

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**OCTOBER 1, 2018**

**Present:**

Rudy Durham, Mayor

**Council Members:**

TJ Gilmore  
Bob Troyer  
R Neil Ferguson  
Brent Daniels, Mayor Pro Tem  
Brandon Jones, Deputy Mayor Pro Tem

**City Staff:**

Donna Barron, City Manager  
Eric Ferris, Deputy City Manager  
Claire Swann, Assistant City Manager  
Melinda Galler, Assistant City Manager  
Julie Worster, City Secretary  
Lizbeth Plaster, City Attorney

**WORKSHOP SESSION – 6:30 P.M.**

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 6:30 p.m. on Monday, October 1, 2018, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Texas New Mexico Power (TNMP) System  
Reliability & Improvement Overview**

**(Agenda Item A)**

At the request of City Manager Barron, Daniel Nelson, NTX Operations Director reviewed the attached PowerPoint Presentation.

Mayor Durham requested that Mr. Nelson work with the City Manager to arrange future updates by TNMP.

Due to timing constraints, Mayor Durham moved on to the Discussion of Regular Agenda Items and Consent Agenda Items as follows:

**WORKSHOP SESSION – 6:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items**

**(Agenda Item C)**

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Proclamations: 1) Declaring October 5, 2018 as “Energy Efficiency Day”; and 2) Declaring the Month of October 2018 as “Community Planning Month”. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Presentation: Certificate of Achievement for Planning Excellence. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-1, Public Hearing: Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential District (R-7.5) to Old Town Mixed Use 1 District (OTMU1); on Approximately 0.93 Acres, Situated in the John W King Survey, Abstract Number 696, Located at 411 and 419 Milton Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Terry Bohn, the Property Owner. (Case No. PZ-2018-08-10). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-2, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture - Open Space District (AO) to Light Industrial District (LI); on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. PZ-2018-09-12). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-3, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Gasoline Service Station with One Associated Variance Regarding Signage; on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. SUP-2018-09-13). There was no discussion on this item.

**WORKSHOP SESSION – 6:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items (cont'd)**

**(Agenda Item C)**

Mayor Durham reviewed Agenda Item E-4, Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single Family Residential District (R-7.5) To Mixed-Use District (MU) with Six Associated Variances Regarding Driveway Spacing, Stacking, Turn Lanes, Water Lines, Screening and Building Materials; on Approximately 1.141 Acres, out of the John W. King Survey, Abstract Number 696, Located on the West Side of Mill Street, North of West College Street and South of Stuart Street; as Requested by Randi Rivera, G&A Consultants, on Behalf of Henry Rahmani, TSMJV, LLC, the Property Owner. (Case No. PZ-2018-09-11). At the request of Councilman Daniels, Planning Director Richard Leudke reviewed the parking requirements/needs for this item. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-5, Approval of Minutes: a) City Council Minutes of the August 11, 2018, Called Special Session; b) City Council Minutes of the August 20, 2018, Workshop Session and Regular Session ; c) City Council Minutes of the September 4, 2018, Called Special Session; d) City Council Minutes of the September 10, 2018, Workshop Session and Regular Session; and e) City Council Minutes of the September 17, 2018, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-6, Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc., in the Amount of \$453,285 for Design Services Related to the Holford's Prairie Road Project; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-7, Approval of a Resolution Authorizing Agreements Between the City of Lewisville and Community Development Block Grant Sub-Recipients; and Between the City of Lewisville and City Social Service Agency Fund Recipients; and Authorization for the City Manager to Execute the Agreements. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-8, Second Reading: Conduct the Reading of an Ordinance Amending Chapter 2, Article VIII, Fees Section 2-201, Exhibit "A" and Chapter 16, Article IV, Water and Sewer Extensions, Section 16-207(c) of the Lewisville City Code by Amending the Schedule of Capital Recovery Fees and the Effective Date for Said Fees; and Providing a Repealer; Severability; and an Effective Date. There was no discussion on this item.

**WORKSHOP SESSION – 6:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items (cont'd)**

**(Agenda Item C)**

Mayor Durham reviewed Agenda Item H-9, Consideration of a Variance to the Lewisville City Code, Section 6-144 - Screening Devices, Associated With a Classroom Addition to Edmonds Lane Bible Chapel, Located at 1742 Edmonds Lane; Further Identified as the Gary R. Levitz Community Hospital Addition, Lot 3B, Block A; as Requested by Steve Parks of Charlet Properties on Behalf of Edmonds Lane Bible Chapel, the Property Owner. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-10, Consideration of a Resolution of the City of Lewisville, Texas Finding that Texas-New Mexico Power Company's ("TNMP") Application to Change Rates Within the City Should be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item J-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:58 p.m. on Monday, October 1, 2018.

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, October 1, 2018, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Durham, Mayor Pro Tem Jones gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

At the request of Mayor Durham, Deputy Mayor Pro Tem Troyer gave the pledge to the American and Texas flags.

**Proclamation: Declaring October 5, 2018 as  
“Energy Efficiency Day”**

**(Agenda Item C-1)**

Deputy Mayor Pro Tem Troyer read and presented a proclamation declaring October 5, 2018 as “Energy Efficiency Day” to Sustainability Manager Mendie White.

**Proclamation: Declaring the Month of  
October 2018 as “Community Planning  
Month”**

**(Agenda Item C-2)**

Deputy Mayor Pro Tem Troyer read and presented a proclamation declaring the month of October 2018 as “Community Planning Month” to Planning Director Richard Luedke and his staff members: Michele Berry, June Sin and Jonathan Beckham.

**Presentation: Certificate of Achievement for  
Planning Excellence**

**(Agenda Item D-1)**

Deputy Mayor Pro Tem Troyer presented Certificate of Achievement for Planning Excellence to Planning Director Richard Luedke and his staff members: Michele Berry, June Sin and Jonathan Beckham.

**Public Hearing: Consideration of an  
Ordinance Granting a Zone Change Request  
From Single Family Residential District (R  
7.5) to Old Town Mixed Use 1 District  
(OTMU1); on Approximately 0.93 Acres,  
Situated in the John W King Survey,  
Abstract Number 696, Located at 411 and  
419 Milton Street; as Requested by Paul  
Poteet, of Liberation Development  
Investments, on Behalf of Terry Bohn, the  
Property Owner. (Case No. PZ 2018 08 10)**

**(Agenda Item E-1)**

The subject property, which is currently two separate parcels, houses two single-family residential dwelling units. The applicant is seeking to replat the two existing parcels into one, demolish the existing houses and develop sixteen townhomes at this location. The first step is a rezoning to Old Town Mixed Use 1 (OTMU1), the recommended zoning in the 2003 Old Town Master Plan. The Planning and Zoning Commission recommended approval (4-1) of the zone change request at their meeting on August 21, 2018.

The City staff’s recommendation was that the City Council consider the ordinance as set forth in the caption above.

Mayor Durham opened the public hearing.

**Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential District (R 7.5) to Old Town Mixed Use 1 District (OTMU1); on Approximately 0.93 Acres, Situated in the John W King Survey, Abstract Number 696, Located at 411 and 419 Milton Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Terry Bohn, the Property Owner. (Case No. PZ 2018 08 10) (cont'd)**

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(Agenda Item E-1)

Richard E. Luedke, Planning Director, reviewed the attached documents from the backup information for City Council consideration.

The following individuals spoke in support of this item:

Jennica Miller, 1928 Sierra Drive, Lewisville, Texas 75077  
Carl Haynie, 315 Catsby Place, Highland Village, Texas 75077  
Terry Bohn, 419 Milton, Lewisville, Texas 75057  
Eric Bohn, 217 South Shore Place, Lewisville, Texas 75067  
Mike Watson, 190 N. 005, Provo, Utah 84663

**MOTION:** Upon a motion made by Mayor Pro Tem Jones and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning an Approximately 0.93-Acre Tract of Land Out of the John W. King Survey, Abstract No. 696, Located at 411 and 419 Milton Street, From Single Family Residential District (R-7.5) Zoning to Old Town Mixed Use 1 District (OTMU1) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

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**Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential District (R 7.5) to Old Town Mixed Use 1 District (OTMU1); on Approximately 0.93 Acres, Situated in the John W King Survey, Abstract Number 696, Located at 411 and 419 Milton Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Terry Bohn, the Property Owner. (Case No. PZ 2018 08 10) (cont'd)**

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(Agenda Item E-1)

**MOTION:** Upon a motion made by Mayor Pro Tem Jones and seconded by Councilman Daniels, the Council voted one (1) “ayes” and four (4) “nays,” with Mayor Pro Tem Jones, Deputy Mayor Pro Tem Troyer, Councilman Ferguson, and Councilman Gilmore casting the negative votes to approve and adopt the ordinance, as previously captioned. The motion failed.

**Public Hearing: Consideration of Ordinance No. 0069-18-ZON Granting a Zone Change Request From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. PZ 2018 09 12)**

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(Agenda Item E-2)

This application is being made in addition to a Special Use Permit to build a gas station at this location. City staff is not in support of the Special Use Permit but is in support of this zone change request as the LI District complies with the vision of this area as an employment center adopted in the Lewisville 2025 Plan. The Planning and Zoning Commission recommended unanimous approval (5 0) of the zone change request at their meeting on September 4, 2018.

The City staff’s recommendation was that the City Council approve the ordinance as set forth in the caption above.

Mayor Durham opened the public hearing.

**Public Hearing: Consideration of Ordinance No. 0069-18-ZON Granting a Zone Change Request From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. PZ 2018 09 12) (cont'd)**

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(Agenda Item E-2)

Richard E. Luedke, Planning Director, conducted the attached map from the backup information for City Council consideration.

**MOTION:** Upon a motion made by Councilman Gilmore and seconded by Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 2.026-Acres Out of the P. Harmonson Survey, Abstract No. 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive, From Agriculture – Open Space District (AO) Zoning to Light Industrial District (LI) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Jones, the Council voted four (4) “ayes” and no (0) “nays” and one (1) abstention by Councilman Daniels to approve and adopt **Ordinance No. 0069-18-ZON**, as previously captioned. The motion carried.

**Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Gasoline Service Station with One Associated Variance Regarding Signage; on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. SUP 2018 09 13)**

**(Agenda Item E-3)**

The proposed gas station does not meet the criteria for approval listed in Sec. 17 29.5(c) of the zoning code which states that the SUP must be compatible with any adopted comprehensive plans or small area plans. The project does not comply with the Lewisville 2025 Plan and would be contrary to established vision for this important gateway into Lewisville. One variance is requested with this SUP: To allow a low profile/monument sign greater than 6 feet in height. The Planning and Zoning Commission recommended unanimous denial (5 0) of special use permit request at their meeting on September 4, 2018. Due to the recommendation for denial, a super majority (4 of 5) vote by City Council is required to approve this request.

The City staff's recommendation was that the City Council deny the ordinance and associated variance as set forth in the caption above.

Mayor Durham opened the public hearing.

Richard E. Luedke, Planning Director, conducted the attached PowerPoint Presentation for City Council consideration.

Andrew Malzer, RaceTrac Petroleum, Inc., Applicant and Brad Williams, Winstead PC., Attorney for Applicant both presented the attached PowerPoint Presentation in favor of this item.

The following individuals spoke before the City Council in favor of this item:

Bobby Payne, 3520 Drexel Drive, Dallas, Texas 75205  
Brent Wicker, 2622 Round Table, Lewisville, Texas 75056

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

**Public Hearing:** Consideration of an Ordinance Granting a Special Use Permit for a Gasoline Service Station with One Associated Variance Regarding Signage; on Approximately 2.026 Acres, Situated in the P. Harmonson Survey, Abstract Number 604, Located on the Northeast Corner of State Highway 121 Business and West Vista Ridge Mall Drive; as Requested by Andrew Malzer, RaceTrac Petroleum, Inc., on Behalf of Hawkeye Realty Schreiber, LP, the Property Owner. (Case No. SUP 2018 09 13)  
**(cont'd)**

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**(Agenda Item E-3)**

**MOTION:** Upon a motion made by Councilman Gilmore and seconded by Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to deny the ordinance and associated variance. The motion carried.

