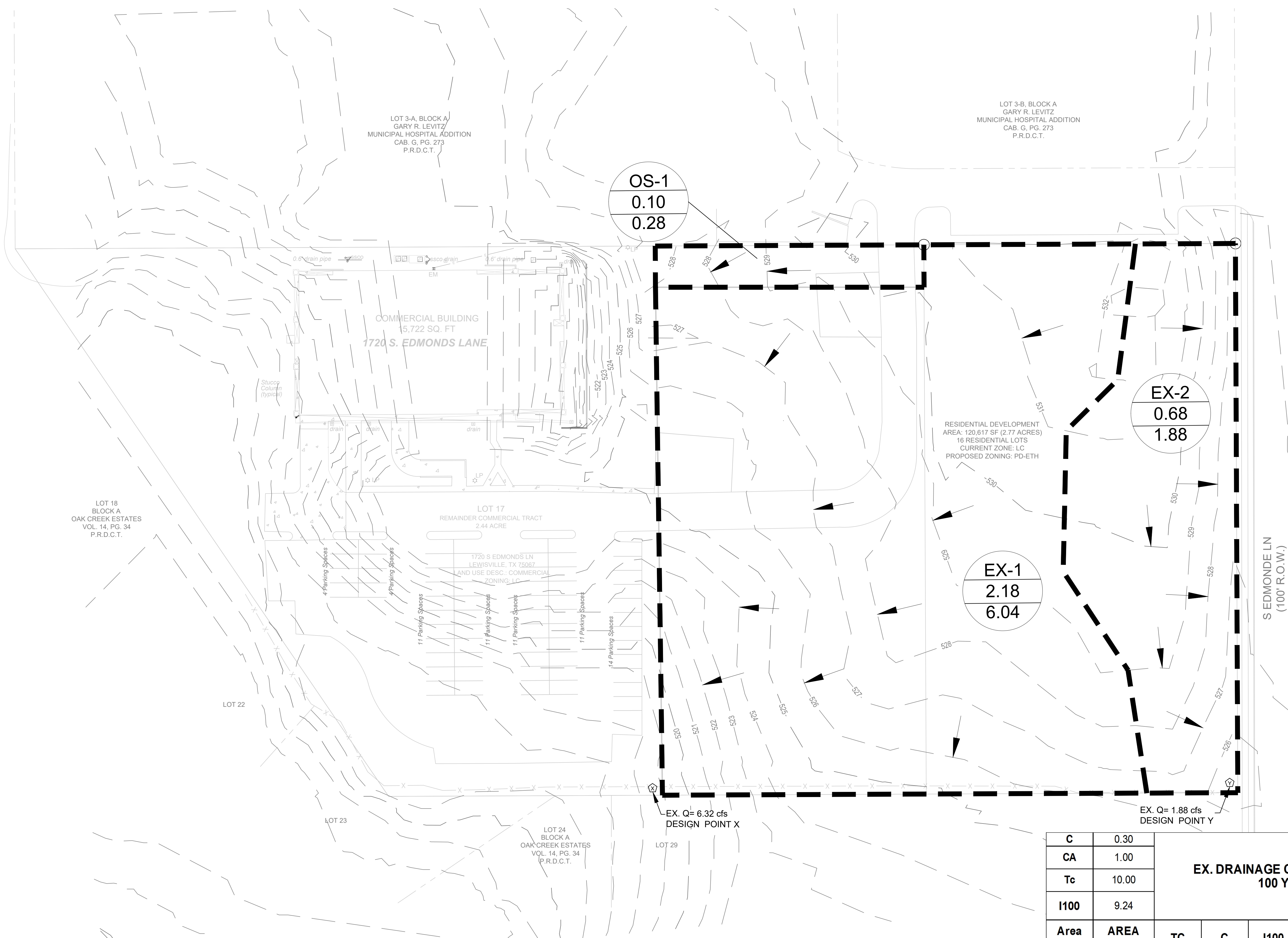
04-16-2024

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 04 / 16 / 2024
SCALE:
NOTES:
FILE:



- LEGEND**
- 600 --- EXIST MAJOR CONTOUR
 - 601 --- EXIST MINOR CONTOUR
 - DRAINAGE DIVIDE
 - ▶ FLOW ARROWS
 - ⊗ CATCHMENT AREA (ac.)
 - Q (c.f.s)



EX. Q= 6.32 cfs
DESIGN POINT X

EX. Q= 1.88 cfs
DESIGN POINT Y

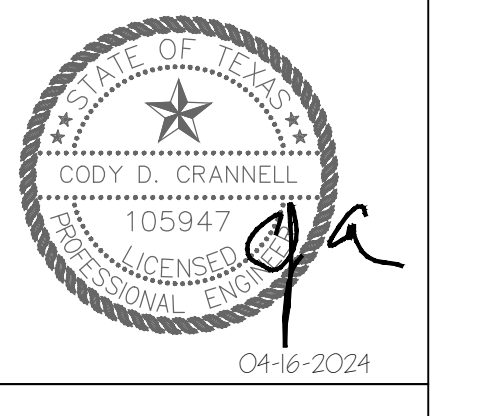
Use a Cf=1.25 a Tc=15 and I=7.6in/hr

| C | 0.30 | EX. DRAINAGE CALCULATIONS 100 YEAR | | | |
|----------|-----------|---------------------------------------|------|------|------|
| CA | 1.00 | TC | C | I100 | Q100 |
| Tc | 10.00 | | | | |
| I100 | 9.24 | | | | |
| Area No. | AREA (AC) | TC | C | I100 | Q100 |
| EX-1 | 2.18 | 10.00 | 0.30 | 9.24 | 6.04 |
| EX-2 | 0.68 | 10.00 | 0.30 | 9.24 | 1.88 |
| OS-1 | 0.10 | 10.00 | 0.30 | 9.24 | 0.28 |

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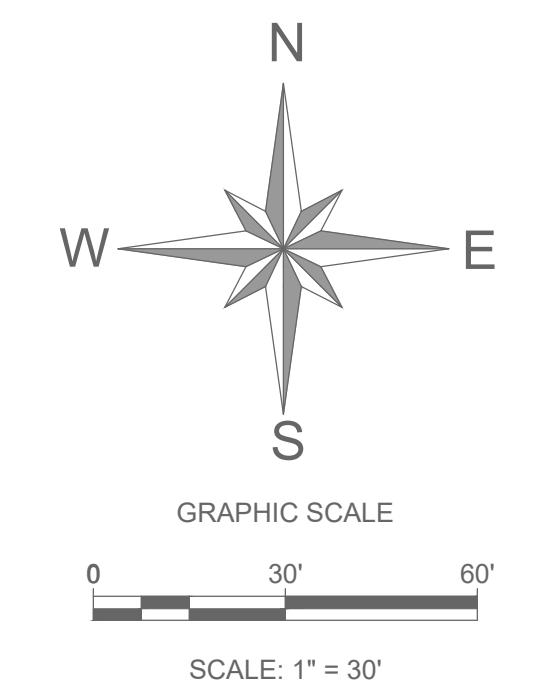
EDMONDS COTTAGES
 1720 S Edmonds Ln, Lewisville, Tx 75067
 City of Lewisville, Denton County, Texas

**Existing Drainage
Area Map**

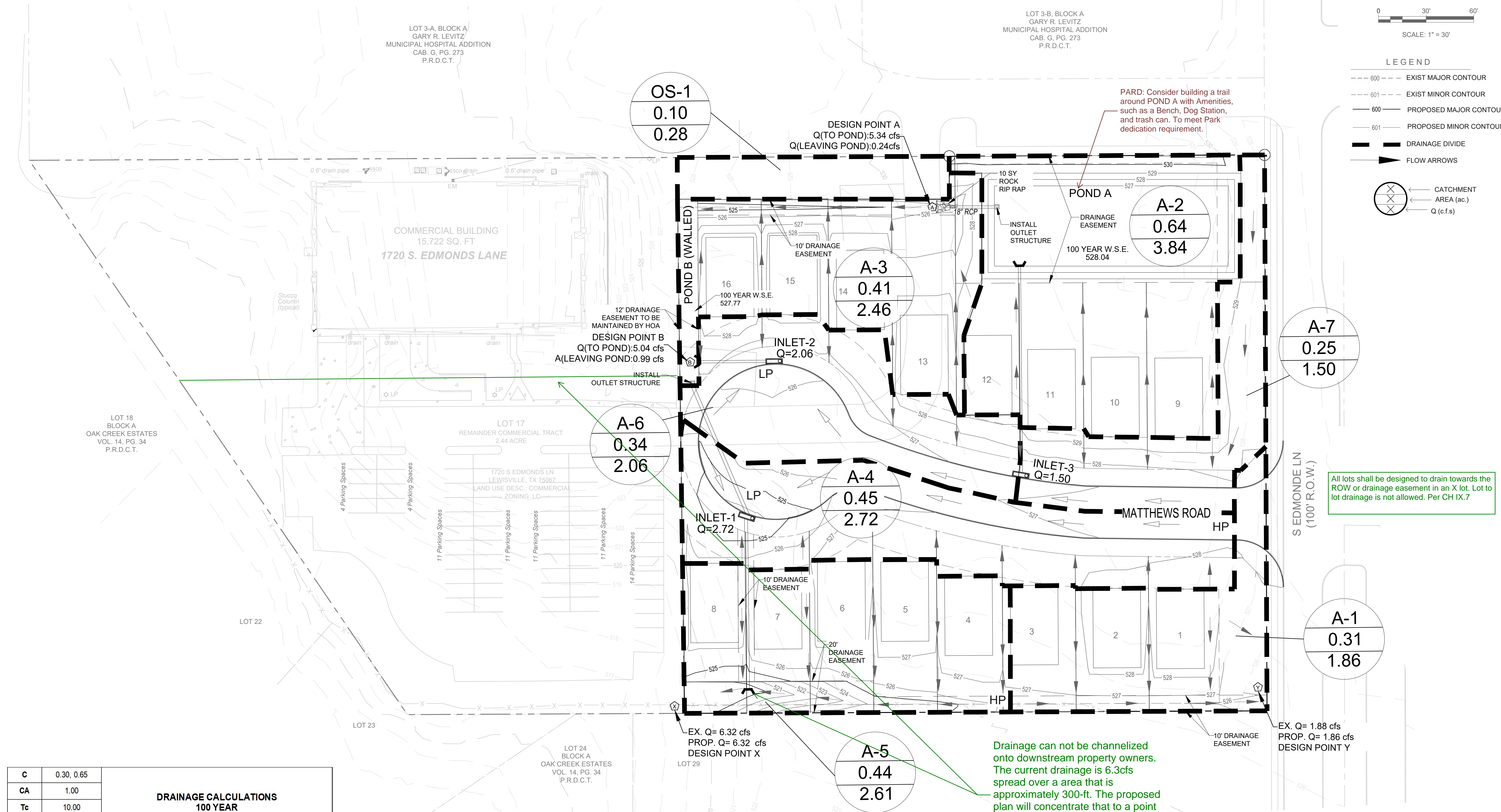


| REVISIONS | |
|-----------|----------------|
| | |
| | |
| | |
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| | |
| | |
| DESIGN: | CCM |
| DRAWN: | CCM |
| DATE: | 04 / 16 / 2024 |
| SCALE: | |
| NOTES: | |
| FILE: | |

| COMPUTATION SHEET FOR DETERMINING CAPACITY OF CURB OPENING INLETS | | | | | | | | | | | | | |
|-------------------------------------------------------------------|--------------|---------------------|---------------|-------------|----------------------|---------------------|--------------------------|-----------------------|----------------|-----------------------|--------------------------|-----------------------|-------|
| INLET NO | GUTTER SLOPE | CROWN SLOPE OF PAVT | DRAINAGE AREA | GUTTER FLOW | DEPTH OF GUTTER FLOW | DEPTH OF DEPRESSION | DEPTH OF FLOW AT OPENING | REQUIRED INLET LENGTH | INLET CAPACITY | PROPOSED INLET LENGTH | CARRYOVER INTO OVER FLOW | PERCENT Q100 CAPTURED | NOTES |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 1 | 0.0196 | 0.020 | A-4 | 2.72 | 0.26 | 0.33 | 0.59 | 4.96 | 5.49 | 10 | 0.00 | 100 | SAG |
| 2 | 0.0196 | 0.020 | A-6 | 2.06 | 0.23 | 0.33 | 0.56 | 3.92 | 5.25 | 10 | 0.00 | 100 | SAG |
| 3 | 0.0196 | 0.020 | A-7 | 1.50 | 0.21 | 0.33 | 0.54 | 2.99 | 5.02 | 10 | 0.00 | 100 | SAG |



- LEGEND**
- 600 --- EXIST MAJOR CONTOUR
 - 601 --- EXIST MINOR CONTOUR
 - 600 — PROPOSED MAJOR CONTOUR
 - 601 — PROPOSED MINOR CONTOUR
 - — — DRAINAGE DIVIDE
 - ▶ FLOW ARROWS
 - ⊗ CATCHMENT AREA (ac.)
 - Q (c.f.s)



| C | 0.30, 0.65 | | | | |
|----------|------------|------|------|------|-------------------------------|
| CA | 1.00 | | | | |
| Tc | 10.00 | | | | |
| I100 | 9.24 | | | | |
| Area No. | AREA (AC) | C | I100 | Q100 | COMMENTS |
| A-1 | 0.31 | 0.65 | 9.24 | 1.86 | TO EXISTING ROAD S EDMONDS LN |
| A-2 | 0.64 | 0.65 | 9.24 | 3.84 | TO POND A |
| A-3 | 0.41 | 0.65 | 9.24 | 2.46 | TO POND B |
| A-4 | 0.45 | 0.65 | 9.24 | 2.72 | TO INLET 1 |
| A-5 | 0.44 | 0.65 | 9.24 | 2.61 | TO DESIGN POINT X |
| A-6 | 0.34 | 0.65 | 9.24 | 2.06 | INLET 2 |
| A-7 | 0.25 | 0.65 | 9.24 | 1.50 | INLET 3 |
| OS-1 | 0.10 | 0.30 | 9.24 | 0.28 | TO POND B |

Use a cf=1.25

| ELEV | AREA (sq. ft.) | DEPT H (ft) | AVG END INC. VOL. (cu. ft.) | AVG END TOTAL VOL. (cu. ft.) | CONIC INC. VOL. (cu. ft.) | CONIC TOTAL VOL. (cu. ft.) |
|--------|----------------|-------------|-----------------------------|------------------------------|---------------------------|----------------------------|
| 527.00 | 7,431.82 | N/A | N/A | 0.00 | N/A | 0.00 |
| 528.00 | 9,076.54 | 1.00 | 8254.18 | 8254.18 | 8240.49 | 8240.49 |
| 529.00 | 10,849.27 | 1.00 | 9962.90 | 18217.09 | 9949.74 | 18190.23 |

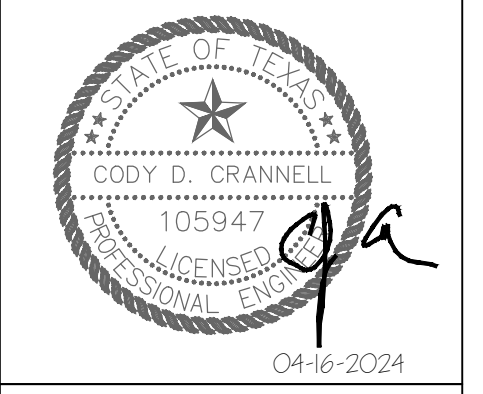
| ELEV | AREA (sq. ft.) | DEPT H (ft) | AVG END INC. VOL. (cu. ft.) | AVG END TOTAL VOL. (cu. ft.) | CONIC INC. VOL. (cu. ft.) | CONIC TOTAL VOL. (cu. ft.) |
|--------|----------------|-------------|-----------------------------|------------------------------|---------------------------|----------------------------|
| 523.00 | 1,443.03 | N/A | N/A | 0.00 | N/A | 0.00 |
| 524.00 | 1,443.29 | 1.00 | 1443.16 | 1443.16 | 1443.16 | 1443.16 |
| 525.00 | 1,443.55 | 1.00 | 1443.42 | 2886.58 | 1443.42 | 2886.58 |
| 526.00 | 1,443.81 | 1.00 | 1443.68 | 4330.26 | 1443.68 | 4330.26 |
| 527.00 | 1,444.07 | 1.00 | 1443.94 | 5774.21 | 1443.94 | 5774.21 |
| 528.00 | 1,444.33 | 1.00 | 1444.20 | 7218.40 | 1444.20 | 7218.40 |

Drainage can not be channelized onto downstream property owners. The current drainage is 6.3cfs spread over an area that is approximately 300-ft. The proposed plan will concentrate that to a point discharge to one or two property owners. The storm drain system will need to be extended to the creek.

CCM Engineering
 2570 FM 407, Suite 209
 Highland Village, Texas 75077
 Ph: 972.691.6633
 Fax: 972.691.6628
 TBPE FIRM #605

EDMONDS COTTAGES
 1720 S Edmonds Ln, Lewisville, Tx 75067
 City of Lewisville, Denton County, Texas

Proposed Drainage Area Map



REVISIONS

DESIGN: CCM
 DRAWN: CCM
 DATE: 04 / 16 / 2024
 SCALE:
 NOTES:
 FILE:

Sheet 03 of 04

DETENTION POND A Iswm DESIGN (100 yr.Storm)

| LEGEND | |
|-------------------|-------------------------------------------------------------------------------------|
| Q_a | allowable release rate (cfs) |
| C_a | predevelopment Rational Method runoff coefficient |
| i | rainfall intensity for the corresponding time of concentration (in/hr) |
| A_u | undeveloped area (acres) |
| A_d | developed area (acres) |
| T_d | critical storm duration (min) |
| C | developed condition Rational Method runoff coefficient |
| a, b | rainfall factors dependent on location and return period taken from ISWM Table 1.18 |
| $V_{preliminary}$ | preliminary required storage (ft) |
| V_{max} | required storage (ft) |
| t_c | time of concentration for the developed condition (min) |
| P_{180} | 3-hour storm depth (in) |
| I_{fd} | intensity factor for the critical duration |
| P_{td} | storm depth for the critical duration (in) |

| | | |
|---------------------|---------------------|----------------------|
| $C_p =$ 0.30 | $b =$ 24.82 | $b =$ 95.776 |
| $i_U =$ 9.24 | $t_c =$ 10 | $d =$ 12 |
| $I_{fd} =$ 1.84 | $P_{180} =$ 5.38 | $e =$ 0.7566 |
| $C =$ 0.65 | $A_u =$ 0.09 | |
| $a =$ 325.18 | $A_d =$ 0.89 | $t_{cu} =$ 10 |

$$Q_a = C_a i A$$

| | |
|---------|------|
| $C_a =$ | 0.3 |
| $i =$ | 9.24 |
| $A_u =$ | 0.09 |

| | |
|---------|-----------------|
| $Q_a =$ | 0.24 cfs |
|---------|-----------------|

$$T_d = v(2CAab/Q_a) - b$$

| | |
|---------|--------|
| $C =$ | 0.65 |
| $A_d =$ | 0.89 |
| $a =$ | 325.18 |
| $b =$ | 24.82 |
| $Q_a =$ | 0.24 |

| | |
|---------|-------------------|
| $T_d =$ | 174.28 min |
|---------|-------------------|

$$V = 60[CAa - (2CabAQ_a)^{.5} + (Q_a/2)(b - t_c)]$$

| | | | |
|---------|--------|----------------------|----------|
| $C =$ | 0.65 | $CAa =$ | 188.1166 |
| $A_d =$ | 0.89 | $2CabAQ_a^{.5} =$ | 46.90179 |
| $a =$ | 325.18 | $(Q_a/2)(b - t_c) =$ | 1.745573 |
| $b =$ | 24.82 | | |
| $Q_a =$ | 0.24 | | |
| $t_c =$ | 10 | | |

| | |
|---------------------|----------------|
| $V_{preliminary} =$ | 8578 ft |
|---------------------|----------------|

$$V_{max} = V_{preliminary} * P_{180} / P_{td}$$

| | | | |
|-------------|------|---------|-----|
| $P_{180} =$ | 5.38 | $t_c =$ | 180 |
| $P_{td} =$ | 5.33 | | |

| | |
|-------------|------------------|
| $V_{max} =$ | 8658.7 ft |
|-------------|------------------|

DETENTION POND B Iswm DESIGN (100 yr.Storm)

| LEGEND | |
|-------------------|-------------------------------------------------------------------------------------|
| Q_a | allowable release rate (cfs) |
| C_a | predevelopment Rational Method runoff coefficient |
| i | rainfall intensity for the corresponding time of concentration (in/hr) |
| A_u | undeveloped area (acres) |
| A_d | developed area (acres) |
| T_d | critical storm duration (min) |
| C | developed condition Rational Method runoff coefficient |
| a, b | rainfall factors dependent on location and return period taken from ISWM Table 1.18 |
| $V_{preliminary}$ | preliminary required storage (ft) |
| V_{max} | required storage (ft) |
| t_c | time of concentration for the developed condition (min) |
| P_{180} | 3-hour storm depth (in) |
| I_{fd} | intensity factor for the critical duration |
| P_{td} | storm depth for the critical duration (in) |

| | | |
|---------------------|---------------------|----------------------|
| $C_p =$ 0.30 | $b =$ 24.82 | $b =$ 95.776 |
| $i_U =$ 9.24 | $t_c =$ 10 | $d =$ 12 |
| $I_{fd} =$ 3.53 | $P_{180} =$ 5.38 | $e =$ 0.7566 |
| $C =$ 0.65 | $A_u =$ 0.36 | |
| $a =$ 325.18 | $A_d =$ 0.79 | $t_{cu} =$ 10 |

$$Q_a = C_a i A$$

| | |
|---------|------|
| $C_a =$ | 0.3 |
| $i =$ | 9.24 |
| $A_u =$ | 0.36 |

| | |
|---------|-----------------|
| $Q_a =$ | 0.99 cfs |
|---------|-----------------|

$$T_d = v(2CAab/Q_a) - b$$

| | |
|---------|--------|
| $C =$ | 0.65 |
| $A_d =$ | 0.79 |
| $a =$ | 325.18 |
| $b =$ | 24.82 |
| $Q_a =$ | 0.99 |

| | |
|---------|------------------|
| $T_d =$ | 66.45 min |
|---------|------------------|

$$V = 60[CAa - (2CabAQ_a)^{.5} + (Q_a/2)(b - t_c)]$$

| | | | |
|---------|--------|----------------------|----------|
| $C =$ | 0.65 | $CAa =$ | 166.9799 |
| $A_d =$ | 0.79 | $2CabAQ_a^{.5} =$ | 90.81252 |
| $a =$ | 325.18 | $(Q_a/2)(b - t_c) =$ | 7.37248 |
| $b =$ | 24.82 | | |
| $Q_a =$ | 0.99 | | |
| $t_c =$ | 10 | | |

| | |
|---------------------|----------------|
| $V_{preliminary} =$ | 5012 ft |
|---------------------|----------------|

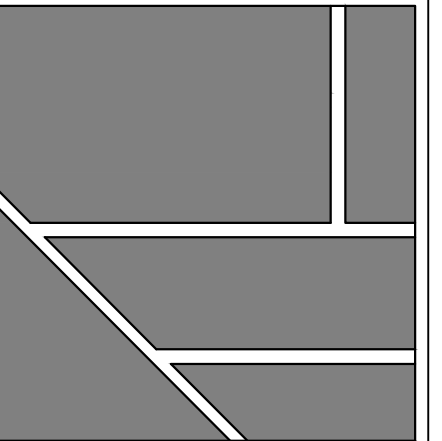
$$V_{max} = V_{preliminary} * P_{180} / P_{td}$$

| | | | |
|-------------|------|---------|-----|
| $P_{180} =$ | 5.38 | $t_c =$ | 180 |
| $P_{td} =$ | 3.91 | | |

| | |
|-------------|------------------|
| $V_{max} =$ | 6897.9 ft |
|-------------|------------------|

CCM Engineering

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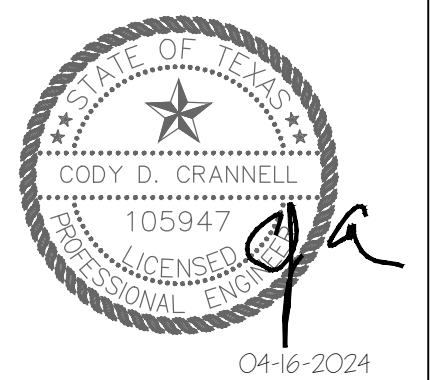


EDMONDS COTTAGES

1720 S Edmonds Ln, Lewisville, TX 75067

City of Lewisville, Denton County, Texas

Pond Calculations



REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 04 / 16 / 2024
SCALE:
NOTES:
FILE:



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Edmond Cottages 1st Markup Summary

DRussell (17)

02 ex. Drainage Area Map
03 Proposed Drainage Area Map
04 Pond Calculations

Author: DRussell

Add preliminary utility plan and remove grading plan from the Preliminary Plat application

Add preliminary utility plan and remove grading plan from the Preliminary Plat application

Author: DRussell

The application is for a preliminary plan, not construction plans.

ins
The application is for a preliminary plan, not construction plans.