**Public Hearing: Consideration of Ordinance No. 0070-18-ZON Granting a Zone Change From Single Family Residential District (R 7.5) To Mixed Use District (MU) with Six Associated Variances Regarding Driveway Spacing, Stacking, Turn Lanes, Water Lines, Screening and Building Materials; on Approximately 1.141 Acres, out of the John W. King Survey, Abstract Number 696, Located on the West Side of Mill Street, North of West College Street and South of Stuart Street; as Requested by Randi Rivera, G&A Consultants, on Behalf of Henry Rahmani, TSMJV, LLC, the Property Owner. (Case No. PZ 2018 09 11)**

**(Agenda Item E-4)**

The applicant is proposing a five story mixed use building along Mill Street with retail/restaurant space on the ground floor and condos above. A second condo building containing three units is designed to resemble townhomes to help transition to the existing single family homes to the west. Six variances are requested: a) to not require a right turn lane on Mill Street and College Street; b) to reduce the 50 foot driveway spacing along College Street to 38.5 feet; c) to reduce the 40 foot driveway stacking requirement to a range of 18.0 feet to 14.6 feet; d) to allow a six foot board on board wood fence in lieu of required six foot masonry screening; e) to allow a public water line to be installed under pavement with the property owner responsible for pavement repair or replacement after any future work on the water line; and f) to allow for a material deviation for the western condo building consisting of 22% brick/stone and 78% wood or fiber cement board siding. The Planning and Zoning Commission recommended unanimous approval (6 0) of the zone change request at their September 18, 2018 meeting with a condition that the required traffic impact analysis (TIA) also evaluate the proposed driveways along Stuart Street.

The City staff's recommendation was that the City Council approve the zone change and six associated variances as set forth in the caption above with the condition that the required traffic impact analysis (TIA) also evaluate the proposed driveways along Stuart Street and with the condition that the property owner be responsible for pavement repair or replacement after any future work on the water line.

Mayor Durham opened the public hearing.

Richard E. Luedke, Planning Director, conducted the attached PowerPoint Presentation for City Council consideration.

Randi Rivera, 111 Hillside Drive, Lewisville, Texas, spoke before the City Council in favor of this request.

**Public Hearing: Consideration of Ordinance No. 0070-18-ZON Granting a Zone Change From Single Family Residential District (R 7.5) To Mixed Use District (MU) with Six Associated Variances Regarding Driveway Spacing, Stacking, Turn Lanes, Water Lines, Screening and Building Materials; on Approximately 1.141 Acres, out of the John W. King Survey, Abstract Number 696, Located on the West Side of Mill Street, North of West College Street and South of Stuart Street; as Requested by Randi Rivera, G&A Consultants, on Behalf of Henry Rahmani, TSMJV, LLC, the Property Owner. (Case No. PZ 2018 09 11) (cont'd)**

**(Agenda Item E-4)**

**MOTION:** Upon a motion made by Mayor Pro Tem Jones and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.141-Acres Out of the J.W. King Survey, Abstract No. 696, Located on the West Side of Mill Street, North of West College Street and South of Stuart Street, From Single Family Residential District (R-7.5) Zoning to Mixed-Use District (MU) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0070-18-ZON**, as previously captioned. The motion carried.

**Visitors/Citizens Forum**

**(Agenda Item F)**

Audra Smolinski and Erum Ali, with Loves Residential Realty, 111 North Poydras Street, Lewisville, spoke before the City Council to advise of their upcoming event to celebrate friends, family and community being held on October 23<sup>rd</sup> at 7:00 p.m.

Patrick Kelly, 2511 Sir Turquin Lane, Castle Hills, Texas 75056, spoke before the City Council on behalf of the Denton County Fresh Water Supply District 1B in regard to the potential future annexation of Castle Hills. Mr. Kelly requested that the District Boards (1B-1H) have a seat at the table during the discussion regarding annexation.

No one else appeared to speak at this time.

**CONSENT AGENDA**

**(Agenda Item G)**

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all remaining items on the Consent Agenda, as recommended and as follows:

5. APPROVAL OF MINUTES: a) City Council Minutes of the August 11, 2018, Called Special Session; b) City Council Minutes of the August 20, 2018, Workshop Session and Regular Session ; c) City Council Minutes of the September 4, 2018, Called Special Session; d) City Council Minutes of the September 10, 2018, Workshop Session and Regular Session; and e) City Council Minutes of the September 17, 2018, Workshop Session and Regular Session.
6. Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc., in the Amount of \$453,285 for Design Services Related to the Holford’s Prairie Road Project; and Authorization for the City Manager to Execute the Agreement.
7. Approval of **Resolution No. 0071-18-RES** Authorizing Agreements Between the City of Lewisville and Community Development Block Grant Sub Recipients; and Between the City of Lewisville and City Social Service Agency Fund Recipients; and Authorization for the City Manager to Execute the Agreements.

The motion carried.

**END OF CONSENT AGENDA**

**Second Reading: Conduct the Reading of an Ordinance Amending Chapter 2, Article VIII, Fees Section 2 201, Exhibit “A” and Chapter 16, Article IV, Water and Sewer Extensions, Section 16 207(c) of the Lewisville City Code by Amending the Schedule of Capital Recovery Fees and the Effective Date for Said Fees; and Providing a Repealer; Severability; and an Effective Date**

**(Agenda Item H-8)**

Texas Local Government Code Chapter 395 requires a political subdivision imposing an impact fee to review and evaluate the Capital Improvements Plan every five years. A public hearing and the first of three readings of this ordinance took place at the September 17, 2018 City Council Meeting. The proposed ordinance sets Capital Recovery (Impact) fees of \$2,614.00 per living unit equivalency for water, and \$2,724.00 per living unit equivalency for wastewater.

The City staff’s recommendation was that the City Council conduct the second reading of the ordinance as set forth in the caption above.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending Chapter 2, Article VIII, Fees, Section 2-201, Exhibit "A" and Chapter 16, Article IV, Water and Sewer Extensions, Section 16-207(c) of the Lewisville City Code by Amending the Schedule of Capital Recovery Fees and the Effective Date for Said Fees; Providing a Repealer; Severability; and an Effective Date.”

**Consideration of a Variance to the Lewisville City Code, Section 6 144 Screening Devices, Associated With a Classroom Addition to Edmonds Lane Bible Chapel, Located at 1742 Edmonds Lane; Further Identified as the Gary R. Levitz Community Hospital Addition, Lot 3B, Block A; as Requested by Steve Parks of Charlet Properties on Behalf of Edmonds Lane Bible Chapel, the Property Owner**

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**(Agenda Item H-9)**

Edmonds Lane Bible Chapel plans to add four classrooms to the existing church and has submitted the required engineering site plan, triggering compliance with all codes and ordinances including a six foot masonry screening wall between the church and adjacent residential uses. The applicant is requesting to waive the required screening wall along the western and northern property line required between the church and an apartment complex. The church's rear yard functions as recreational green space for the church and the apartment complex. The apartment complex is in support of the request.

The City staff's recommendation was that the City Council approve the variance as set forth in the caption.

Richard E. Luedke, Planning Director, was present to address any questions posed by the City Council.

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted five (5) "ayes" and no (0) "nays" to approve the following variance to the Lewisville City Code, Section 6-144 Screening Devices, associated with a classroom addition to Edmonds Lane Bible Chapel, located at 1742 Edmonds Lane; further identified as the Gary R. Levitz Community Hospital Addition, Lot 3B, Block Aa: to waive the required screening wall along the western and northern property line required between the church and an apartment complex, as requested by Steve Parks of Charlet Properties on behalf of Edmonds Lane Bible Chapel, the property owner. The motion carried.

**Consideration of Resolution No. 0072-18-RES of the City of Lewisville, Texas Finding that Texas New Mexico Power Company’s (“TNMP”) Application to Change Rates Within the City Should be Denied; Finding that the City’s Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel**

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**(Agenda Item H-10)**

On May 30, 2018, Texas New Mexico Power Company (TNMP or the Company) filed an application with cities retaining original jurisdiction seeking to increase system wide transmission and distribution rates by \$33.3 million. On June 21, 2018, Council approved a resolution suspending the July 5, 2018 effective date of the Company’s rate increase to allow time for further review. Under a pending settlement between parties (including TNMP Cities) and TNMP, the Company’s request is substantially reduced. Under the proposed settlement, the Company would be permitted a \$10 million increase; however, that settlement remains in the process of being finalized. The requested Council action is therefore denial of TNMP’s original, \$33.3 million proposed increase. Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. As such, all cities with original jurisdiction will need to adopt this resolution no later than October 2, 2018.

The City staff’s recommendation was that the City Council approve the resolution as set forth in the caption above.

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve **Resolution No. 0072-18-RES**, a Resolution of the City of Lewisville, Texas finding that Texas-New Mexico Power Company’s (“TNMP”) Application to Change Rates Within the City Should be Denied; Finding That the City’s Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of This Resolution to the Company and Legal Counsel. The motion carried.

**Reports**

**(Agenda Item I)**

- Fire Chief Tim Tittle advised that the Lewisville Fire Department will hold its annual Open House on Saturday, October 13<sup>th</sup>, from 10 a.m. to 3 p.m., at Central Fire Station, 188 N. Valley Parkway. Activities will include demonstrations and displays, children's activities, hot dogs, popcorn and special appearances by Life and Fire Safety clowns.
- Police Chief Kevin Deaver advised that National Night Out was scheduled for October 2<sup>nd</sup>. He stated that this event was designed to build relationships within neighborhoods and with the Police Department. It all started in the 1980s to get people out of their homes and interacting with neighbors. Neighborhoods in Lewisville participate in National Night Out on the first Tuesday of October. Some neighborhoods gather to visit. Some neighborhoods grill or rent bounce houses for the kids. Each neighborhood participates in a way that works best for them. Lewisville Neighborhood Resource Officers coordinate visits by police officers to the various neighborhoods throughout the evening.
- Director of Communications and Tourism James Kunke gave a brief update regarding Western Days from a staff perspective.
- Director of Public Services Keith Marvin gave an update on the status of the lake.
- Councilman Daniels advised that Make A Difference Day was on October 20<sup>th</sup>. He encouraged everyone to get involved with one of the various organizations and support this day.
- Councilman Gilmore advised of the upcoming Rocktober events.
- Mayor Durham thanked the Police Officers present for their service to the community. He also acknowledged the Western Days and the positive feedback he had received from family.
- Councilman Ferguson thanked all the staff that had made Western Days such a great event. He reviewed upcoming events at the MCL Grand.

There were no additional reports at this time.

Mayor Durham advised that the City Council would be returning to the City Council Conference Room to continue the Workshop Session discussion of the Workshop Item 2 - Update on the Lewisville Community Resource Expo.

With the City Council all present in the City Council Conference Room, the continuation of the Workshop Session began.

**Update on the Lewisville Community  
Resources Expo**

**(Agenda Item B)**

At the request of City Manager Barron, Assistant City Manager Claire Swann and Grants Specialist Asleigh Feryan conducted the attached PowerPoint Presentation.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 9:13 p.m. Monday, October 1, 2018, in accordance with the requirements of the Open Meetings Law.

**Closed Session**

**(Agenda Item J)**

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 9:13 p.m. on Monday, October 1, 2018, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

Section 551.071 (Consultation with Attorney/Pending Litigation):

3. City of Lewisville, Texas vs. Fopin Lewisville, LP, Case No. PR-2017-00186,  
Denton County Probate Court

The Closed Session was adjourned at 9:45 p.m. on Monday, October 1, 2018.

**Reconvene into Regular Session and  
Consider Action, if any, on Items Discussed  
in Closed Session**

**(Agenda Item K)**

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 9:45 p.m. on Monday, October 1, 2018, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

**LEWISVILLE CITY COUNCIL  
REGULAR SESSION  
OCTOBER 1, 2018**

**Page 19**

**Adjournment**

**(Agenda Item L)**

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 9:45 p.m. on Monday, October 1, 2018. The motion carried.