TTAGES

Author: DRussell

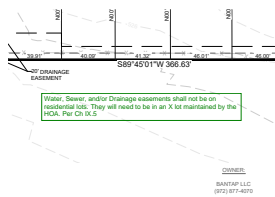
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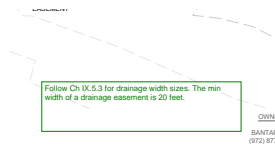
Author: DRussell

Water, Sewer, and/or Drainage easements shall not be on residential lots. They will need to be in an X lot maintained by the HOA. Per Ch IX.5



Author: DRussell

Follow Ch IX.5.3 for drainage width sizes. The min width of a drainage easement is 20 feet.





LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

STRUCTURE OR EXCAVATION ON OR NEAR S

Author: DRussell

Remove the signage from the preliminary plat

Remove the signage from the preliminary plat

Author: DRussell

Use 6-ft sidewalks

Use 6-ft sidewalks

Author: DRussell

Include a 7.5-ft general utility easement along the frontages of the lots. Per Ch IX.5

JR1-1
RE-BLADE
FOUNDED
SIDE LK.

Include a 7.5-ft general utility easement along the frontages of the lots. Per Ch IX.5

PRELIMINARY PLAT
EDMONDS COTTAGES
BLOCK A

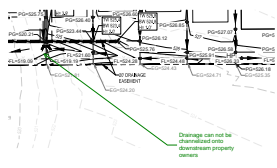
Author: DRussell

Provide more detail on the adjacent lots. The concept plan from the PD had far more information about the lots and easements.

Provide more detail on the adjacent lots. The concept plan from the PD had far more information about the lots and easements.

Author: DRussell

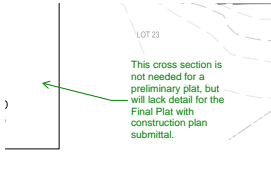
Drainage can not be channelized onto downstream property owners





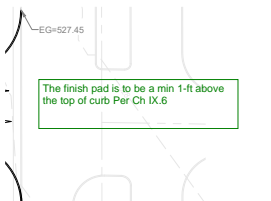
LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



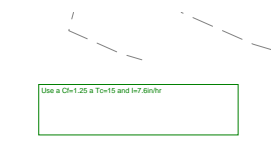
Author: DRussell

This cross section is not needed for a preliminary plat, but will lack detail for the Final Plat with construction plan submittal.



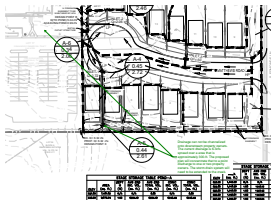
Author: DRussell

The finish pad is to be a min 1-ft above the top of curb Per Ch IX.6



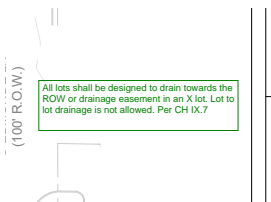
Author: DRussell

Use a Cf=1.25 a Tc=15 and I=7.6in/hr



Author: DRussell

Drainage can not be channelized onto downstream property owners. The current drainage is 6.3cfs spread over a area that is approximately 300-ft. The proposed plan will concentrate that to a point discharge to one or two property owners. The storm drain system will need to be extended to the creek.



Author: DRussell

All lots shall be designed to drain towards the ROW or drainage easement in an X lot. Lot to lot drainage is not allowed. Per CH IX.7



Author: DRussell

Author: DRussell

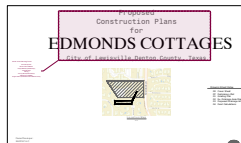
Use a cf=1.25

Use a cf=1.25

Jon Beckham (16)

Author: Jon Beckham

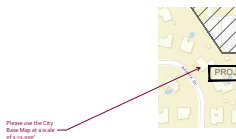
Please use the following format:



- Preliminary Plat
- Name of the Addition
- Lot(s) & Block(s) & Phases(s)
- Total Acreage
- Zoning
- Survey Abstract Number(s)
- Address (if available)
- Project Name (if different then addition name)

Author: Jon Beckham

Please use the City Base Map at a scale of 1:=1.000'



Author: Jon Beckham

Sheet size of 22" x 34" required on all sheets

Sheet size of 22" x 34" required on all sheets



LEWISVILLE

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Author: Jon Beckham

List the alternative standards approved with the PD here:

List the alternative standards approved with the PD here:

Author: Jon Beckham

Tree survey required

Tree survey required

Author: Jon Beckham

Reach out to Jon Beckham at 972.219.5003 to set up a meeting with Planning, Engineering & Parks to go over these comments.

Reach out to Jon Beckham at 972.219.5003 to set up a meeting with Planning, Engineering & Parks to go over these comments.

A P R T I 2 0 2 4

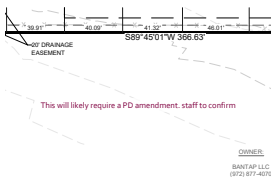
Author: Jon Beckham

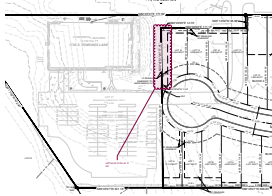
Use see base map



Author: Jon Beckham

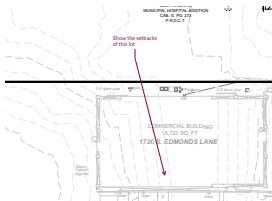
This will likely require a PD amendment. staff to confirm





Author: Jon Beckham

will need to be an X lot



Author: Jon Beckham

Show the setbacks of this lot

0.18, 0.18, 0.275
P.R.D.C.T.

Author: Jon Beckham

list the zoning of adjacent lots

list the zoning of adjacent lots

MAINDER: COMMERCIAL
CURRENT ZONING:
PROPOSED ZONING: F
& Local Commercial
2.85 ACRES
SITUATED IN

Author: Jon Beckham

& Local Commercial

Author: Jon Beckham

17?

, 17?



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CITY SCREEN REVIEW
VOL. 14, PG. 34
P.R.D.C.T.

list the zoning of adjacent lots

Author: Jon Beckham

list the zoning of adjacent lots

Author: Jon Beckham

add metes and bounds description to this plat

add metes and bounds description to this plat

AMERICAN ASSOCIATION OF COUNTY ENGINEERS

Author: Jon Beckham

only add if you are requesting ZBOA variances

Jose Marines (2)

Author: Jose Marines

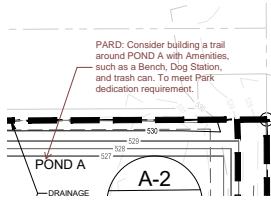
- PARD**
- Estimated Number of Units (16)
 - Parkland Dedication Requirement (0.48 acres)
 - Price Per Acre (\$75,045)
 - Cash in Lieu of Parkland Requirement (\$36,022)
 - Park Development fee per unit (\$1,100)
 - Park Development Park Development Fee Requirement (\$17,600)
 - Amount Due (\$53,622)



LEWISVILLE

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Author: Jose Marines



PARD: Consider building a trail around POND A with Amenities, such as a Bench, Dog Station, and trash can. To meet Park dedication requirement.

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: May 21, 2024

SUBJECT: Public Hearing: Consideration of a Special Use Permit for a Bar and Food Truck Park and an Associated Alternative Standard Regarding Parking; on Approximately 0.648 Acres Legally Described as Salvation Army Addition, Lot 1 and 2, Block A, Located at 206 West Main Street and 207 Elm Street; Zoned Old Town Mixed Use 2 (OTMU2); as Requested by John Williams, of Old Town Craft, on Behalf of the City of Lewisville, the Property Owner. (Case No. 24-04-5-SUP).

BACKGROUND:

Old Town Craft is a proposed beer garden looking to operate out of the old Salvation Army location on the west side of Charles Street between West Main Street and Elm Street. John Williams, the applicant, has experience operating many similar businesses in Denton and Dallas, such as East Side and Miss Angeline's. A Special Use Permit is required to allow both a Bar and a Food Truck Park within the Old Town Mixed Use 2 zoning district.

ANALYSIS:

Old Town Craft is looking to transform the old Salvation Army by creating an indoor and outdoor gathering space. The house on the northern portion of the property will be converted into a cocktail bar while the larger building on the southern portion of the property will serve more as a beer hall. Food truck parking will be located behind the southern building, allowing for three food trucks. Out door seating is proposed throughout the entire site, with a raised deck near the food trucks and shaded tables located in front of the house.

The southern building at 207 Elm Street will have a small approximately 352 square-foot addition for a walk-in cooler. The addition will match the existing brick of the building. Perimeter fencing is also proposed utilizing a brick and cast iron style. The Old Town Design Review Committee will need to approve the building addition, fence, and any street facing art.

The business operating house will be:

- 2pm-11pm Monday through Thursday
- 11am-12am Friday and Saturday
- 11am-11pm on Sunday

The business is proposed to start with 20 full time staff, 10 part time staff and 3 salaried managers.
Food Truck Park

Four food truck parking spaces are provided behind the southern building next to the proposed patio. The building itself will feature a commissary kitchen for the food trucks. The applicant is proposing to use full time food trucks that will remain on site.

The applicant is requesting one alternative standard to waive the parking requirement. The Old Town Center District is located across Charles Street from this property and does not have any parking requirements. Per the Unified Development Code, 51 parking spaces are required for this use. As the use is located directly adjacent to the Old Town Center District, and on street and other public parking spaces are available in close proximity. Currently 14 on-street parking spaces are located off of Charles Street and 18 back-end spaces are located on West Main in front of the Lewisville Grand Theater. Additional parking is located off of N. Charles Street, north of West Main and City Hall, which contains public parking, is a short 430' walk from the site. Staff has no objection to the request.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
Lewisville's Old Town area contains a diverse mix of uses. Though a townhouse and office use are directly adjacent to the subject property, the bar and food truck park will fit in with the vision of the area which includes urban living, lively restaurants, entertainment, and a walkable environment.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
The Lewisville 2025 Vision Plan promotes the Big Move Old Town The proposed use allows for a entertainment and a walkable environment.
- C. Enhancement or promotion of the welfare of the area;
The specialized services offered by this business will further the goal of reinforcing economic vitality and providing entertainment options for Old Town which in turn promotes the welfare of this area.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
The use is not detrimental to the public health, safety, or general welfare of the area.
- E. Conformity with all zoning regulations and standards.
The project will comply with the Unified Development Code once the SUP is approved. Further Letter of Design Approvals will need to be acquired from the Old Town Design Review Committee for the building elevation, signage, fence and proposed art.

Staff finds the request consistent with area uses and zoning and in alignment with the Big Move of Old Town as outlined in the Lewisville 2025 Vision Plan.

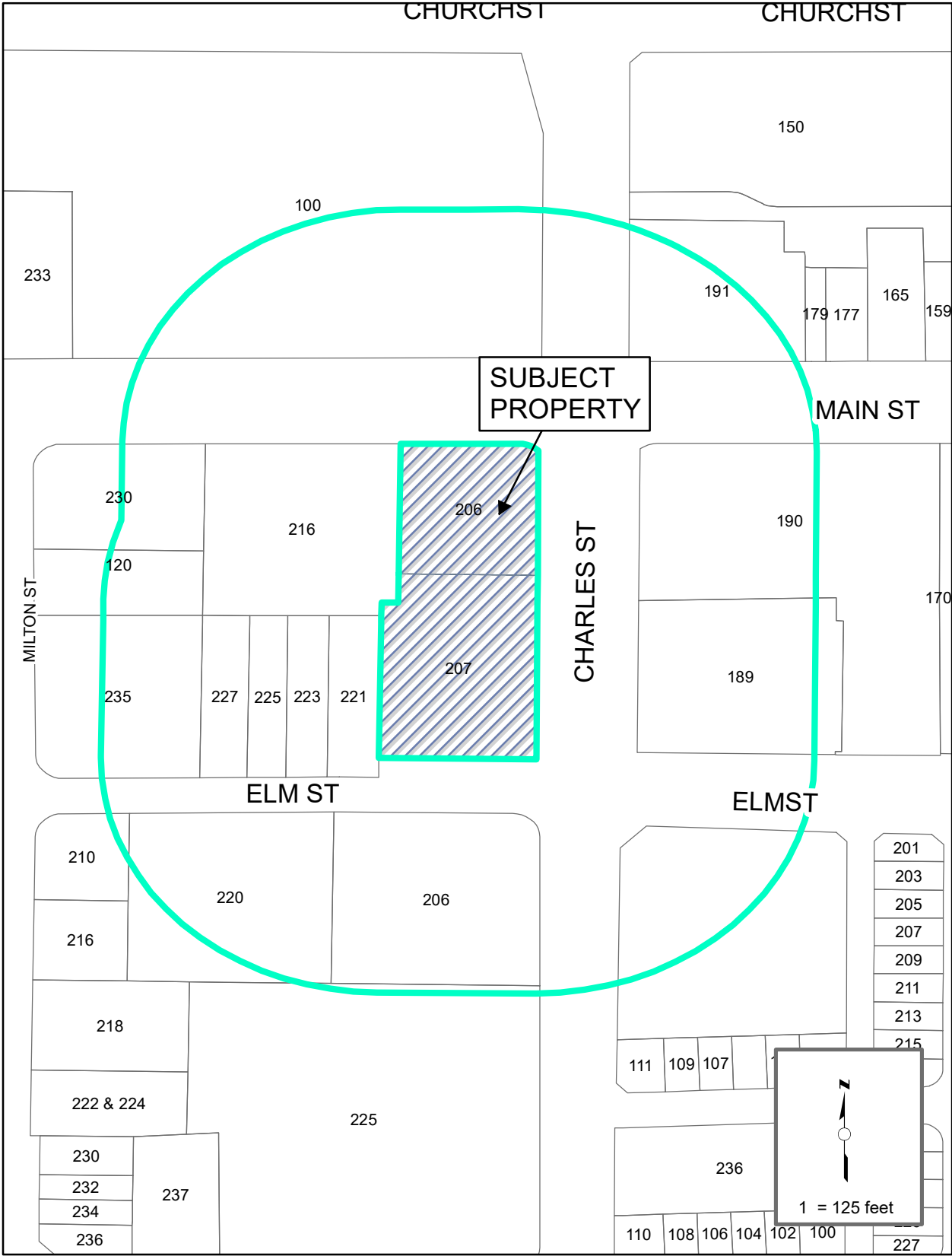
CITY STAFF'S RECOMMENDATION:

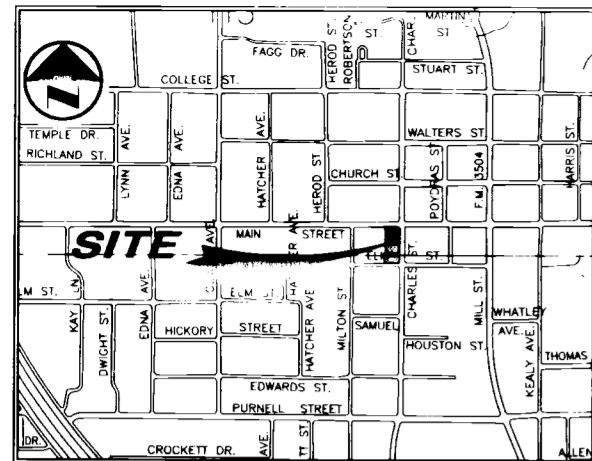
That the Planning and Zoning Commission recommend approval of both the Special Use Permit and associated Alternative Standard for parking as set forth in the caption above.

Aerial Map - 206 West Main Street and 207 Elm Street



Location Map - 206 West Main Street and 207 Elm Street





VICINITY MAP

MAIN STREET (F.M. 1171)

(80' R.O.W.)

ZONING "OD"



GRAPHIC SCALE IN FEET

OWNER'S CERTIFICATE

WHEREAS, The Salvation Army, a Georgia Corporation are the sole owners of a 0.648 acre tract of land being situated in the J.W. King Survey, Abstract No. 696 in the City of Lewisville, Denton County, Texas; said tract being all of a tract of land described in deed to The Salvation Army, dated June 13, 1996; said tract also being comprised of a tract of land described in deed to Walt Garrison as recorded in Volume 1221, Page 764, Deed Records, Denton County, Texas, and a tract of land described in deed to Aubrey Fletcher Smith as recorded in Volume 1940, Page 748, Deed Records, Denton County, Texas; said 0.648 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found being located in the northwest intersection of Elm Street (a 60-foot wide right-of-way) and Charles Street (a 60-foot wide right-of-way); said point being located in the southeast corner of the said Salvation Army tract;

THENCE, North 89 degrees, 48 minutes, 23 seconds West, along the north right-of-way line of said Elm Street, a distance of 115.00 feet to a 1/2-inch iron rod with "Arthur" cap found for corner; said point being the southwest corner of said Salvation Army tract;

THENCE, North 01 degrees, 28 minutes, 45 seconds East, departing the north right-of-way line of said Elm Street, a distance of 129.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the northwest corner of said Salvation Army tract;

THENCE, North 88 degrees, 38 minutes, 07 seconds East, a distance of 11.45 feet to a 1/2-inch iron rod with "Arthur" cap found for corner; said point being the southwest corner of said Salvation Army tract;

THENCE, North 00 degrees, 07 minutes, 13 seconds West, a distance of 135.71 feet to a "+" cut in concrete found for corner; said point being located in the south right-of-way line of Main Street (F.M. 1171) (an 80-foot wide right-of-way); said point also being the northwest corner of said Salvation Army tract;

THENCE, Due East, along the south right-of-way line of said Main Street, a distance of 100.00 feet to a "+" cut in concrete found for corner; said point being located in the southwesterly intersection of said Main Street and Charles Street; said point also being the northeast corner of said Salvation Army tract;

THENCE, South 00 degrees, 06 minutes, 37 seconds East, along the west right-of-way line of said Charles Street, a distance of 265.33 feet to the POINT OF BEGINNING;

CONTAINING, 28,220 square feet or 0.648 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE SALVATION ARMY, A GEORGIA CORPORATION, through the undersigned authority do hereby adopt this plat designating the herein above described property as Salvation Army Addition, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a three (3) foot radius from the center point of all fire hydrants and a two (2) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) 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.

The Salvation Army, a Georgia corporation

Kenneth Hood
 TITLE: Kenneth Hood, President



BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared *Kenneth Hood* known to me to be the person whose name is subscribed to the foregoing instrument and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of April, 1997.

Lisa Klein
 Notary Public in and for the State of Texas
 C-28214



VICTOR BALLAS
 VOL. 2672, PAGE 418
 ZONING "GB"

KLENZENDORF INVESTMENTS, LTD.
 INSTRUMENT NO. 93-0045784
 ZONING "GB"

KLENZENDORF INVESTMENTS, LTD.
 INSTRUMENT NO. 93-0045784
 ZONING "GB"

I, Mark A. Pacheco, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision in December, 1996, and that all corners are shown hereon.



Mark A. Pacheco
 MARK A. PACHECO
 Registered Professional Land Surveyor
 No. 4900

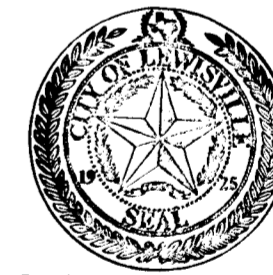
All variances (if any) from General Development Ordinance Approved by City Council.

Approved and Accepted
Dean Uecker
 Dean Uecker
 Chairman, Planning and Zoning Commission
 City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Final Plat of Salvation Army Addition, an addition to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances for the City of Lewisville on the 5th day of March, 1997, and such body by formal action, then and there, accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this 5th day of June, 1997.

Marty Hendrix
 Marty Hendrix
 City Secretary
 City of Lewisville, Texas



**FINAL PLAT OF
 LOTS 1 & 2, BLOCK 'A'
 CONSISTING OF
 0.648 ACRES
 SALVATION ARMY ADDITION
 ZONED "OD" (OFFICE DISTRICT)
 LOCATED IN THE CITY OF LEWISVILLE, TEXAS
 AND BEING OUT OF THE
 J.W. KING SURVEY, ABSTRACT NO. 696,
 DENTON COUNTY, TEXAS**

THIS PLAT FILED IN
 CABINET *AL*, FILED *6-9-97* PAGE *2/3*

FILING INFORMATION

Filed for Record in
 DENTON COUNTY, TX
 HONORABLE TIM HODGES/COUNTY CLERK

On Jun 09 1997
 At 11:27am

Doc/Num : 97-0038871
 Doc/Type : PLR
 Recordings : 28.00
 Doc/Num : 18319
 Deputy - Cheryl

| | | |
|-----------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------|
| PACHECO KOCH Consulting Engineers, Inc. Civil Engineering • Land Surveying | | 9401 IBJ Freeway, Suite 300 Dallas, Texas 75243 (972) 235-3031 |
| DRAWN BY RPP/BH | CHECKED BY MAP | SCALE 1"=20' |
| DATE 3/3/97 | JOB NUMBER 1716-96.225 | |

NOTES:
 1. BEARING SYSTEM BASED ON A BEARING OF SOUTH 00° 06' 37" EAST FOR THE WEST RIGHT-OF-WAY LINE OF CHARLES STREET ACCORDING TO THE DEED TO AUBREY FLETCHER SMITH RECORDED IN VOLUME 1940, PAGE 748, DEED RECORDS, DENTON COUNTY, TEXAS.

ELM STREET

(60' R.O.W.)

POINT OF BEGINNING

WANDA G. CROSMAN
 VOL. 876, PG. 422

LOT 2, BLOCK A,
 ELM CENTRE ADDITION
 CAB. E, PAGE 55

149.21'

LOT 1, BLOCK A,
 ELM CENTRE ADDITION
 CAB. E, PAGE 55

142.45'

ZONING "GB"

OWNER
 LOTS 1 & 2
 THE SALVATION ARMY,
 A GEORGIA CORPORATION
 6500 HARRY HINES
 DALLAS, TEXAS 75235
 CAPT. TODD SMITH

BOB HUGGINS AND
 WARY A. HUGGINS
 VOL. 891, PG. 277

171.0'

90.0'

F-405



LEWISVILLE

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City Council,

I authorize John Williams to submit a Special Use Permit (24-04-5-SUP) for a food truck park and bar on the City of Lewisville's behalf for the properties located at 206 West Main Street and 207 Elm Street.