These minutes approved by the Lewisville City Council on the 15<sup>th</sup> day of October, 2018.

APPROVED

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Rudy Durham  
MAYOR

ATTEST:

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Julie Worster  
CITY SECRETARY



# TNMP SYSTEM RELIABILITY & IMPROVEMENT OVERVIEW

Presented by  
Daniel Nelson  
NTX Operations Director



# History

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Originally Texas-Louisiana Power Co. incorporated 1925

---

A Conglomerate acquiring various utilities and municipalities during the late 1920's

---

Acquisitions included ice plants, bottling plants, water, gas and electric systems in multiple states.

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Purchased the Lewisville electric system in 1927 for \$35,000 from the owner of the local cotton gin and a local banker.

---

Population: 1930 – 850 Today – 106,000

---

TNMP's eventual focus became electricity serving more than 71 incorporated cities and approximately 250,000 customers with over 365 employees

❖ TNMP has proudly served Lewisville for 91 years

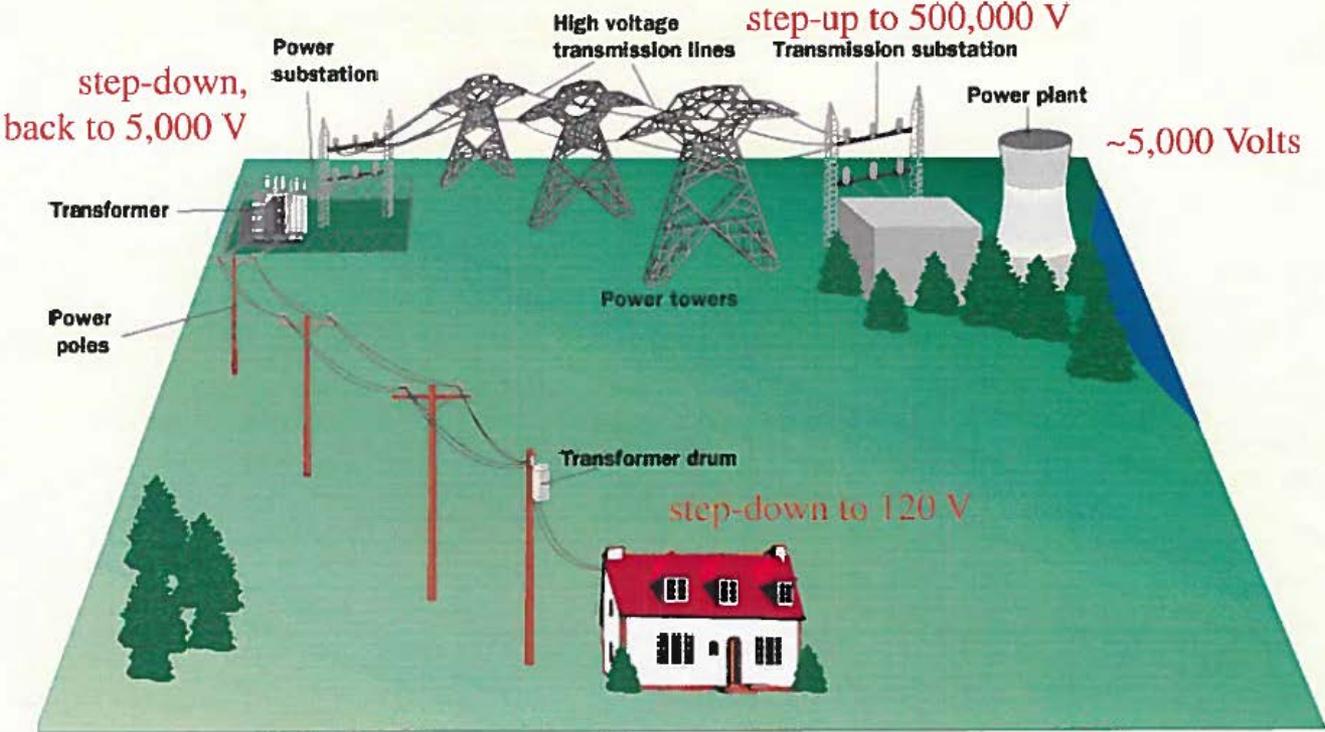


1937 Lewisville Good Roads Committee

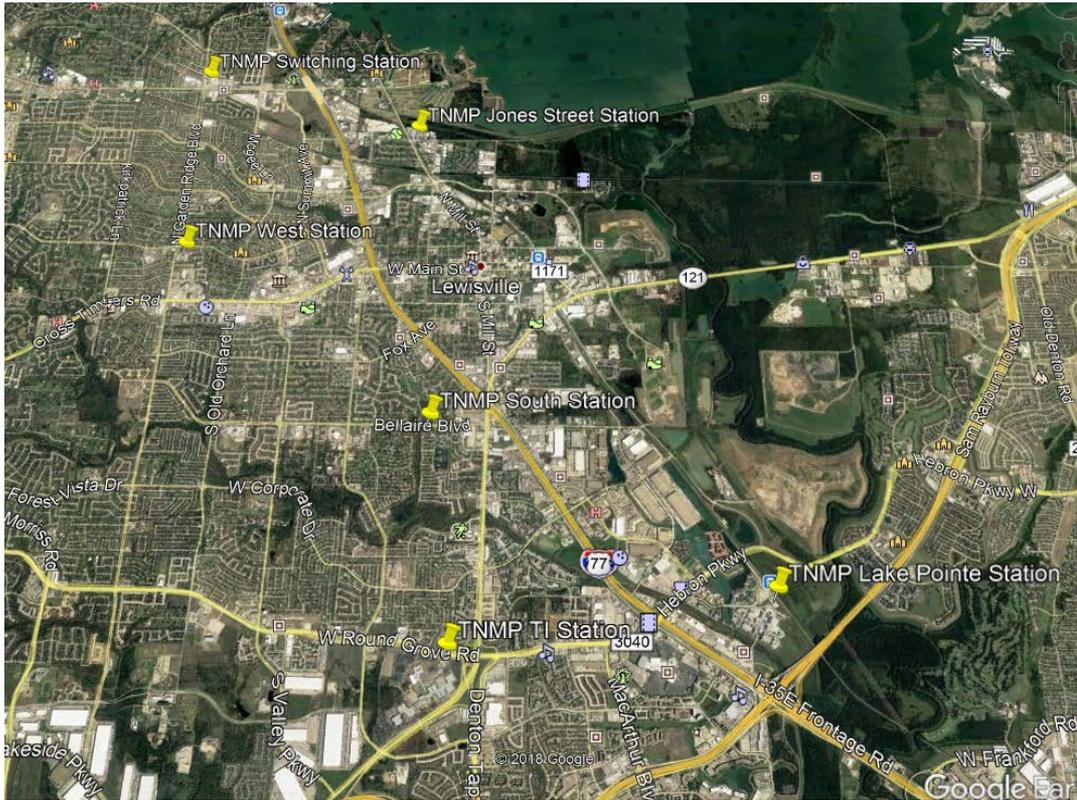
# Generation to Meter Overview

UCSD: Physics 8; 2006

A way to provide high efficiency, safe low voltage:



High Voltage Transmission Lines  
Low Voltage to Consumers



# TNMP LEWISVILLE SUBSTATIONS

---

- Transmission Loop Fed from Oncor with feeds from North & South.
- Each Substation has at least two transmission feed sources.
- Five Distribution Substations
- One Transmission Switching Yard
- ESID Served 44,372 [meter accts]

# Capacity & Load

| Station     | Dist Ckts | Dist Voltage | July 2018 Peak | Available MVA | Transformers |
|-------------|-----------|--------------|----------------|---------------|--------------|
| West        | 9         | 12.5Kv       | 66 MVA         | 126 MVA       | 3 - 42 MVA   |
| South       | 6         | 12.5Kv       | 63 MVA         | 84 MVA        | 2 - 42 MVA   |
| Jones       | 5         | 12.5Kv       | 34 MVA         | 84 MVA        | 2 - 42 MVA   |
| TI Station  | 8         | 12.5Kv       | 47 MVA         | 84 MVA        | 2 - 42 MVA   |
|             | 2         | 25Kv         | 12 MVA         | 168 MVA       | 2 - 84 MVA   |
| Lake Pointe | 7         | 25Kv         | 70 MVA         | 168 MVA       | 2 - 84 MVA   |
| Totals      | 37        |              | 292 MVA        | 714 MVA       |              |

# System Performance

## Outage Durations

Note: TNMP files an annual service quality report for all circuits with the PUCT found @ <https://www.puc.texas.gov/industry/electric/reports/sqr/default.aspx>

## System Average Interruption Duration Index (SAIDI)

**SAIDI = Total Outage Minutes / Total Customers**

| Rank | SAIDI          | 2015   | 2016   | 2017   | 2018 YTD | Avg.   |
|------|----------------|--------|--------|--------|----------|--------|
|      | Lewisville     | 32.43  | 64.86  | 55.01  | 24.90    | 44.30  |
| 1    | El Paso        | 51.50  | 43.06  | 47.03  |          | 47.20  |
| 2    | TNMP           | 58.14  | 61.27  | 75.28  | 48.28    | 60.74  |
| 3    | AEP TNC        | 84.71  | 81.61  |        |          | 83.16  |
| 4    | Oncor          | 90.84  | 89.58  | 79.26  |          | 86.56  |
| 5    | SPS            | 138.45 | 76.81  | 119.98 |          | 111.75 |
| 6    | Centerpoint    | 154.16 | 119.81 | 102.73 |          | 125.57 |
| 7    | AEP Texas Inc. |        |        | 133.19 |          | 133.19 |
| 8    | Sharyland      | 171.85 | 132.95 | 101.76 |          | 135.52 |
| 9    | AEP TCC        | 162.98 | 150.94 |        |          | 156.96 |
| 10   | Entergy        | 207.60 | 173.20 | 174.82 |          | 185.21 |
| 11   | SWEPSCO        | 206.06 | 173.13 | 179.76 |          | 186.32 |
|      | AVERAGE        | 140.96 | 115.68 | 117.32 |          | 124.65 |

# System Performance

## Outage Frequency

### System Average Interruption Frequency Index (SAIFI)

**SAIFI = Total # Interruptions / Total Customers**

| <u>Rank</u> | <u>SAIFI</u>   | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>Avg.</u> |
|-------------|----------------|-------------|-------------|-------------|-------------|-------------|
|             | Lewisville     | 0.38        | 0.58        | 0.46        | 0.37        | 0.45        |
| 1           | El Paso        | 0.53        | 0.41        | 0.58        |             | 0.51        |
| 2           | TNMP           | 0.53        | 0.64        | 0.73        | 0.45        | 0.59        |
| 3           | AEP TNC        | 0.79        | 0.86        |             |             | 0.83        |
| 4           | SPS            | 1.00        | 0.77        | 0.90        |             | 0.89        |
| 5           | Oncor          | 0.94        | 0.97        | 0.86        |             | 0.92        |
| 6           | Centerpoint    | 1.46        | 1.22        | 1.04        |             | 1.24        |
| 7           | AEP Texas Inc. |             |             | 1.27        |             | 1.27        |
| 8           | Entergy        | 1.51        | 1.40        | 1.28        |             | 1.40        |
| 9           | AEP TCC        | 1.40        | 1.42        |             |             | 1.41        |
| 10          | Sharyland      | 1.84        | 1.56        | 1.21        |             | 1.54        |
| 11          | SWEPCO         | 1.71        | 1.73        | 1.50        |             | 1.65        |
|             | AVG:           | 1.11        | 1.08        | 1.01        |             | 1.07        |

Note: TNMP files an annual service quality report for all circuits with the PUCT found @ <https://www.puc.texas.gov/industry/electric/reports/sqr/default.aspx>

# Outage Types & Tracking

- **Top Four Outage Causes**
  - **Weather Related**
  - **Vegetation**
  - **Wildlife**
  - **Traffic Related**



| Interruption Date | Station                      | Customers on Circuit | Circuit | Customers Interrupted | Outage Min | Customer Outage Min | Reason Code                       | Contributing Reason              | Time Off | Date On   |
|-------------------|------------------------------|----------------------|---------|-----------------------|------------|---------------------|-----------------------------------|----------------------------------|----------|-----------|
| 1/26/2018         | West Substation              | 1603                 | 1235    | 96                    | 215        | 20640               | Trees                             | Weather/Wind                     | 1:35AM   | 1/26/2018 |
| 3/16/2018         | Texas Instruments Substation | 1421                 | 1012    | 1425                  | 60         | 85500               | Arrester Failure                  | Ckts tied for Const tripped both | 11:17AM  | 3/16/2018 |
| 3/16/2018         | Texas Instruments Substation | 2283                 | 1033    | 2273                  | 54         | 122742              | Arrester Failure                  | Ckts tied for Const tripped both | 11:17AM  | 3/16/2018 |
| 4/18/2018         | West Substation              | 2393                 | 1223    | 1117                  | 177        | 197709              | Urd Cable Failure                 | Fault Under FM 1171              | 7:52AM   | 4/18/2018 |
| 4/25/2018         | South Substation             | 1647                 | 1103    | 1647                  | 44         | 72468               | Capacitor Failure                 | Catastrophic Failure             | 4:45PM   | 4/25/2018 |
| 5/13/2018         | Texas Instruments Substation | 2283                 | 1033    | 2283                  | 60         | 136980              | Foreign Object On Line            | Milar Balloon                    | 7:48PM   | 5/13/2018 |
| 8/23/2018         | Lakepointe Substation        | 468                  | 2508    | 468                   | 55         | 25740               | Fault Not Identified after patrol |                                  | 7:19AM   | 8/23/2018 |

# 2017 & 2018

## Major Outages

| Year | Month     | Date       | Time Off | Station                      | Circuit | # Customers | Outage Min | Customer Outage Mins | Reason Code                       | Contributing Reason              |
|------|-----------|------------|----------|------------------------------|---------|-------------|------------|----------------------|-----------------------------------|----------------------------------|
| 2017 | January   | 01/02/17   | 5:19AM   | Texas Instruments Substation | 1033    | 2265        | 162        | 366930               | Phase Off Insulator               | Weather/Wind                     |
| 2017 | March     | 03/29/17   | 2:43AM   | South Substation             | 1103    | 1077        | 97         | 104469               | Trees                             | Weather/Wind                     |
| 2017 | April     | 04/29/17   | 4:51AM   | Lakepointe Substation        | 2544    | 731         | 106        | 77486                | Snake                             | Station Recloser Failure         |
| 2017 | May       | 05/09/17   | 6:35AM   | Lakepointe Substation        | 2544    | 729         | 96         | 69984                | Snake                             | catastrophic failure             |
| 2017 | June      | 06/24/17   | 12:05AM  | South Substation             | 1103    | 1078        | 90         | 97020                | Lightning                         | Weather/Wind                     |
| 2017 | September | 09/26/17   | 7:50AM   | Lakepointe Substation        | 2512    | 2304        | 11         | 25344                | Urd Cable Failure                 | Open to clear fault              |
| 2017 | September | 09/26/17   | 7:50AM   | Lakepointe Substation        | 2544    | 779         | 11         | 8569                 | Urd Cable Failure                 | Open to clear fault              |
| 2017 | September | 09/26/17   | 5:25AM   | Lakepointe Substation        | 2512    | 2304        | 120        | 276480               | Urd Cable Failure                 | Unknown                          |
| 2017 | November  | 11/10/2017 | 4:37PM   | Lakepointe Substation        | 2544    | 544         | 53         | 28832                | Vehicle Hit                       | catastrophic failure swithgear   |
| 2017 | November  | 11/13/2017 | 5:32PM   | Lakepointe Substation        | 2540    | 556         | 128        | 71168                | Fused Swithc Burned Up            | Crane Or Dragline                |
| 2018 | January   | 1/26/2018  | 1:35AM   | West Substation              | 1235    | 96          | 215        | 20640                | Trees                             | Weather/Wind                     |
| 2018 | March     | 3/16/2018  | 11:17AM  | Texas Instruments Substation | 1012    | 1425        | 60         | 85500                | Arrester Failure                  | Ckts tied for Const tripped both |
| 2018 | March     | 3/16/2018  | 11:17AM  | Texas Instruments Substation | 1033    | 2273        | 54         | 122742               | Arrester Failure                  | Ckts tied for Const tripped both |
| 2018 | April     | 4/18/2018  | 7:52AM   | West Substation              | 1223    | 1117        | 177        | 197709               | Urd Cable Failure                 | Unkown FM1171 Crossing           |
| 2018 | April     | 4/25/2018  | 4:45PM   | South Substation             | 1103    | 1647        | 44         | 72468                | Capacitor Failure                 | Catastrophic Failure             |
| 2018 | May       | 5/13/2018  | 7:48PM   | Texas Instruments Substation | 1033    | 2283        | 60         | 136980               | Foreign Object On Line            | Milar Balloon                    |
| 2018 | August    | 8/23/2018  | 7:19AM   | Lakepointe Substation        | 2508    | 468         | 55         | 25740                | Fault Not Identified after patrol | Unkown                           |

# Goal Is to Improve Over Previous Year

| Outage Frequency |                              |      |                |                | Outage Frequency |                              |      |                |                |
|------------------|------------------------------|------|----------------|----------------|------------------|------------------------------|------|----------------|----------------|
| 2018 LV CKT Rank | Substation                   | CKT  | 2017 YTD SAIFI | 2018 YTD SAIFI | 2018 LV CKT Rank | Substation                   | CKT  | 2017 YTD SAIFI | 2018 YTD SAIFI |
| 30               | Texas Instruments Substation | 1033 | 1.022          | 2.039          | 15               | Lakepointe Substation        | 2544 | 3.936          | 0.040          |
| 29               | Lakepointe Substation        | 2508 | 0.518          | 1.677          | 14               | Lakepointe Substation        | 2516 | 0              | 0.038          |
| 28               | West Substation              | 1223 | 0.086          | 1.100          | 13               | West Substation              | 1203 | 0              | 0.024          |
| 27               | West Substation              | 1235 | 0.239          | 1.094          | 12               | Jones Street Substation      | 1413 | 0.272          | 0.024          |
| 26               | South Substation             | 1103 | 2.248          | 1.062          | 11               | South Substation             | 1109 | 0.057          | 0.016          |
| 25               | South Substation             | 1108 | 0.436          | 1.035          | 10               | Texas Instruments Substation | 1032 | 0.098          | 0.014          |
| 24               | Texas Instruments Substation | 1012 | 0.006          | 1.010          | 9                | South Substation             | 1104 | 0.050          | 0.013          |
| 23               | Jones Street Substation      | 1433 | 0.503          | 0.241          | 8                | Texas Instruments Substation | 1013 | 0.128          | 0.011          |
| 22               | Jones Street Substation      | 1431 | 0.091          | 0.141          | 7                | Jones Street Substation      | 1411 | 0.219          | 0.009          |
| 21               | Jones Street Substation      | 1412 | 1.183          | 0.139          | 6                | West Substation              | 1202 | 0.055          | 0.009          |
| 20               | Lakepointe Substation        | 2512 | 1.941          | 0.088          | 5                | Lakepointe Substation        | 2536 | 0.032          | 0.007          |
| 19               | West Substation              | 1201 | 0.004          | 0.071          | 4                | West Substation              | 1234 | 0.009          | 0.005          |
| 18               | South Substation             | 1107 | 0.057          | 0.060          | 3                | Lakepointe Substation        | 2540 | 2.032          | 0.005          |
| 17               | West Substation              | 1222 | 0.052          | 0.056          | 2                | South Substation             | 1102 | 0.027          | 0.002          |
| 16               | West Substation              | 1221 | 0.318          | 0.055          | 1                | West Substation              | 1233 | 0.002          | 0.002          |

# Annual Reliability Review and Planning

- January of each year each Business Unit submits annual reliability and maintenance plan to improve system performance.
- Includes:
  - Review of worst performing SAIDI CKTS [LV-37ea]
  - Review of outage causes and types
  - Transmission Inspected twice annually
  - 20% of Distribution ckts inspected once annually
  - Tree Trimming scheduled
  - Engineering analysis/reviews system protection schemes and equipment
  - WO's developed and system improvements scheduled



# Outage Response

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- Customer reports outage to TNMP Distribution Operations Center. [DOC]
- Outage dispatched Immediately to on-call Personnel.
- Lewisville has one supervisor on call each week who also serves as a local dispatcher for emergency system switching needs and assist with all major outages.
- In addition, two linemen are on call each week.
- On major holidays, one four man crew is placed on call for that week.
- Lewisville has one four man substation crew that has one technician on call each week and is available to assist with all substation issues.





## Other Resources

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- Lewisville has three four man line crews & three full time service men qualified to work system.
- Access to an additional six line crews and one substation crew in NTX.
- Various contractor crews.
- Access to all TNMP company crews if needed.
- Active members of both the Texas Mutual Assistance Group [13 companies] and the South East Electrical Mutual Asst Group. [27 Companies]



# System Investment

| Year | Substation Cap Improvement | Distribution Reliability Cap Improvement | Total        |
|------|----------------------------|--|--------------|
| 2014 | \$ 2,255,744               | \$1,244,358                              | \$ 3,500,102 |
| 2015 | \$ 104,696                 | \$ 1,252,247                             | \$ 1,356,943 |
| 2016 | \$ 265,525                 | \$ 1,331,940                             | \$ 1,597,465 |
| 2017 | \$ 1,771,466               | \$ 1,277,982                             | \$ 3,049,448 |
| 2018 | \$ 815,000                 | \$ 1,293,719                             | \$ 2,108,719 |

- Lewisville Average Annual Operating Budget \$4,400,000
- Note: Specific System Improvement Projects Designed and Budgeted for Separately in 5 year operating plan.



# Location Map - Mill Street Lofts



# STUART STREET

## SQUARE FOOTAGE CALCULATIONS

|               |       | AREA SCHEDULE         |               |               |               |              |               |                |
|---------------|-------|-----------------------|---------------|---------------|---------------|--------------|---------------|----------------|
| TYPE          | LEVEL | USE                   | PARKING       | COMMON        | RESIDENTIAL   | COMMERCIAL   | TERRACE       | TOTAL          |
| CONCRETE      | P1    | PARKING               | 17599         | 464           | -             | -            | -             | 18,063         |
| CONCRETE      | L1    | PARKING / RES / COMM. | 16048         | 2283          | 2202          | 8470         | -             | 29,003         |
| WOOD          | L2    | RESIDENTIAL           | -             | 2624          | 25,388        | -            | 2271          | 30,283         |
| WOOD          | L3    | RESIDENTIAL           | -             | 2624          | 25,388        | -            | -             | 28,012         |
| WOOD          | L4    | RESIDENTIAL           | -             | 2624          | 25,388        | -            | 15,322        | 43,334         |
| WOOD          | L5    | RESIDENTIAL           | -             | 427           | 12,062        | -            | -             | 12,489         |
| <b>TOTALS</b> |       |                       | <b>33,647</b> | <b>11,046</b> | <b>90,428</b> | <b>8,470</b> | <b>17,593</b> | <b>161,184</b> |

## PARKING CALCULATIONS:

|                          | DIMENSIONS        | REQUIRED | PROVIDED |
|--------------------------|-------------------|----------|----------|
| GARAGE PARKING           | 400 - 436 SQ. FT. | 98       | 93       |
| SURFACE PARKING          | 18'-0" X 9'-0"    | -        | 17       |
| ON-STREET PARKING        | 18'-0" X 9'-0"    | -        | 8        |
| ADA PARKING              | 18'-0" X 12'-0"   | 5        | 1        |
| W/ 18'-0" X 6'-0" ACCESS |                   |          |          |

| TOTAL PARKING    |                                |  |     |
|------------------|--------------------------------|--|-----|
| SPACES PER UNIT: |                                |  |     |
| RESIDENTIAL      | 2                              |  | 2   |
| RESTAURANT       | 4,309 sqft @ 1.5/100 SF = 65   |  | TBD |
| RETAIL           | 4,161 sqft @ 7.5/1,000 SF = 32 |  | TBD |

\*\*\* FOR THE PARKING OF THE RETAIL AND RESTAURANT USES, A SHARED PARKING AGREEMENT SHALL BE REQUIRED AT THE TIME OF ENGINEERING SITE PLAN.