A handwritten signature in black ink, appearing to read "Claire Powell". The signature is written in a cursive style with a long horizontal stroke at the end.

Claire Powell, City Manager

5/10/24

Date

OLD TOWN CRAFT

-Specific Operation: Bar/Beer-garden/Cocktail Parlor/Food Truck Park/Family Gathering

-Building Description: We envision the house (206 Main St.) being converted into a concept similar to Miss Angelines with an array of whiskey and tequila and an extensive list of House and Tapped cocktails. Perfect for date night or just catching up with friends, 206 W. Main St, will feel like home with comfy couches, winged back chairs and a well appointed bar.

The bar will open out into a lushly landscaped art yard where tables will be surrounded by art installations created by local artists. The remainder of the art yard will be covered with decomposed granite with picnic tables throughout.

The concrete middle area between the 2 buildings will be covered with artificial turf with outdoor gaming like ping-pong, corn-hole and giant connect four . Along with games will be additional picnic style seating. The entire patio/art yard will be enclosed with a fence that incorporates design elements of the building. Native Texas vines like yellow honeysuckle, crawling yellow roses, etc. will be trained to grow along the fence.

A brick pathway leading from the corner of Main St and Charles St (entrance to the property) to the back building will be put in for ADA access and a flat level surface for people to move throughout the property.

The back drive way approach on Charles St will stay and that will be a secondary entrance to the property.

The larger building (207 Elm St.) will be converted into a concept similar to East Side with food trucks behind the building and a commissary inside the old soup kitchen. A large whiskey, tequila and craft beer focus with a cocktail and small wine menu.

The big brother of the two spots, 207 W Elm St interior is simple yet comfortable with a large bar made of native Texas woods, intimate booths along either wall, and tables of varying heights peppered throughout the middle of the room. An impressive tap selection with a heavy focus on Texas craft-beer. A large garage door opens out onto a covered patio and beer garden with a row of food trucks lining the fence to the west. We will use the current kitchen as a commissary kitchen for the food trucks. We'll team with local artists to paint bright murals on portions of the exterior. Décor will consist of historical pictures of the neighborhood and a few uniquely Texas images.

Along with the food trucks, we are hoping to have pop up kitchen located inside the commissary and have nights where we invite local restaurateurs in to feature a couple of items off their menu.

We love being good neighbors and have been good neighbors in Downtown Denton for over 12 years to our residential and commercial neighbors. Not only do we give back to the community but we also work well with them and don't create a loud environment outside of talking and background music.

-Parking

We are requesting an alternative standard to reduce the required parking from 48 spaces to zero spaces. The property is directly adjacent to the Old Town Center District where no parking is required and there is ample public parking available on the street and within city lots that are located within a block or two of the property. We feel this is a

necessity for our project to work in order to bring in a food truck park to Old Town Lewisville with a large beer garden area.

-Food Trucks

We have a few ideas in mind for possible food trucks and hoping not to do anything that would directly compete with already established restaurants in the area. We are wanting to have 4 full time trucks that remain on site and are open 6 days a week. We are thinking Feta's Greek Gyro Food Truck, Pickled Carrot, Saucy Hibachi and The Tomato Pizza. With the commissary on site, we want to keep the food trucks parked year around and to move to get their inspection from the city.

Feta's Gyro truck features a Greek inspired menu with gyros, burgers and salads. They won best food truck in DFW in 2021 and are currently located at our location at Oak St. Drafthouse.

Pickled Carrot has been open in Denton for 10 years now and is a staple to the community and serves bahn mis, tacos and a few other items.

Saucy Hibachi is a crowd favorite. Always busy and always open serving up meat and rice bowls with veggies and a few popular appetizers.

The Tomato Pizza is a long time Denton staple and opened a food truck last year at East Side. They serve deep dish pies and single slices and will be a great addition to the area.

-Public Benefit Analysis: We pride ourselves in getting involved with the community and giving back to local organizations as much as possible. In 2023, our 9 concepts from Denton, Dallas and Sanford, Fl donated over \$350,000 to local charities.

We also like to immerse ourselves in the community and the community organizations and hope to work as a team with the Old Town businesses that are already in place to host many events to bring people to the area to spend money throughout Old Town.

Our plan is to rehabilitate the entire property at the start and we will be putting in around \$1.2-1.4 Million to complete this renovation. Value of all the furniture, fixtures and equipment will be around 400k and that will also be the total taxable inventory.

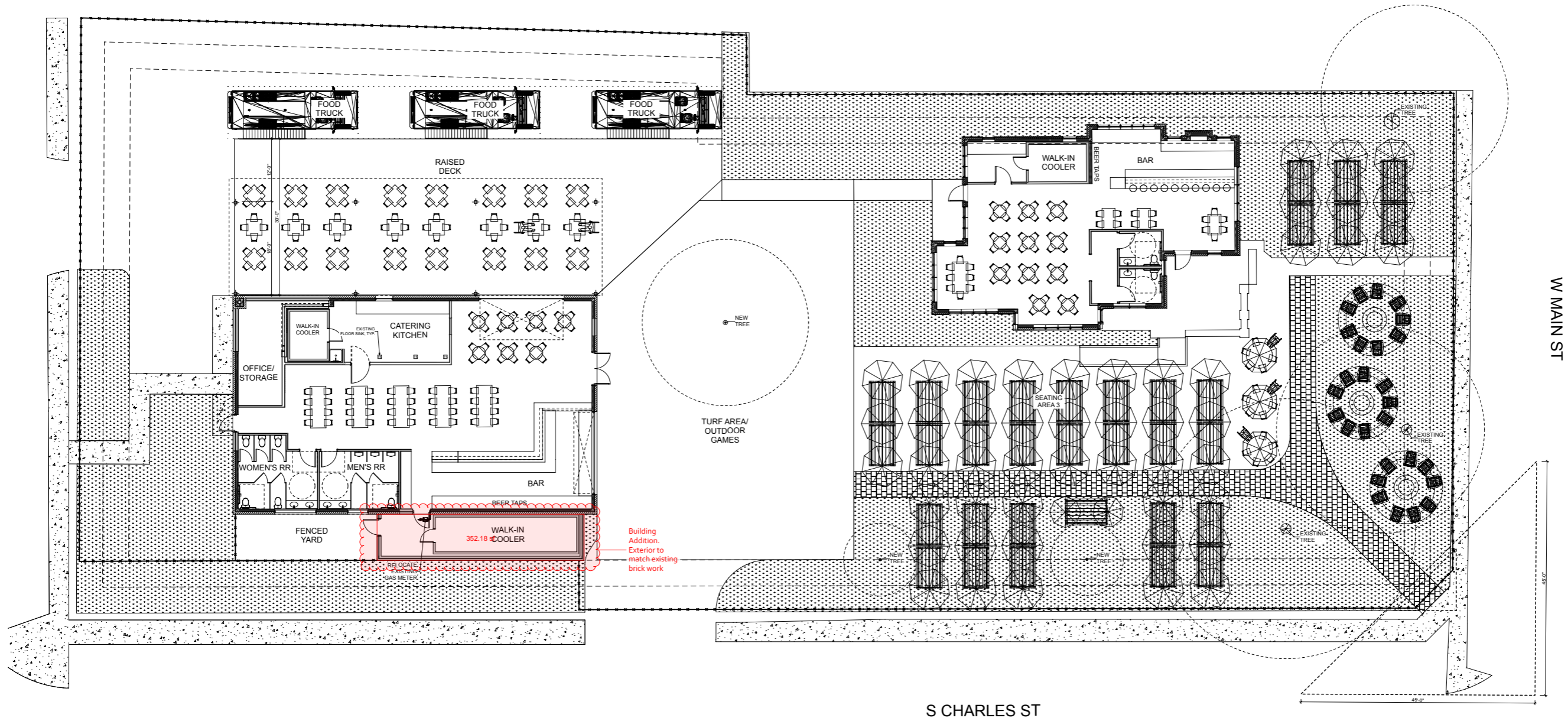
Annual revenue projections and taxable sales Year 1 will be \$1.5 million and our operating budget will be around \$1-1.2 Million and hope to get to around \$2 million in revenue by year 3. We will start with approximately 20 full time and 10 part time employees with 3 salaried managers/partners with an annual payroll of \$500k.

-Hours of Operation

We will be open from 2pm-11pm Monday-Thursday, 11am- midnight Friday/Saturday and 11am-11pm on Sunday. These hours are not set in stone and if business dictates opening longer, we will stay open later but would adhere to the 2am guidelines per TABC ordinance.

-Operating Partners

Our operating partners that will be the boots on the ground guys have over 40 years of experience in the bar/restaurant industry. Patrick Colvin, Bryan Clark and Michael Russell will all be operating partners with a little stake in the business as well. They planned to get involved with the city as much as possible and help the area prosper for all.



These drawings were prepared by the architect in accordance with the applicable building codes and standards and shall be used only for the purposes stated. The contractor shall be responsible for obtaining all necessary permits and for any additional requirements. The architect shall not be responsible for any errors or omissions or for any consequences arising from the use of these drawings. The contractor shall be responsible for any damage to the property or for any injury to persons or property. The contractor shall be responsible for any delay or cost overruns. The contractor shall be responsible for any other matters not specifically mentioned in these drawings. The contractor shall be responsible for any other matters not specifically mentioned in these drawings. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ANY ADDITIONAL REQUIREMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR FOR ANY INJURY TO PERSONS OR PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAY OR COST OVERRUNS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED IN THESE DRAWINGS.

206 WEST MAIN STREET
LEWISVILLE, TX 75057

W MAIN ST

S CHARLES ST

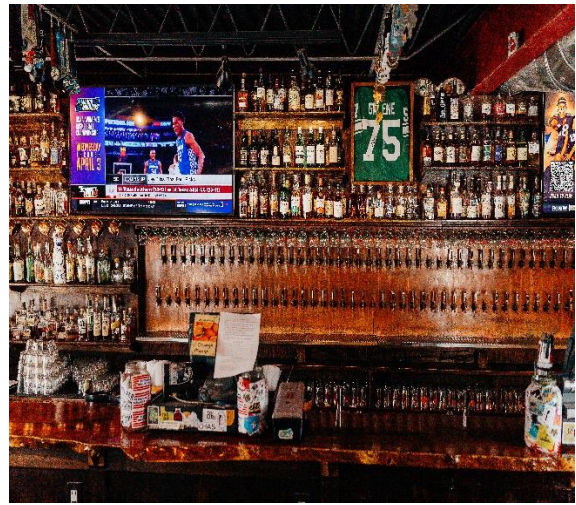
Scale: REF. PLAN
Drawn: MW
Job: 24-218-001
Sheet Number: A-003
SHEET 3

1 Zoning Plan
SCALE: 1/8" = 1'-0"

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES. ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURISDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS.