## SITE DATA (PHASE 1) LOFTS

|                             |                 |
|-----------------------------|-----------------|
| BUILDING FOOTPRINT          | 40,392 SQ. FT.  |
| NO. OF STORIES              | 6               |
| TOTAL FLOOR AREA            | 161,184 SQ. FT. |
| UNIT BREAKDOWN              | 50 UNITS        |
| MULTIPLE BEDROOM            | 47 UNITS        |
| CARETAKER UNIT              | 1 UNIT          |
| ACCESSORY (GUEST UNIT)      | 2 UNITS         |
| M.U. MIN. UNIT SIZE REQ.    | 500 SQ. FT.     |
| MIN. UNIT SIZE              | 1,100 SQ. FT.   |
| M.U. AVERAGE UNIT SIZE REQ. | 855 SQ. FT.     |
| AVERAGE UNIT SIZE           | 1,659 SQ. FT.   |
| MAX. HEIGHT                 | 70 FT.          |

## SITE DATA (PHASE 2) CONDOS

|                    |                       |
|--------------------|-----------------------|
| BUILDING FOOTPRINT | 3,200 - 3,750 SQ. FT. |
| NO. OF STORIES     | 2                     |
| TOTAL FLOOR AREA   | 4,800 - 6,000 SQ. FT. |
| UNIT BREAKDOWN     | 3                     |
| MULTIPLE BEDROOM   | 3                     |
| MIN. UNIT SIZE     | 1,600 SQ. FT.         |
| MAX. HEIGHT        | 35 FT.                |

## PARKING

PARKING FOR RETAIL / RESTAURANT NOT PROVIDED ON-SITE. SHARED PARKING AGREEMENT SHALL BE IN PLACE AT THE TIME OF ENGINEERING SITE PLAN.  
ON STREET PARKING WILL ONLY BE ALLOWED IF APPROVED AS A VARIANCE BY CITY COUNCIL AS PART OF THE FUTURE ESP APPROVAL PROCESS, BACKED BY A TIA AND ALL ASSOCIATED STREET IMPROVEMENTS ARE BUILT BY THE DEVELOPER OR AT THE DEVELOPER'S EXPENSE.  
IF SHARED PARKING CANNOT BE ESTABLISHED TO MEET MINIMUM REQUIRED PARKING, A NEW CONCEPT PLAN WILL BE REQUIRED WITH REVIEW BY PAZ AND CITY COUNCIL.

## SETBACKS

|              |        |
|--------------|--------|
| LOFTS:       |        |
| FRONT-       | 0'     |
| SIDE-        | 0'     |
| REAR-        | 24'-0" |
| CONDO UNITS: |        |
| FRONT-       | 0'     |
| SIDE-        | 5'-0"  |
| REAR-        | 6'-0"  |

## GENERAL NOTES

R.O.W. DEDICATION DETERMINED BY G&A.  
ALL IMPROVEMENT SHOWN IN CITY ROW ARE CONTINGENT ON TRAFFIC IMPACT ANALYSIS, AND ROW ABANDONMENT OR LICENSING AGREEMENT. REMOVAL OF THESE AMENITIES IN THE ROW WILL TRIGGER A NEW CONCEPT PLAN WITH REVIEW.  
"For the amenities currently proposed in the City's right-of-way along Mill Street, including, but not limited to, seating areas, outdoor dining, and fountain(s), there shall be an agreement, license, right-of-way abandonment, or other appropriate declaration entered into by the City and developer to allow those amenities to be developed in the proposed location as shown on the approved Concept Plan."

COPYRIGHT: BUSH ARCHITECTS, L.L.C. - 2018  
 THESE PLANS ARE PREPARED BY THE ARCHITECT UNDER CONTRACT TO THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE PERFORMANCE OF THE STRUCTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE PERFORMANCE OF THE STRUCTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE PERFORMANCE OF THE STRUCTURE.



MILL STREET

# WEST COLLEGE STREET



GROUND FLOOR

COLLEGE MILL  
 XXXX MILL STREET  
 LEWISVILLE, TEXAS



1800 VALLEY VIEW LN, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
PHONE: 469-857-3151  
EMAIL: info@busharchitects.com  
EMAIL: pay@busharchitects.com

| ISSUE LOG |                     |
|-----------|---------------------|
| DATE      | DESCRIPTION         |
| 05/08/18  | Development Plan    |
| 07/17/18  | Development Plan R1 |
| 07/19/18  | Development Plan R2 |
| 09/07/18  | Development Plan R3 |

|                    |
|--------------------|
| SCALE:             |
| DATE:<br>9/07/2018 |
| SHEET:<br>A1.01    |

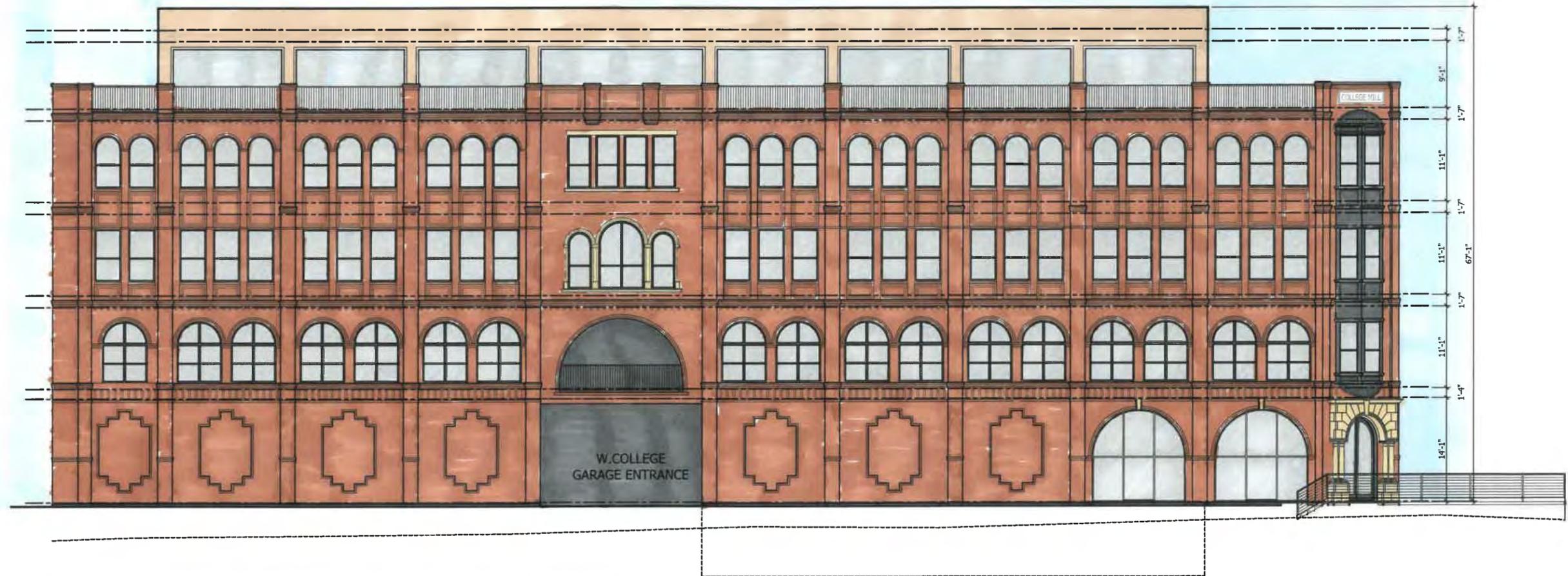






# MILL STREET ELEVATION

SCALE: 1/16" = 1'-0"



# WEST COLLEGE ELEVATION

SCALE: 1/16" = 1'-0"



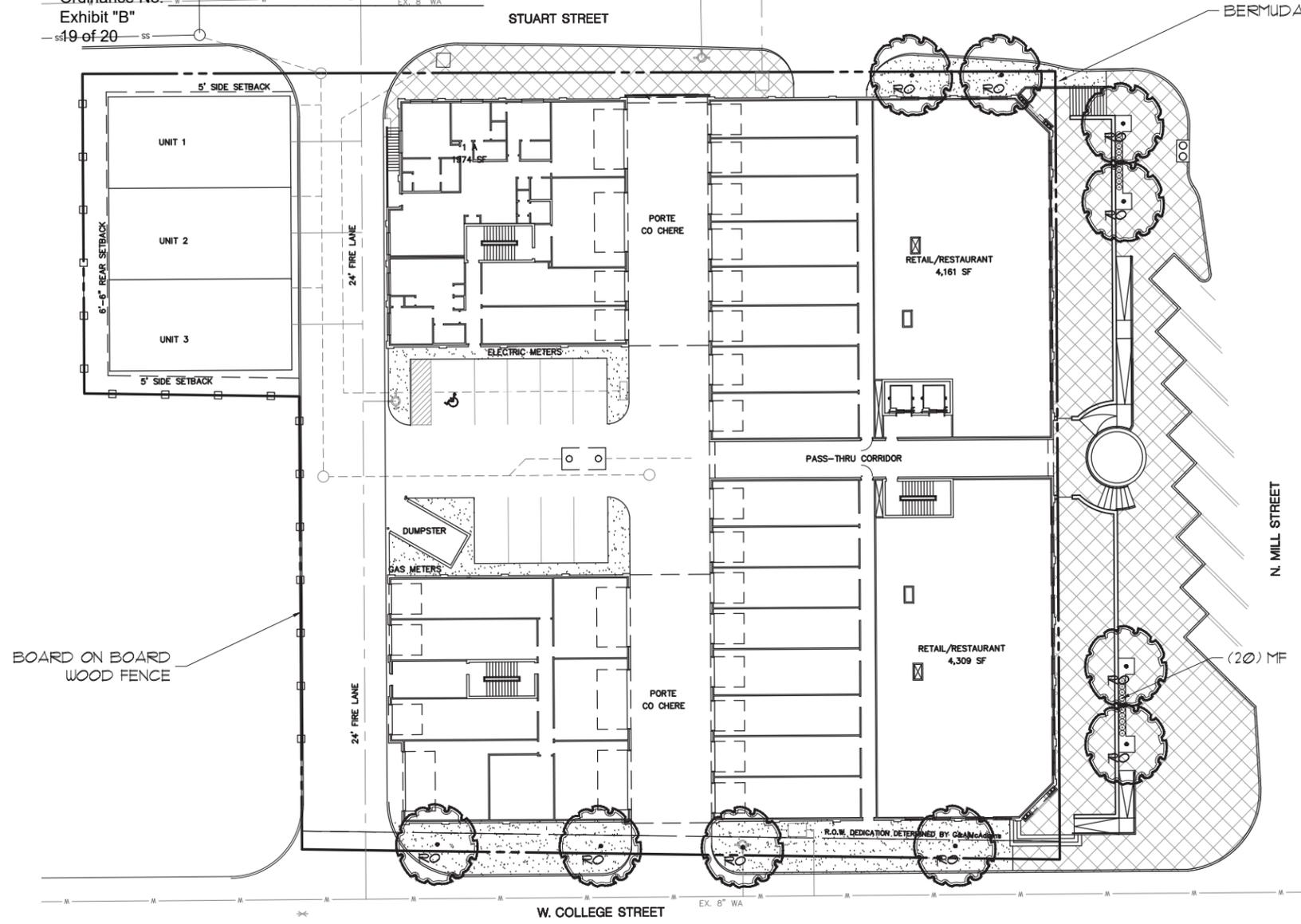
# STUART STREET ELEVATION

SCALE: 1/16" = 1'-0"