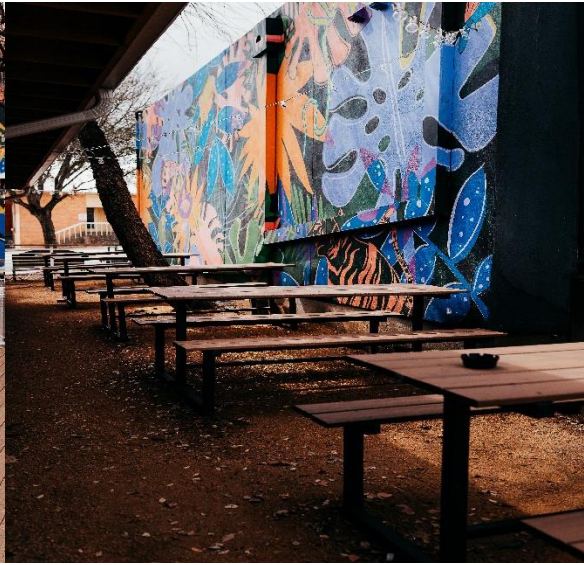
Representative Photos

EAST SIDE DENTON





MISS ANGELINES



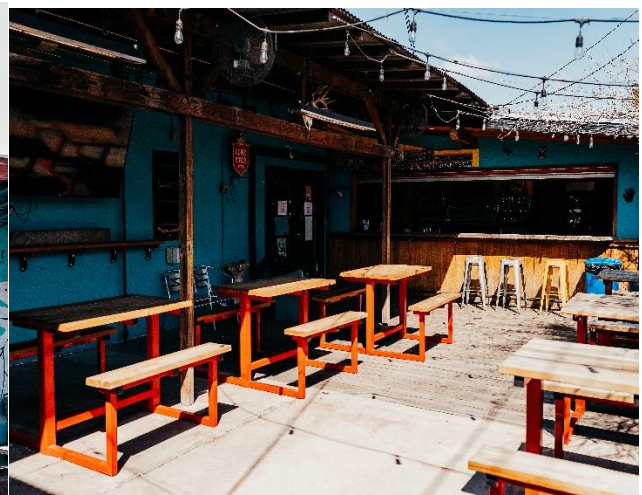


OAK ST. DRAFTHOUSE



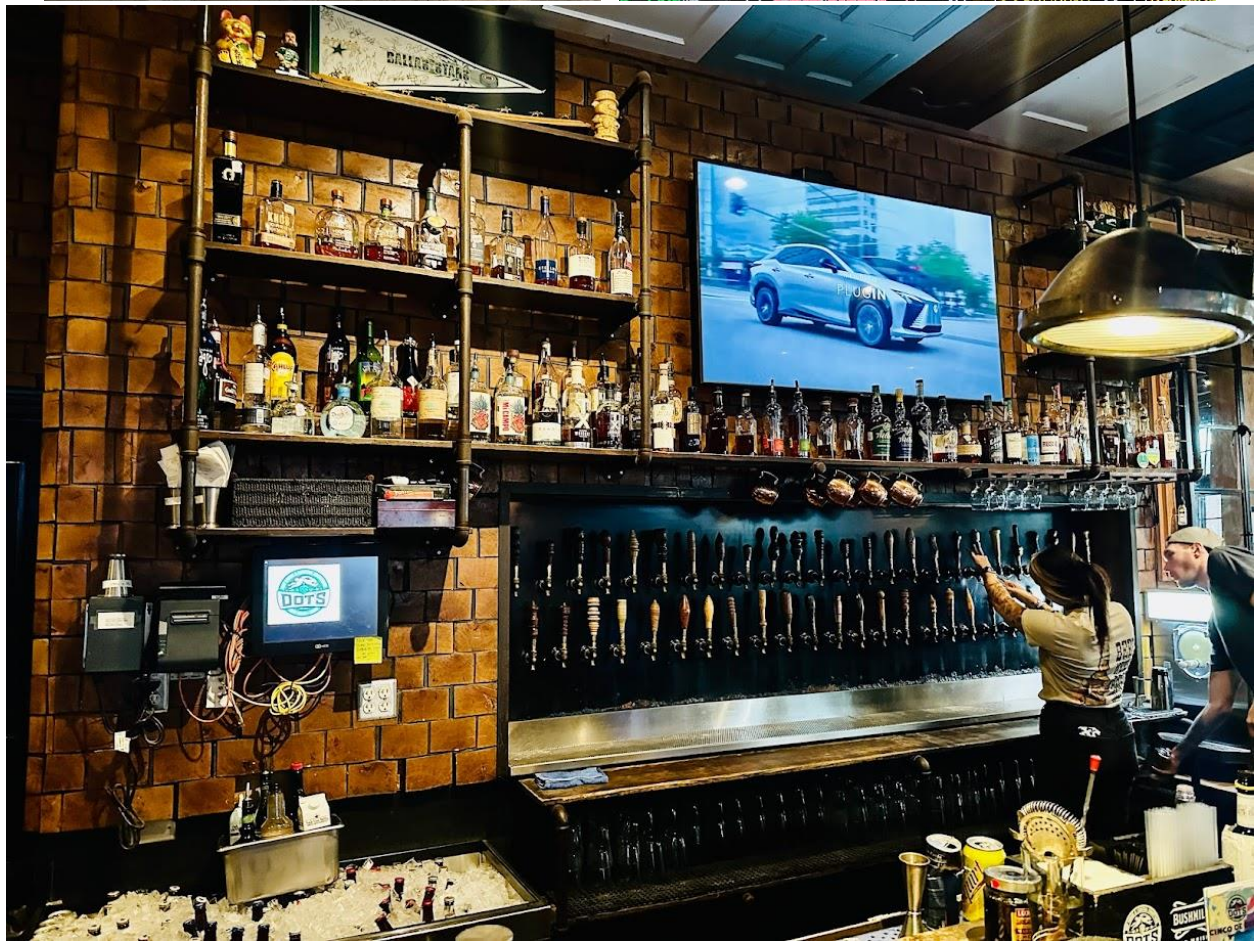


DAN'S SILVERLEAF



DOT'S HOP HOUSE AND COCKTAIL COURTYARD





PERIMETER FENCE AND ENTRANCES



ELEVATION 206 MAIN ST



ELEVATION 207 ELM St

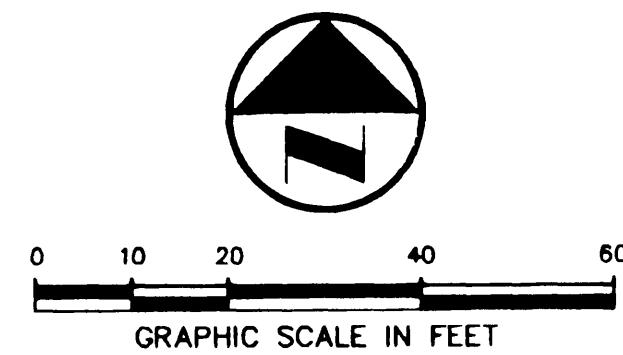


Mural on East Wall

*Final Design of the Mural will be approved by the
Old Town Design Review Committee*

ART AND MURALS



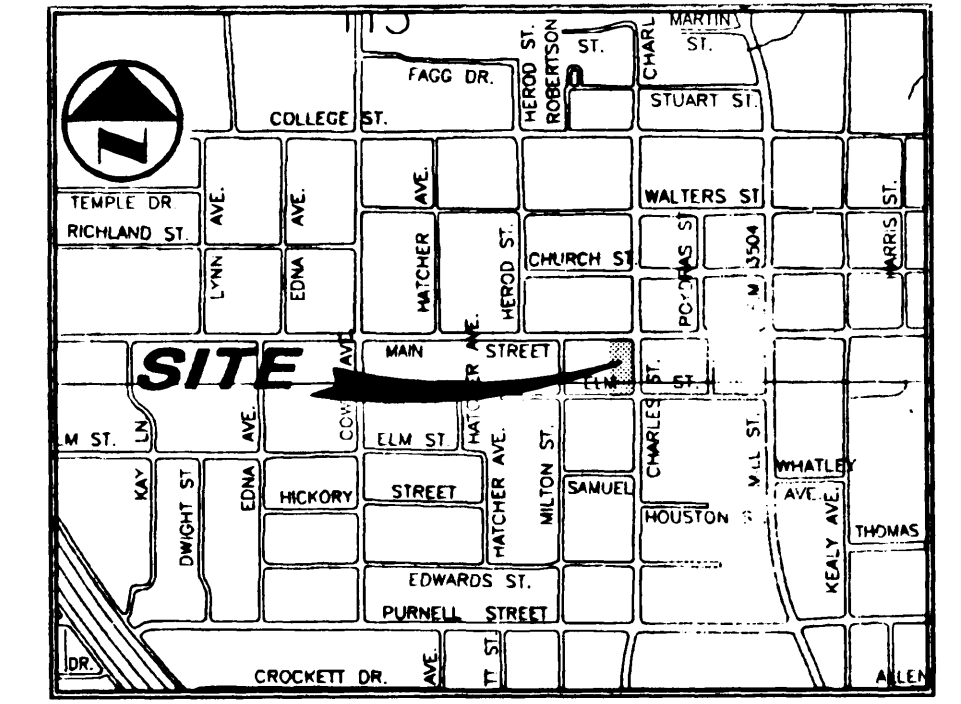


MAIN STREET (F.M. 1171)

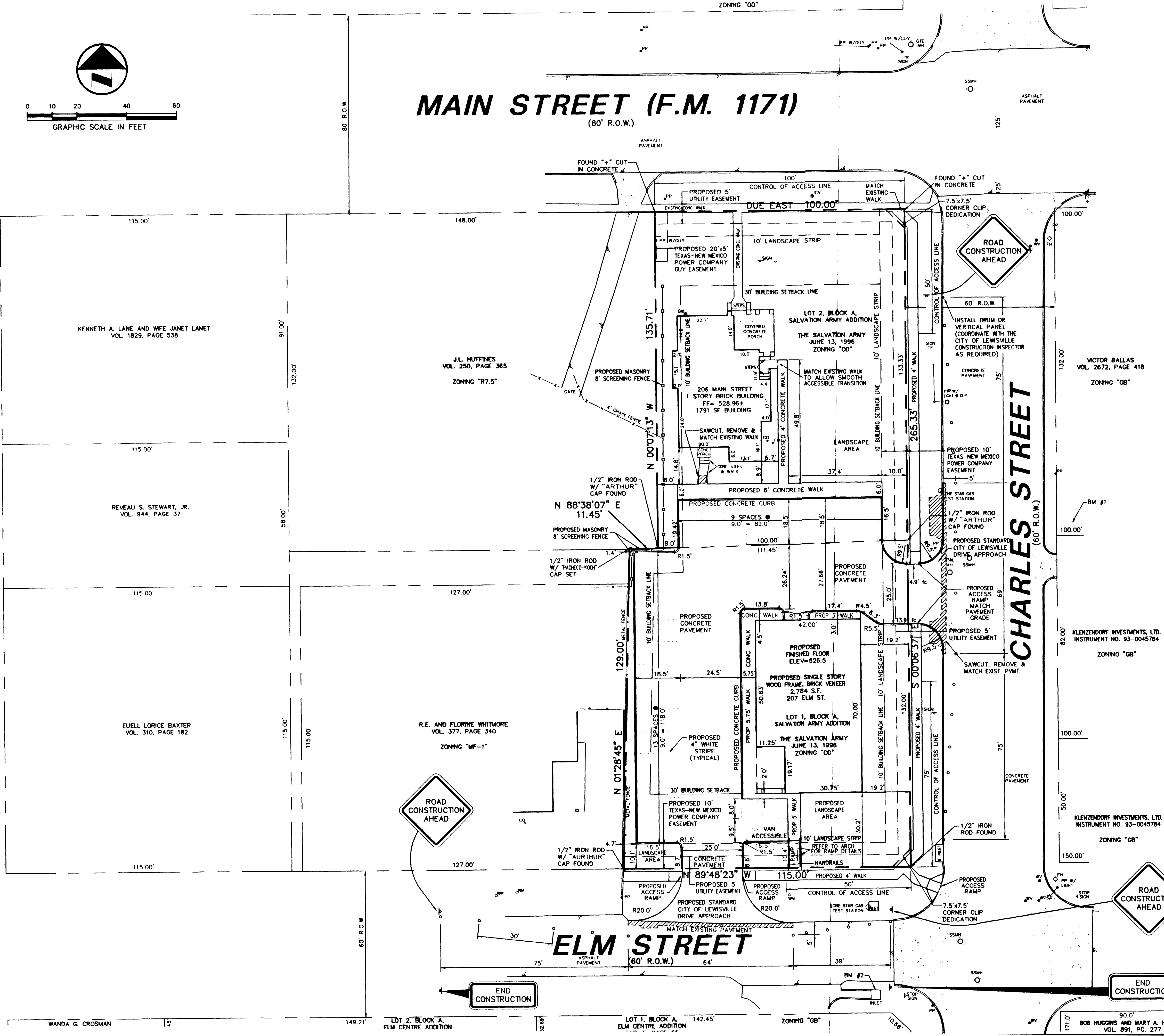
(80' R.O.W.)