# ALLEY ELEVATION

SCALE: 1/16" = 1'-0"



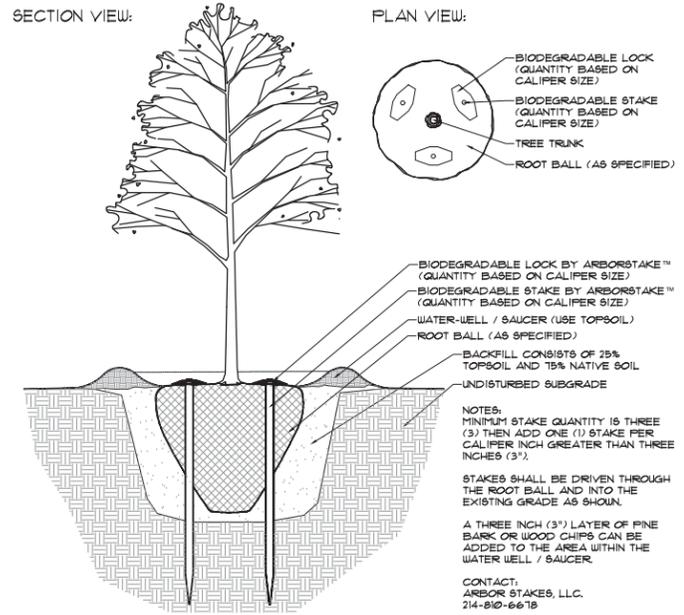
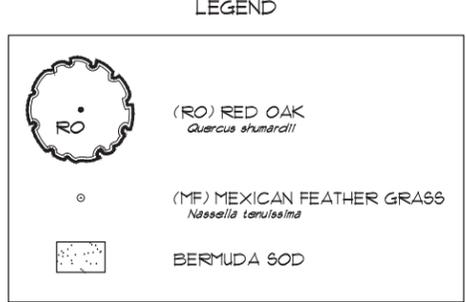
BERMUDA SOD

N. MILL STREET

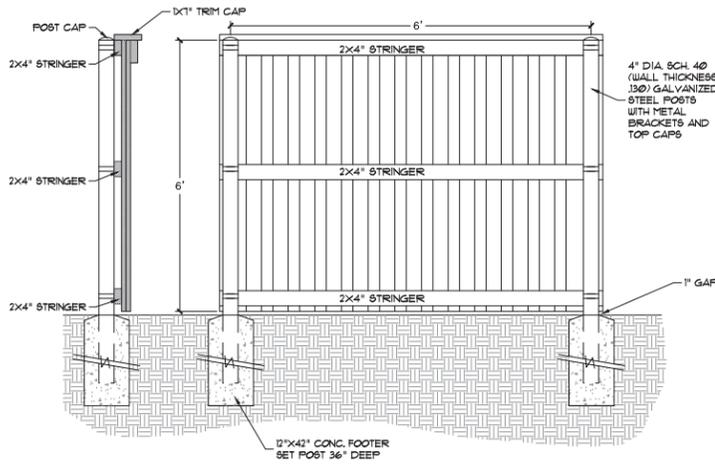
W. COLLEGE STREET



SCALE: 1"=20'



1. BELOWGROUND TREE STAKING DETAIL 1/4"=1'



2. 6' BOARD ON BOARD FENCE 1/2"=1'

**PLANT LIST**

| QUANT. | COMMON NAME           | BOTANICAL NAME             | SIZE    | MIN. HT. | SPACE    | REMARKS      |
|--------|-----------------------|----------------------------|---------|----------|----------|--------------|
| 10     | RED OAK               | <i>Quercus shumardii</i>   | 3"      | 10'-12'  | Per Plan | Single Trunk |
| 20     | MEXICAN FEATHER GRASS | <i>Nassella tenuissima</i> | 3 gal.  | 12"      | 2'-0"    | Xerl         |
| 4,000  | BERMUDA SOD           |                            | sq. ft. |          |          | Xerl         |

**NOTES:**

INTEND TO HAVE CANOPY TREES ALONG W. COLLEGE STREET AND STUART STREET, PENDING ROAD IMPROVEMENTS AND OVERHEAD UTILITIES. MAY BE SUBSTITUTED WITH ORNAMENTAL TREES.

The John R. McAdams Company, Inc. (DBA, G&A McAdams) 111 Hillside Drive Lewisville, Texas 75057 972-430-9712 201 Country View Drive Rockwall, TX 75087 940-240-1011 9262 TBP#: 18762 TEP#: 10194440 www.mcadamsco.com



**MILL STREET LOFTS**  
 Lot 33, Jackson Trust Addition  
 1.142 Acres in the J. W. KING SURVEY, ABSTRACT NO. 696 CITY OF LEWISVILLE DENTON COUNTY, TEXAS

**CONCEPT LANDSCAPE PLAN**

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT APPLICATIONS.  
 RON STEWART LANDSCAPE ARCHITECT  
 DATED 9/12/2018



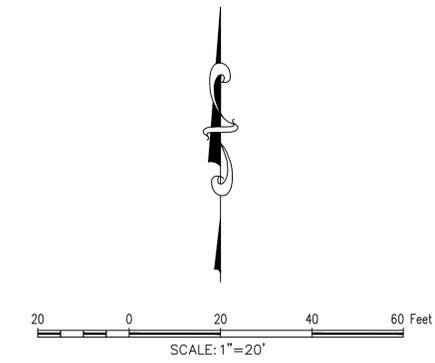
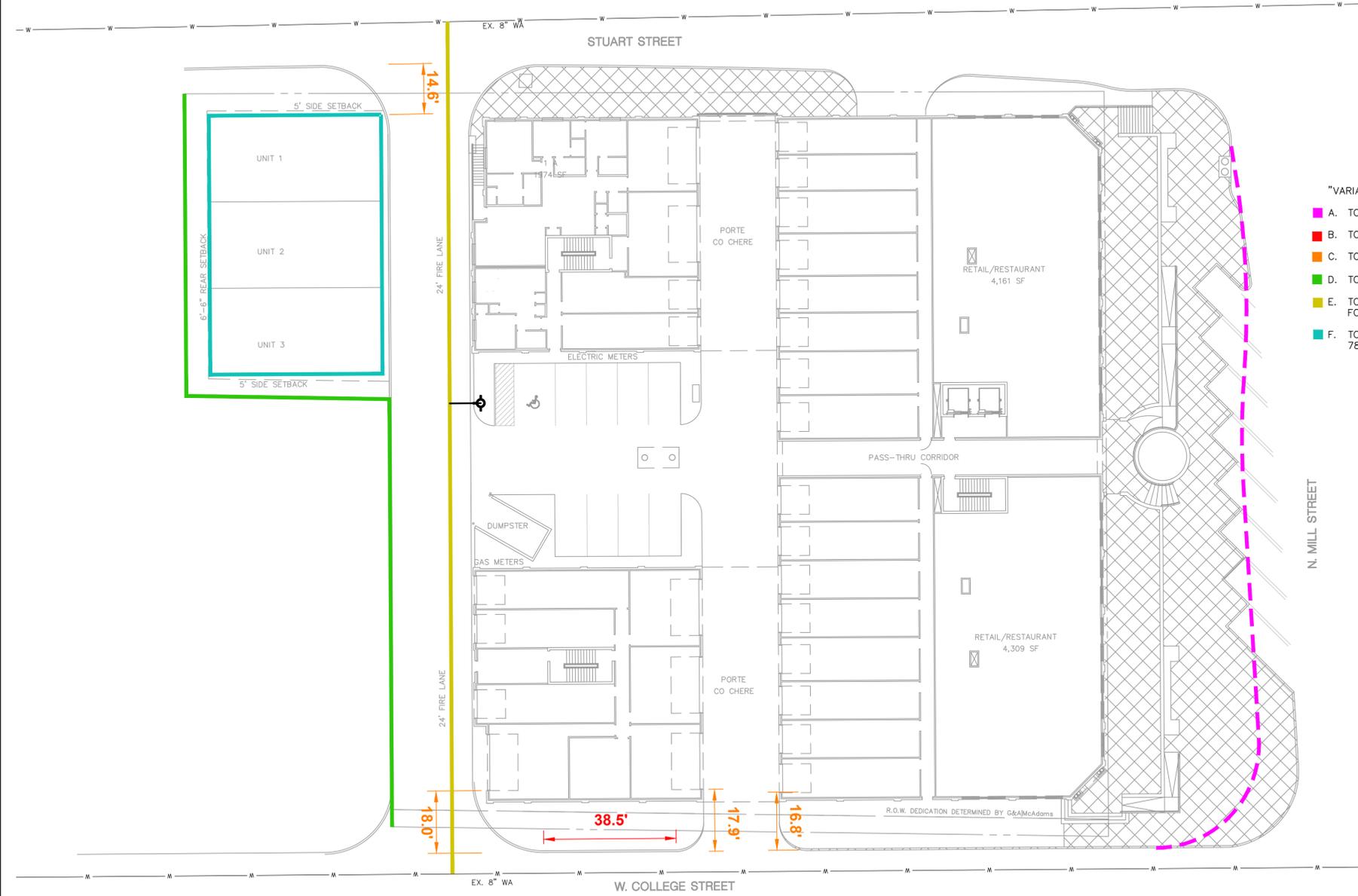
Drawn By: MH  
 Date: 05/11/18  
 Scale: 1"=20'  
 Revisions:  
 07/18/18  
 07/19/18  
 09/04/18

18096



**OWNER/DEVELOPER**  
 BENNY JAFARI AND HENRY RAHMANI  
 1800 VALLEY VIEW LANE SUITE 320  
 Ph. 469-892-7200

File: Z:\2018\18096\18096.dwg (2018) 18096 - VARIANCE DWG1  
 Plot: 9/26/2018 8:51 AM by Ronald Rivers. Saved: 9/26/2018 8:50 AM by Ronald



- "VARIANCES APPROVED BY CITY COUNCIL ON \_\_\_\_\_"
- A. TO NOT REQUIRE A RIGHT TURN LANE ON MILL ST. AND COLLEGE ST.
  - B. TO REDUCE THE 50-FT DRIVEWAY SPACING ALONG COLLEGE STREET TO 38.5 FEET.
  - C. TO REDUCE THE 40-FT DRIVEWAY STACKING REQUIREMENT TO BE A RANGE OF 18.0 FEET TO 14.6 FEET.
  - D. TO ALLOW A 6' BOARD ON BOARD WOOD FENCE IN LIEU OF REQUIRED 6' MASONRY SCREENING.
  - E. TO ALLOW A PUBLIC WATER LINE TO BE INSTALLED UNDERNEATH PAVEMENT. PROPERTY OWNER TO BE RESPONSIBLE FOR PAVEMENT REPAIR OR REPLACEMENT AFTER ANY FUTURE WORK ON THE WATER LINE.
  - F. TO ALLOW FOR A MATERIAL DEVIATION FOR THE WESTERN CONDO BUILDING CONSISTING OF 22% BRICK AND STONE AND 78% WOOD AND FIBER CEMENT BOARD..

The John R. McAdams Company, LLC  
 (DBA: G&A McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-436-9712  
 201 Country View Drive  
 Rowlett, Texas 75088  
 940-248-1012  
 TBPE: 19762 TEPLS: 0184440  
 www.mcadamsco.com



**MILL STREET LOFTS**  
 1.142 Acres  
 in the  
 J.W. KING SURVEY, ABSTRACT NO. 696  
 JACKSON TRUST ADDITION  
 DENTON COUNTY, TEXAS

**Variance Exhibit**

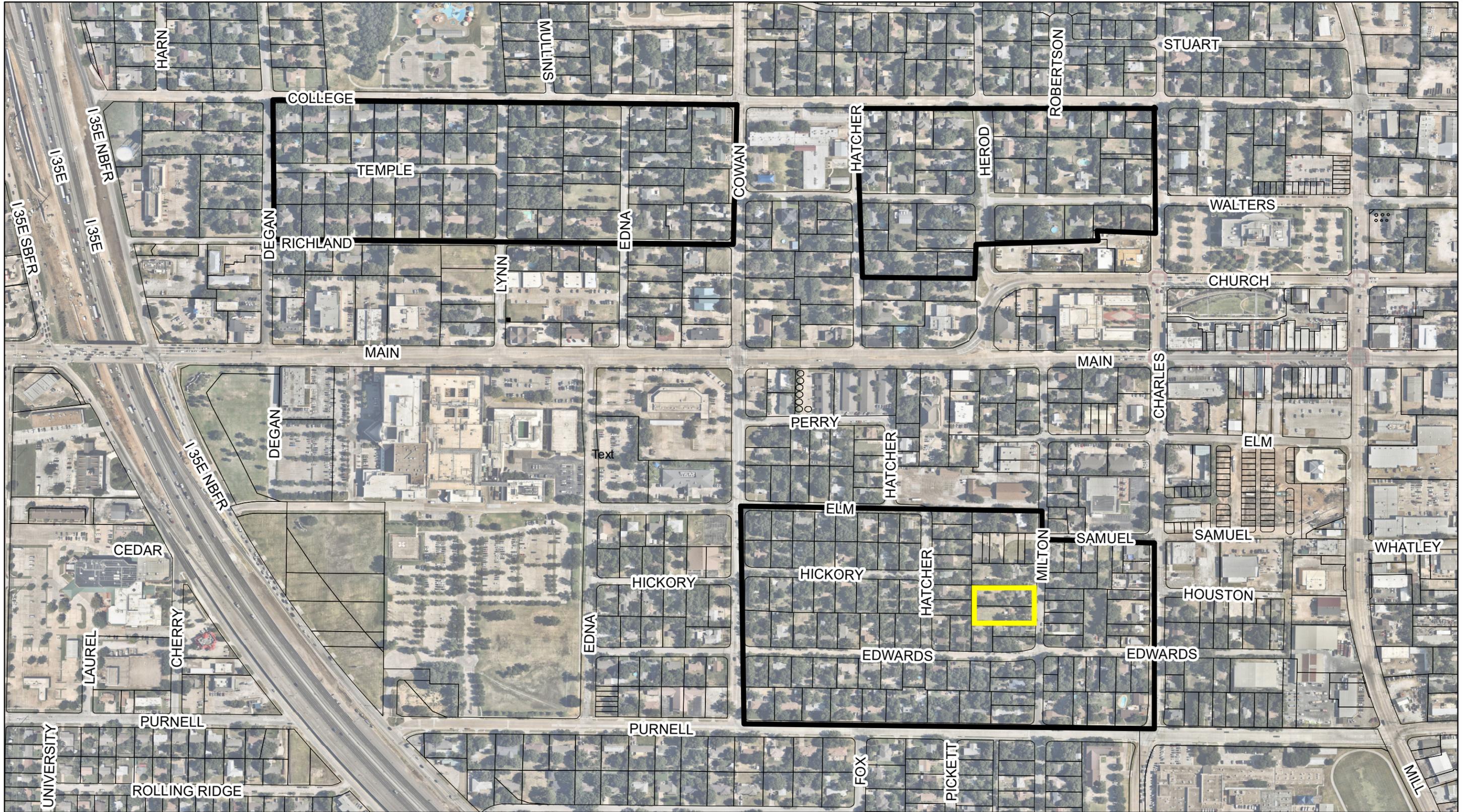
**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 G&A | MCADAMS,  
 TBPE: 19762  
 JOSHUA M. BARTON,  
 P.E. #129227  
 DATE 9/26/2018

|                  |
|------------------|
| Drawn By: PF     |
| Date: 09/04/2018 |
| Scale: 1"=20'    |
| Revisions:       |
| 09/19/2018       |
| 09/25/2018       |

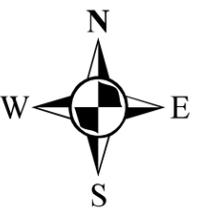
**18096**



**OWNER/DEVELOPER**  
 BENNY JAFARI AND HENRY RAHMANI  
 1800 VALLEY VIEW LANE SUITE 320  
 Ft. 469-892-7200



Recommended OTMU1 Neighborhoods



# **RACETRAC SPECIAL USE PERMIT**

Northeast corner of State Highway 121 Business and  
West Vista Ridge Mall Drive

City Council Meeting – October 1, 2018



SUBJECT  
PROPERTY

SH 121 BUS

SH 121 BUS

HIGHPOINT OAKS DR

EDMONDS LN

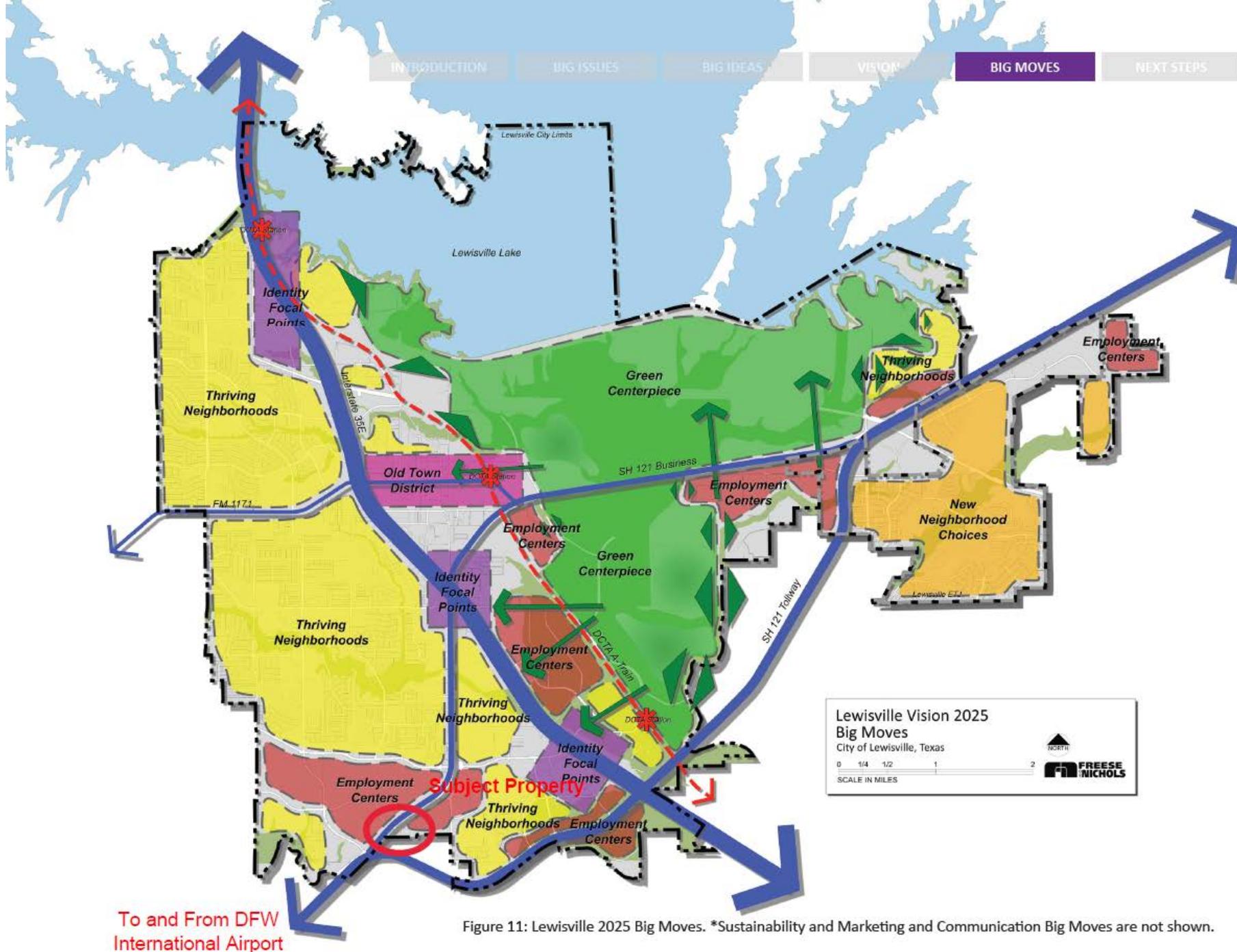
SH 121 BUS

VISTA RIDGE MALL DR

RIDGEWOOD DR

CITY OF LEWISVILLE

CITY OF COPPELL



To and From DFW International Airport

Figure 11: Lewisville 2025 Big Moves. \*Sustainability and Marketing and Communication Big Moves are not shown.

## RESOURCE MANAGEMENT

*By 2025, Lewisville's natural, human, energy, and capital assets should be the foundation for a distinctive, desirable, and efficiently-managed sustainable community.*

Goal 1: Improve and protect the lake, floodplain, and natural areas as a green centerpiece

Goal 2: Create places to work, play, and study surrounded by nature and within walking distance of trails

Goal 3: Improve energy and water efficiency in existing and future public and private development

Goal 4: Reinvest in older neighborhoods and business/shopping areas (including Vista Ridge Mall) in order for them to remain desirable and valuable

Goal 5: Improve access to Lewisville resources and reduce traffic congestion

Goal 6: Inform residents of goals through education, marketing and public involvement

## GROWTH

*In 2025, Lewisville should be a unique community that attracts and welcomes businesses and residents positioned for growth and success.*

Goal 1: Maintain current parks and trails

Goal 2: Create and fund new parks and trails

Goal 3: Improve the perception of Lewisville

Goal 4: Develop and enforce stronger ordinances

Goal 5: Maintain fiscal responsibility

Goal 6: Enhance City character

Goal 7: Attract transit-oriented, empty nester, and senior residents

Goal 8: Focus on long-term economic development

Goal 9: Identify desirable businesses

Goal 10: Determine the best funding sources for economic development

As part of Lewisville's Economic Development strategy, it is imperative that properties with visibility and access to major thoroughfares be available for corporate office development.