LEGEND

| | |
|----|-----------------------------|
| FH | FIRE HYDRANT |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| CO | CLEANOUT |
| CH | MANHOLE |
| GM | GAS METER |
| PL | PROPERTY LINE |
| EL | EXIST. CONTOUR |
| OP | OVERHEAD POWER & CABLE |
| ES | EXIST SPOT ELEVATION |
| CE | EXIST TOP OF CURB ELEVATION |
| EG | EXIST GUTTER ELEVATION |



VICINITY MAP
SCALE 1"=1000'



CONTRACTOR TO TAKE STEPS AS REQUIRED TO PROTECT EXISTING TREES AND ROOT SYSTEMS SHOWN ON THIS PLAN TO THE FULLEST EXTENT POSSIBLE. UNLESS TREES ARE MARKED FOR REMOVAL MAINTAIN EXISTING GRADE AS CLOSE AS POSSIBLE UNDER DRIP LINE

- BENCH MARK LIST:**
- BM #1 SET " " CUT IN THE SOUTH WEST CORNER OF CONCRETE (GREASE TRAP) ON THE EAST SIDE OF CHARLES, APPROXIMATELY 170'± SOUTH OF THE C.L. OF F.M. 1171 (MAIN ST.). ELEV = 524.45
 - BM #2 SET " " CUT IN THE NORTH WEST CORNER OF A "Y" INLET AT THE SOUTH WEST CORNER OF THE INTERSECTION OF ELM AND CHARLES. ELEV = 524.50
 - BM #8 CITY BENCH MARK #8 - RR SPIKE IN POWER POLE ON THE EAST SIDE OF CHARLES APPROXIMATELY 150'± NORTH OF THE C.L. OF F.M. 1171 (MAIN ST.). ELEV = 527.75

- GENERAL NOTES:**
- SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES HAVE BEEN REPRODUCED FROM PLAN ON FILE WITH THE CITY OF LEWISVILLE, TEXAS, AND FRANCHISE UTILITY COMPANIES.
 - BEARING SYSTEM BASED ON A DEED TO AUBREY FLETCHER SMITH, AS RECORDED IN VOLUME 1940, PAGE 748, AND A DEED TO WALT GARRISON AS RECORDED IN VOLUME 1221, PAGE 764, DEED RECORDS, DENTON COUNTY, TEXAS.
 - ALL PROPERTY CORNER MONUMENTS ON SUBJECT TRACT ARE 1/2-INCH IRON RODS WITH "PACHECO KOCH" CAPS SET UNLESS OTHERWISE NOTED.
 - REFER TO STANDARD DETAILS AND GENERAL NOTES SHEET FOR PAVING, DRAINAGE AND UTILITY STANDARD DETAILS AND GENERAL NOTES.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS OF THE PROPOSED BUILDING.
 - ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS FOR OFFICE DISTRICT

| |
|------------------------------------|
| 1 SPACE PER 200 SF UP TO 10,000 SF |
| 1 SPACE PER 250 SF UP TO 75,000 SF |
| 1 SPACE PER 300 SF STORAGE |
| 1 SPACE PER 1,000 SF WAREHOUSE |

PARKING TABULATION

| |
|------------------------------|
| 22 REGULAR PARKING SPACES |
| 1 HANDICAPPED PARKING SPACES |
| 23 TOTAL PARKING SPACES |



AS-BUILT DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: BENCHMARK CONSTRUCTION
DATE REVISED: 01/30/98

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK A. PACHECO, P.E. 64256 ON 03/19/97. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PACHECO KOCH Consulting Engineers, Inc. 9401 LBJ Freeway, Suite 800 Dallas, Texas 75248 (972) 286-8081

ENGINEERING SITE PLAN

DIMENSIONAL CONTROL PLAN

SALVATION ARMY SERVICE CENTER

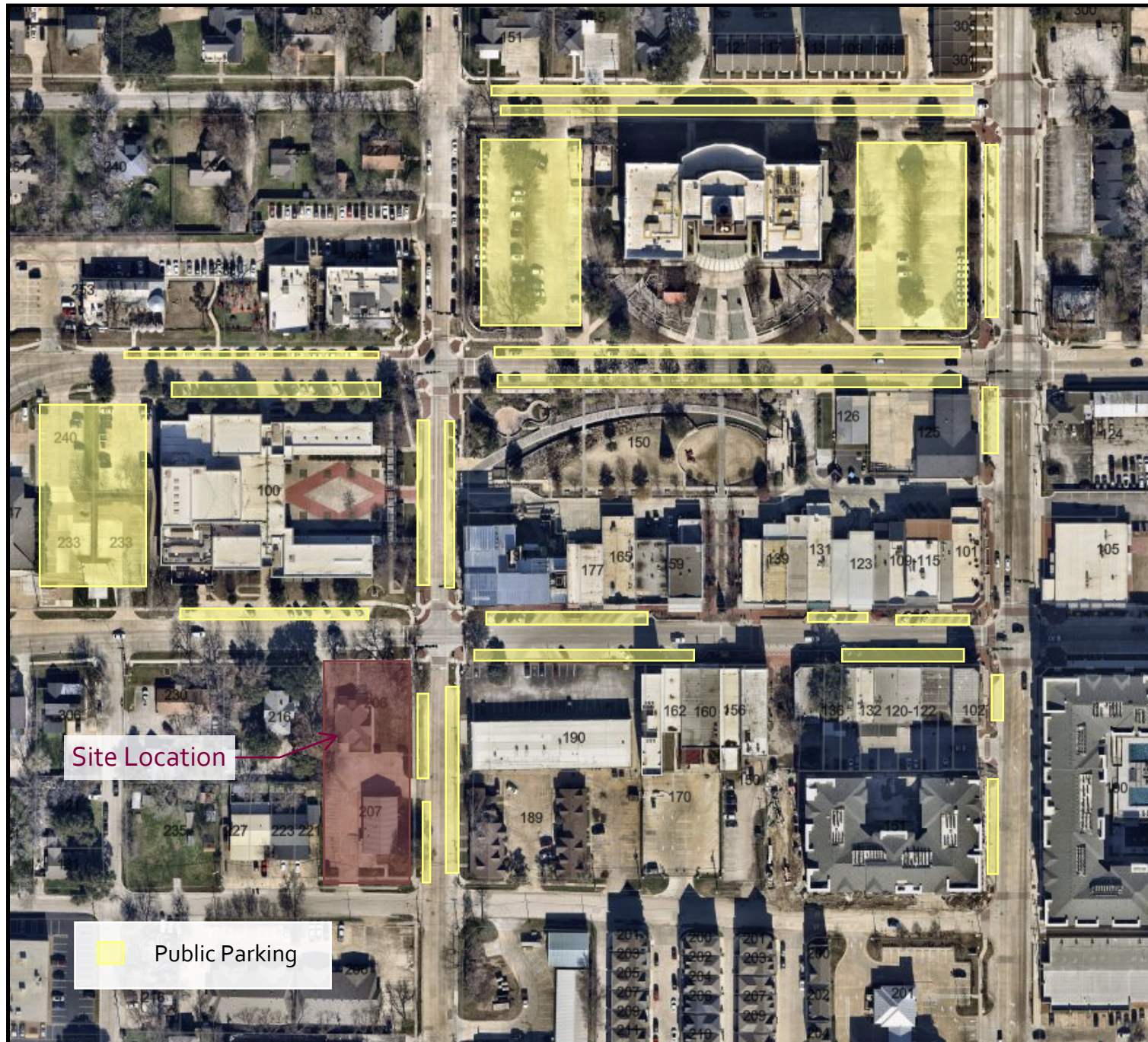
207 ELM STREET

LOTS 1 & 2, BLOCK A, 0.655 ACRES, ZONED "OD"

CITY OF LEWISVILLE, TEXAS

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|--------|---------|---------|--------|-------|------|-----|
| MAP | RPP/WTW | 3/19/97 | 1"=20' | | | C-4 |

Parking Alternative Standards Exhibit



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

OCTOBER 17, 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, October 17, 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; and Francisca Al-waely

Members absent: Ryan Conway

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Alexis Barnett, Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician; Kelly Rouse, Assistant Director of Public Services; Aaron Russell, Director of Public Services; Roseann Davis, Sr. Administrative Assistant.

Item B1: Approval of Minutes

The first item on the agenda was to approve the minutes from the October 3, 2023, Meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

Item C: Regular Hearing

There were two items for consideration:

2. Regular Hearing: Final Plat of Crown Centre Tract A Phase 2 Addition, Lot 3, Block A; on 5.035 Acres out of the Samuel H. Hayden Survey, Abstract Number 537 and the J.E. McWhorter Survey, Abstract Number 1690; Zoned Planned Development - Mixed Use (PD-MU) District, Located on the South Side of State Highway 121 Business, Approximately 400 Feet West of Parker Road (FM 544). (23-09-5-FP)

Joseph Ducay, Planner, clarified that in the caption it should read 400 feet West of Parker Road, then proceeded to give 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 Erum Ali 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 (6-0).*

3. Regular Hearing: Consideration of One Alternative Standard Associated With Parking Standards; for a Single-Family Home, Located at 315 West Walters Street, Legally Described as Lot 1, Block A, of the Jackson Addition; Zoned Old Town Mixed-Use One (OTMU-1) District, as Requested by B. Russo Designs, on Behalf of Steven and Cindy Fields, the Property Owners. (23-10-15-AltStd)

Joseph Ducay, Planner, gave a brief overview of the subject property with a recommendation to recommend approval of one alternative standard. Chair Miksa asked for the square footage of the addition/garage conversion. Staff stated that a two-car garage is typically 400 square feet. There was no discussion on this item. A motion was made by Francisca Al-waely to recommend approval of one alternative standard as presented. The motion was seconded by Karen Locke. The motion passed (6-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 6, 2023 at 7:00 p.m. for a final decision.

Item D: Public Hearings

There were five items for consideration:

4. Public Hearing: Consideration of a Zone Change From Agriculture Open Space (AO) District to Light Industrial (LI) District, on 5.237 Acres out of the P. Higgins Survey, Abstract 525; Being a Portion of 704 Holfords Prairie Road; as Requested by Mohsin R. Ravjani, the Property Owner. (23-09-15-PZ)

Jon Beckham, Senior Planner, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. Chair Miksa asked if any public comment was received by staff on this item. Staff stated no comments were received. Staff addressed question regarding road condition. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of the zone change request as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 20, 2023 at 7:00 p.m. for a second public hearing and final decision.

5. Public Hearing: Consideration of a Zone Change From Heavy Industrial (HI) District Zoning to Planned Development - Mixed Use (PD-MU) District on 17.5827 Acres, Legally Described as Lots 2A and 2B, Block A of the Elm Fork Industrial Park Addition; Located at and North of 701 East Main Street as Requested by Jennifer Burns, Ojala Holdings, on Behalf of Granite Construction Co, the Property Owner. (23-09-7-PZ)

Michele Berry, Planning Manager, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. Jennifer Burns with Ojala Holdings was present and available to answer any questions. Daniel Smith with Ojala Holdings gave a presentation on the proposed planned development zone change. Mr. Smith addressed some questions from the Commissioners. Mr. Smith stated they still own all seventeen developments and have not sold any of them. Mr. Smith addressed questions regarding phase 1 and phase 2 development and square footage of the cottages stating they will range between 800 – 1250 square feet, from one to three bedrooms. He stated some will be connected and some are stand-alone structures. Staff indicated no public comments were received. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of the

zone change request as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 20, 2023 at 7:00 p.m. for a second public hearing and final decision.

6. Public Hearing: Consideration of a Zone Change From Local Commercial (LC) District, Office (OD) District, Single-Family Residential (R-9) District, Townhouse Residential (TH) District, Multi-Family One (MF-1) District, Light Industrial (LI) District, Specific Use (SU) District, and Manufactured Home Park (MHP) District to Planned Development - Light Industrial (LI) District, on 226.3678 Acres out of the Peter Harmonson Survey, Abstract 530, the H. Turner Survey, Abstract Number 1248, the J.T. Cozby Survey, Abstract Number 1567 and the Jesse Watkins Survey Abstract Number 1327; Located Generally Along the North and South Sides of Spinks Road, West of South Valley Parkway and East of Duncan Lane; as Requested by Denton Walker of Transwestern Development Company, the Applicant, on Behalf of Accelerated Christian Education Inc, the Property Owner. (22-09-9-PZ)

Jon Beckham, Senior Planner, gave a brief overview of the proposed zone change request with a recommendation to recommend approval as presented. The applicant Denton Walker was present and available for questions. Chair Miksa opened the public hearing. Nicole Ryburn, 2013 Wanderlust Dr, spoke in opposition of this item. Chair Miksa asked the applicant if any studies were done behind the decision to develop ten buildings. Mr. Walker stated that on a project of this magnitude, most projects in Dallas Fort Worth would have more warehouse space than this and they have scaled back and added twenty percent open space with the landscape plan and the trails. He also stated that a traffic study was conducted and that a traffic light will be installed on the corner of Spinks Rd and Valley Parkway. With no one else indicating a desire to speak the public hearing was then closed. Karen Locke asked for the timeline of construction from the first building to the last building. Mr. Walker stated they are proposing between 3-5 years but could be sooner or longer. Chair Miksa asked if any public comments were received. Staff stated two inquiries calls were received. Jack Tidwell asked about the proportion rations of current zoning districts. Staff pulled up the current zoning map to show the commissioners. Staff also gave a quick history of this tract of land. Staff also stated there will be a greenspace between the manufactured home community and this development. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of the zone change request as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard Luedke, Planning Director, stated that the date for this item to appear before the Lewisville City Council has not been determined. It will either be on Monday, November 6, 2023 or November 20, 2023 at 7:00 p.m. for a second public hearing and final decision. We ask that any interested parties check the City's website or contact the Planning Department.

7. Public Hearing: Consideration of a Zone Change From Agricultural Open Space (AO) District to Heavy Industrial (HI) District; on Approximately 1.129 Acres out of the S.M. Hayden, Abstract 537, Located at 504 Barfknecht Lane; as Requested by Ashton Miller, McAdams, on Behalf of Joseph Angelone, ALS Development LLC, the Property Owner. (Case No. 23-07-12-Z)

Alexis Barnett, Planner, stated item 7 and item 8 are for the same property, one is for a zone change and the next item is for a special use permit, then proceeded to give a brief overview of the proposed zone change and special use permit request with a recommendation to recommend approval as presented. Chair Miksa asked if the employees plan to continue to live in the house. Staff stated yes per their last conversation with property owner. Jack Tidwell asked if the zone change to Heavy Industrial would change the character of the traffic on Barfknecht Lane. Staff stated no as there are no plans to expand the building. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. *A motion was made by Francisca Al-waely to recommend approval of the zone change request as presented. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 6, 2023 at 7:00 p.m. for a second public hearing and final decision.

8. Public Hearing: Consideration of a Special Use Permit for an Accessory Dwelling Unit and for a Contractors Yard; on Approximately 1.129 Acres out of the S.M. Hayden, Abstract 537, Located at 504 Barfknecht Lane, Zoned Agricultural Open Space (AO) District With a Requested Zoning of Heavy Industrial (HI) District; as Requested by Ashton Miller, McAdams, on Behalf of Joseph Angelone, ALS Development LLC, the Property Owner. (Case No. 23-07-11-SUP)

Alexis Barnett, Planner, gave a brief overview of the proposed special use permit request with a recommendation to recommend approval as presented. 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 Erum Ali to recommend approval of the special use permit request as presented. The motion was seconded by Francisca Al-wealy. The motion passed unanimously (6-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 20, 2023 at 7:00 p.m. for a second public hearing and final decision.

Item E: Adjournment

A motion was made by Karen Locke to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Rick Lewellen. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:45 p.m.

**MINUTES
OCTOBER 17, 2023**

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, Chair
Planning and Zoning Commission

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, October 17, 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; and Francisca Al-waely

Members absent: Ryan Conway

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Alexis Barnett, Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician; Kelly Rouse, Assistant Director of Public Services; Aaron Russell, Director of Public Services; Roseann Davis, Sr. Administrative Assistant.

Item G: Approval of Minutes

9. Consider the Minutes of the September 19, 2023 Joint Meeting. *A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).*

Item H: Regular Hearings

There were two items for consideration.

10. Consideration of Two Alternative Standards Associated With Outdoor Storage Standards and Screening Standards for Walmart; on Approximately 18.163 Acres, Located at 801 West Main Street, Legally Described as Valley Ridge Business Park West Addition, Lot 3-R1-A, Block C; Zoned General Business (GB) District, as Requested by Kendal Prosack, of Wing Aviation LLC, on Behalf of Wal-Mart Real Estate Business Trust, the Property Owner. (23-10-06-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of the alternative standards as presented. The applicant, Kendal Prosack, was present and available to answer any questions. Ms. Prosack explained it will be an eleven-pound foam drone. They currently have about 1,000 queued items ranging from butter to milk and over-the-counter medications available for delivery within thirty minutes on a six-mile radius. The weight limit will be three pounds. Mark Burgman with Walmart stated that the service will currently be free but future pricing is yet to be determined. Tidwell asked if it's been an operational issue with parking at other pilot program locations. Ms. Prosack stated it has not. Mr. Burgman stated they are not looking at giving up any parking spaces. Ms. Prosack stated this nest will have eighteen drones. She also stated that in the 1.5 years of operation

in Frisco, they have received two complaints, and it was mostly due to lack of information. Operations will be daylight hours and six days a week. There was no discussion on this item. A motion was made by Francisca Al-waely to recommend approval of the two alternative standards as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 6, 2023 at 7:00 p.m. for a final decision.

11. Consideration of Four Alternative Standards Associated With Architectural Standards for AutoNation Honda on Approximately 18.8969 Acres, Located at 601 Waters Ridge Drive, Legally Described as Lakepointe Addition Phase II, Lot 4C, Block B; Zoned General Business (GB) District, as Requested by Michael Wanja, of Goree Architects, on Behalf Michael Matlosz, the Property Owner. (23-08-12-ALTSTD)

Alexis Barnett, Planner, gave a brief overview of the subject property and recommended that the Overlay District Board recommend approval of the four alternative standards as presented. Tidwell asked if there was any discussion on potential improvements on site with landscaping. Staff confirmed that they are updating the landscaping with new trees/plant materials and showed the updated landscaping plan. There was no further discussion on this item. A motion was made by Erum Ali to recommend approval of the four alternative standards as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, November 6, 2023 at 7:00 p.m. for a final decision.

Item I: Adjournment

A motion was made by Karen Locke to adjourn the Overlay District Board meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 8:08 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Overlay District Board

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

Item J: 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 8:09 p.m. on Tuesday, October 17, 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; and Francisca Al-waely

Members absent: Ryan Conway

Staff members present: Kelly Rouse, Assistant Director of Public Services; Aaron Russell, Director of Public Services; Roseann Davis, Sr. Administrative Assistant; Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Alexis Barnett, Planner; Joseph Ducay, Planner; Patty Dominguez, Planning Technician.

Item K: Approval of Minutes

12. Consider the Minutes of the April 18, 2023 Capital Improvements Advisory Committee Meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

Item L: Regular Hearings

13. Selection of Chair and Vice Chair. *A motion was made by Karen Locke to select Mary Ellen Miksa as Chair, seconded by Francisca Al-waely. The motion passed unanimously (6-0). A motion was made by Karen Locke to select Jack Tidwell as Vice Chair, seconded by Erum Ali. The motion passed unanimously (6-0).*
14. Receive a Presentation on the Semi-Annual Report for the Period of April 1, 2023 – September 30, 2023, and Consider Acceptance of the Report and Forward it to the City Council for Review.

Kelly Rouse, Assistant Public Services Director, presented the report to the committee. Jack Tidwell asked about future patterns of consumption to the assumptions being made in the report and if the demand will change the calculations. Mr. Rouse stated the calculations are reevaluated every five (5) years and the report is updated on the population, as well as the capital improvements projects and fees. *A motion was made by Erum Ali to accept the report as presented and forward it to the City Council for review, seconded by Jack Tidwell. The motion passed unanimously (6-0).*

15. Receive a Presentation on the Land Use Assumptions Report and Proposed Growth Rate and Consider Acceptance of the Report and Growth Rate.

Michele Berry, Planning Manager, presented the report to the committee. Jack Tidwell asked if we have ever scored ourselves over the last five (5) years. Richard Luedke stated that our projections have been accurate. Mr. Tidwell asked if we had any connection to the Council of Government projections. Michele Berry stated that the City uses local data and submits our information to the Council of Governments, so we are in alignment. *A motion was made by Francisca Al-waely to accept the report as presented and forward it to the City Council for review, seconded by Karen Locke. The motion passed unanimously (6-0).*

Item M: Adjournment

A motion was made by Jack Tidwell to adjourn the Capital Improvements Advisory Committee meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0).

There being no other business to discuss, the Capital Improvements Advisory Committee meeting was adjourned at 8:29 p.m.

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

Respectfully Submitted,

Approved,

Kelly Rouse
Assistant Director of Public Services

MaryEllen Miksa, Chairman
Capital Improvements Advisory Committee

SEMI-ANNUAL REPORT
to the
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
for
THE CITY OF LEWISVILLE, TEXAS
OCTOBER 1, 2023 – MARCH 31, 2024

CIAC MEMBERS:

- ◆ **KAREN LOCKE**
- ◆ **JACK TIDWELL**
- ◆ **MARY ELLEN MIKSA**
- ◆ **FRANCISCA AL-WAELY**
- ◆ **ERUM ALI**
- ◆ **RYAN CONWAY**
- ◆ **RICK LEWELLEN**

SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

The October 1, 2023 – March 31, 2024 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 17th, 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 17th, 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 |
| Total Water System | \$150,468,951 | \$45,912,294 |

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 IMPROVEMENT 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 |
| Total Wastewater System | \$194,088,003 | \$69,349,245 |

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 on 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 regarding the amount of water and wastewater impact fees collected from October 1, 2023 – March 31, 2024.

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 \$722,772 plus accrued interest of \$4,757.20, at an average interest rate of 3.69%.

The Capital Recovery Fees collected for wastewater totaled \$576,673 plus accrued interest of \$3,795.51, at an average interest rate of 3.69%.

New construction starts are distributed as follows:

| | New Construction Starts | Lewisville | Castle Hills | Total |
|------------------------|----------------------------------|-------------------------|-----------------------|----------------|
| New Commercial | 18 Building Permits Issued (BPI) | (17 BPI) \$155,877.20 | (1 BPI) \$56,287.67 | \$212,164.87 |
| New Commercial - Shell | 3 BPI | (1 BPI) \$64,646.25 | (2 BPI) \$102,346.63 | \$166,992.88 |
| New Single Family | 71 BPI | (44 BPI) \$322,406.06 | (27 BPI) \$228,499.45 | \$550,905.51 |
| New Multi-Family | 4 BPI | (3 BPI) \$609,177.79 | (1 BPI) \$436,545.32 | \$1,045,723.10 |
| Grand Total | 96 BPI | (65 BPI) \$1,152,107.30 | (31 BPI) \$823,679.07 | \$1,975,786.36 |

New Multi-family Breakdown:

Castle Hills - Jefferson Castle Hills Market Place - 1 BPI for 1 Bldg - 380 units

Lewisville - Luxe at Lewisville - 1 BPI for 1 Bldg - 148 units

Lewisville - Aura Main St - 1 BPI for 1 Bldg - 325 units

Lewisville - Heritage Estates at Edmonds - 1 BPI for 1 Bldg - 48 units

◆ **Conclusion**

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

The current Impact Fee Program complies with Chapter 395 of the Texas Local Government Code.

Respectfully submitted,

Chairman