## Example of Potential Office Development:

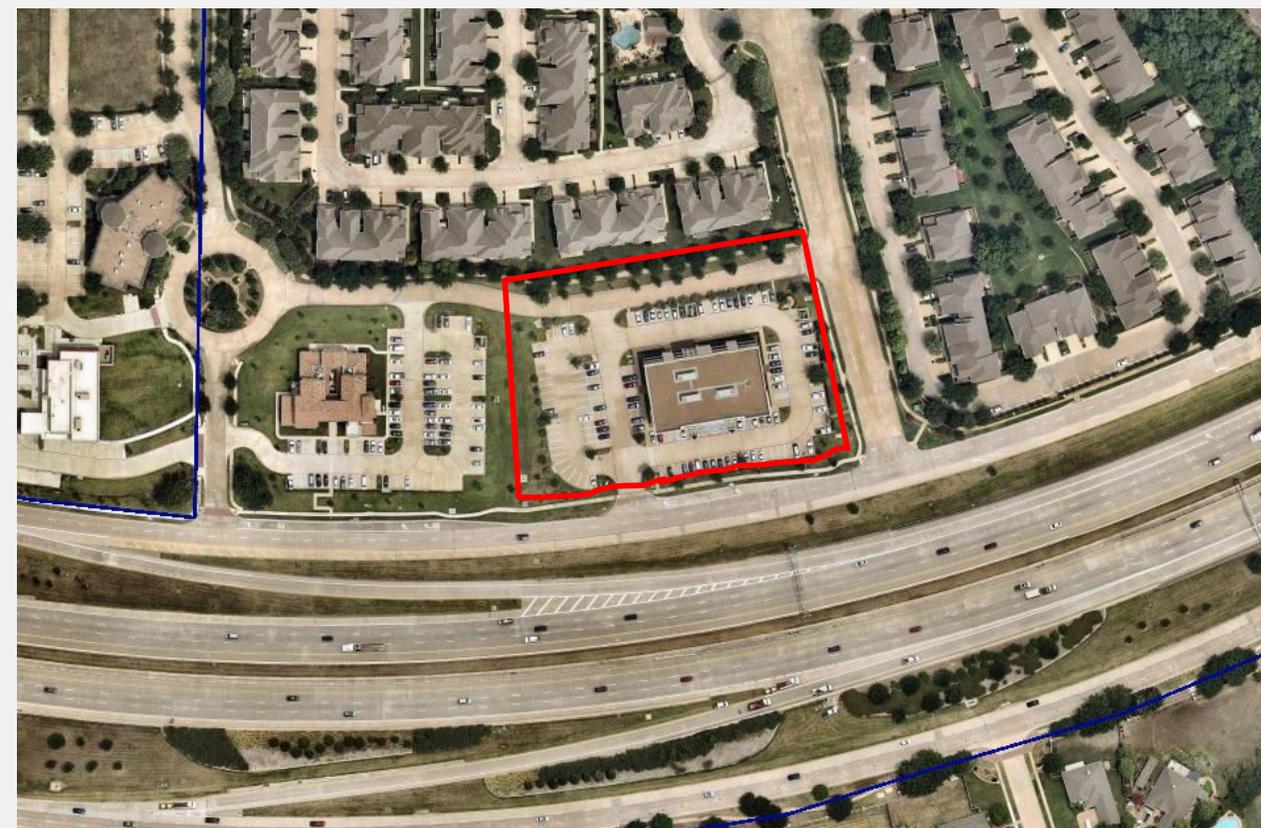
Genusys Office Building

209 State Highway 121

Lewisville, TX 75067

Building Area: 33,000 square feet (3 stories)

Land Area: 2.6 acres



# Genusys Site Superimposed onto Subject Site



## Example of Potential Office Development:

Clear C2 Office Building

724 Canyon Drive

Coppell, TX 75019

Building Area: 11,095 Square Feet (1-story)

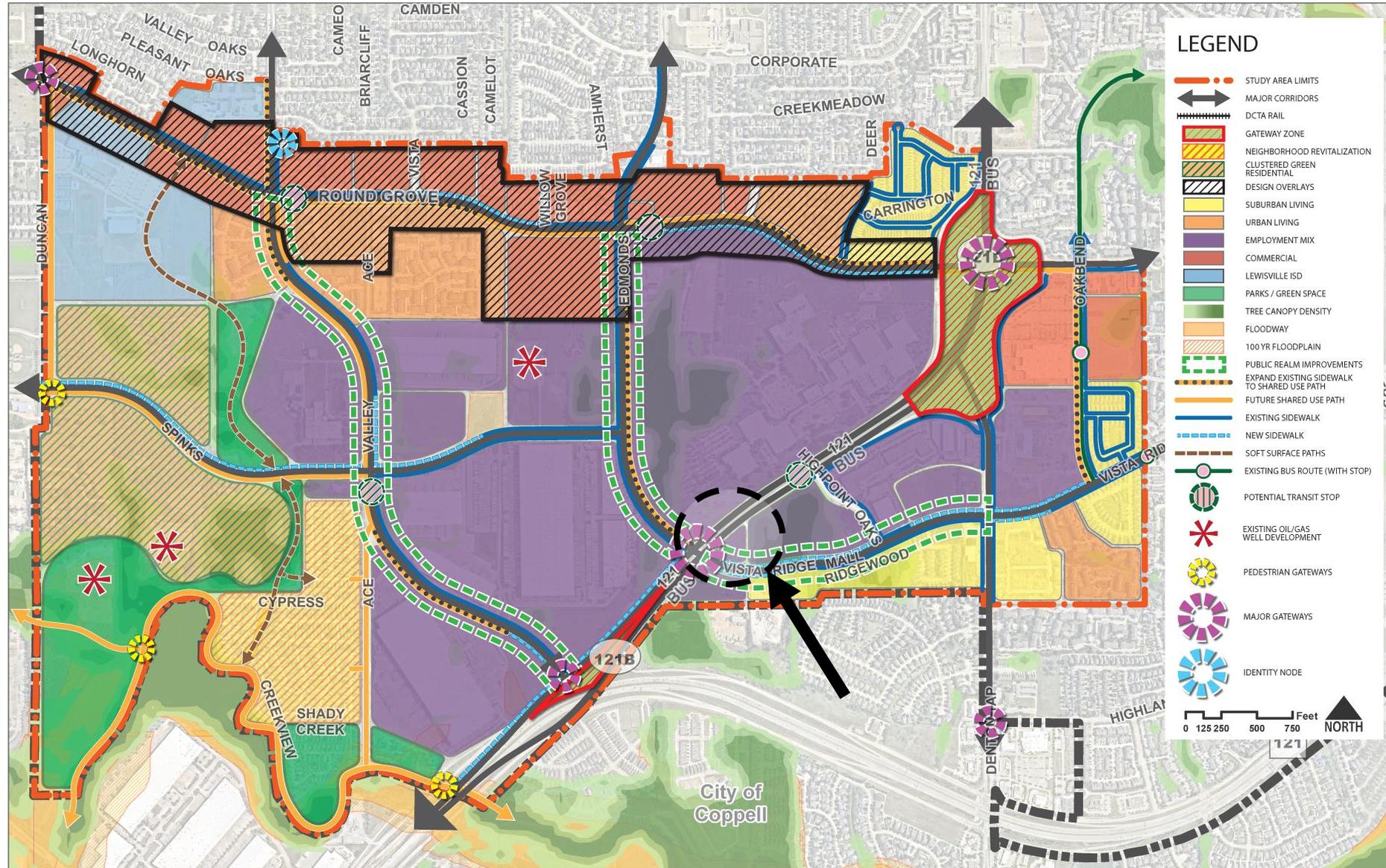
Land Area: 2.09 acres (triangular shaped property)



## Clear C2 Site Superimposed onto Subject Site



# FRAMEWORK PLAN

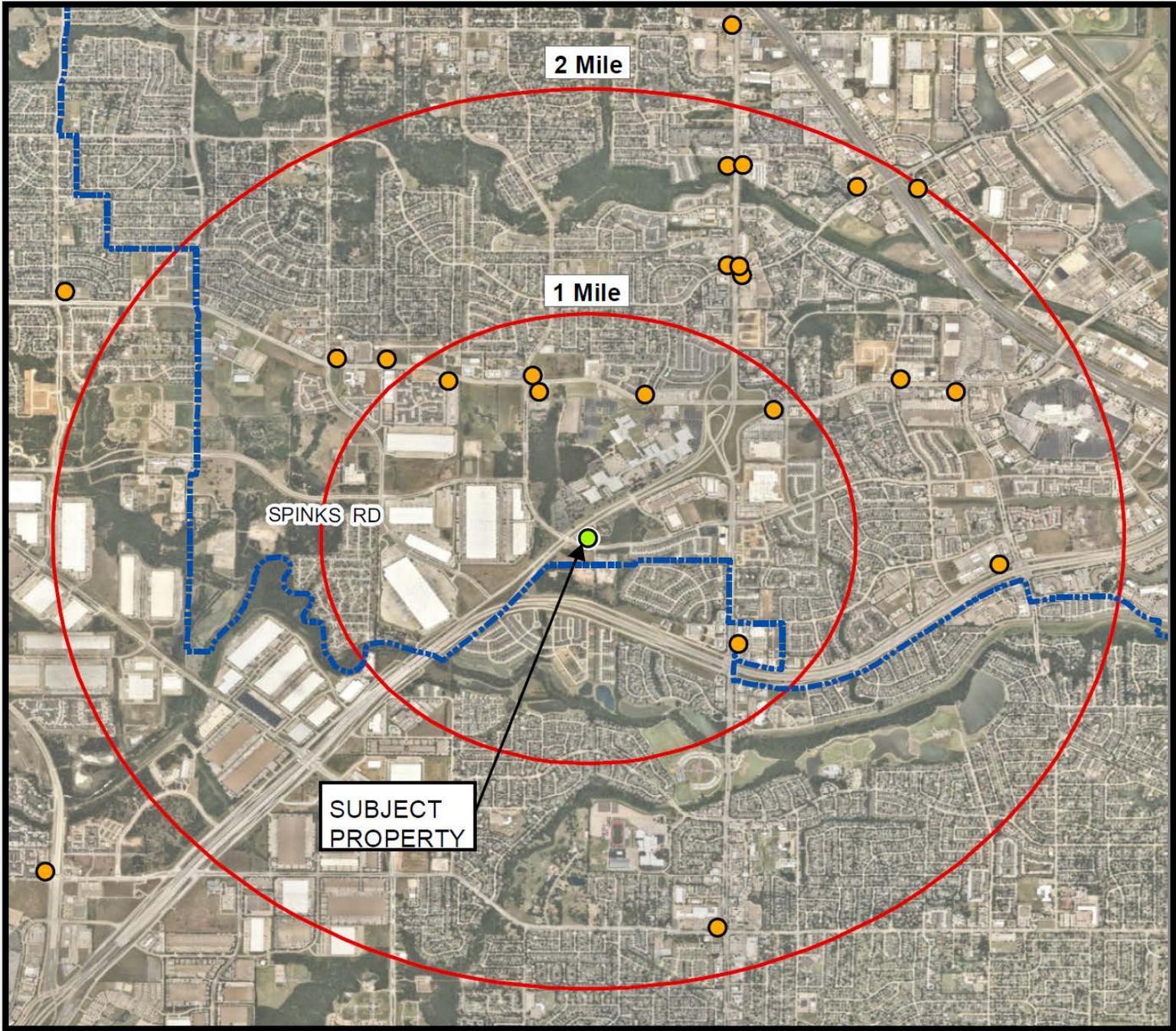


## SOUTHWEST LEWISVILLE

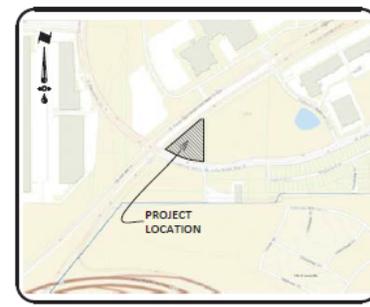


Kimley»Horn

February 2011



| Boundary Curve Table |         |          |           |            |               |
|----------------------|---------|----------|-----------|------------|---------------|
| Curve #              | Length  | Radius   | Delta     | Chord Dist | Chord Bearing |
| C1                   | 205.01' | 1050.00' | 17°14'29" | 205.68'    | N 78°03'50" W |
| C2                   | 66.05'  | 232.20'  | 15°28'04" | 65.84'     | N 54°26'46" W |
| C3                   | 46.44'  | 263.00'  | 09°33'36" | 46.30'     | N 67°24'42" W |
| C4                   | 75.23'  | 1038.00' | 04°09'09" | 75.21'     | N 84°17'05" W |



LOCATION MAP

VARIANCES: NONE

| SITE DATA                  |                               | BLOCK A, LOT 1              |                                       |
|----------------------------|-------------------------------|-----------------------------|---------------------------------------|
| Ex. Zoning:                | AG                            | Prop. Zoning:               | U w/SUP                               |
| Prop. Use:                 | U w/SUP                       | Prop. Use:                  | Convenience Store W/ Gas Pumps        |
| Lot Area:                  | 2,026 Ac. (88,249 S.F.)       | Building Area:              | 5,411 Sq. Ft. Bldg. 567 Sq. Ft. Patio |
| Building Coverage Allowed: | Max. 90% of Lot Area          | Building Coverage Proposed: | 6.13%                                 |
| Parking Required:          | 7.5 Sp./1,000 Sq. = 45 Spaces | Total Parking Provided:     | 50 Sp. (Incl. 2 HC)                   |
| Impervious Area:           | 54,807 Sq. Ft.                |                             |                                       |

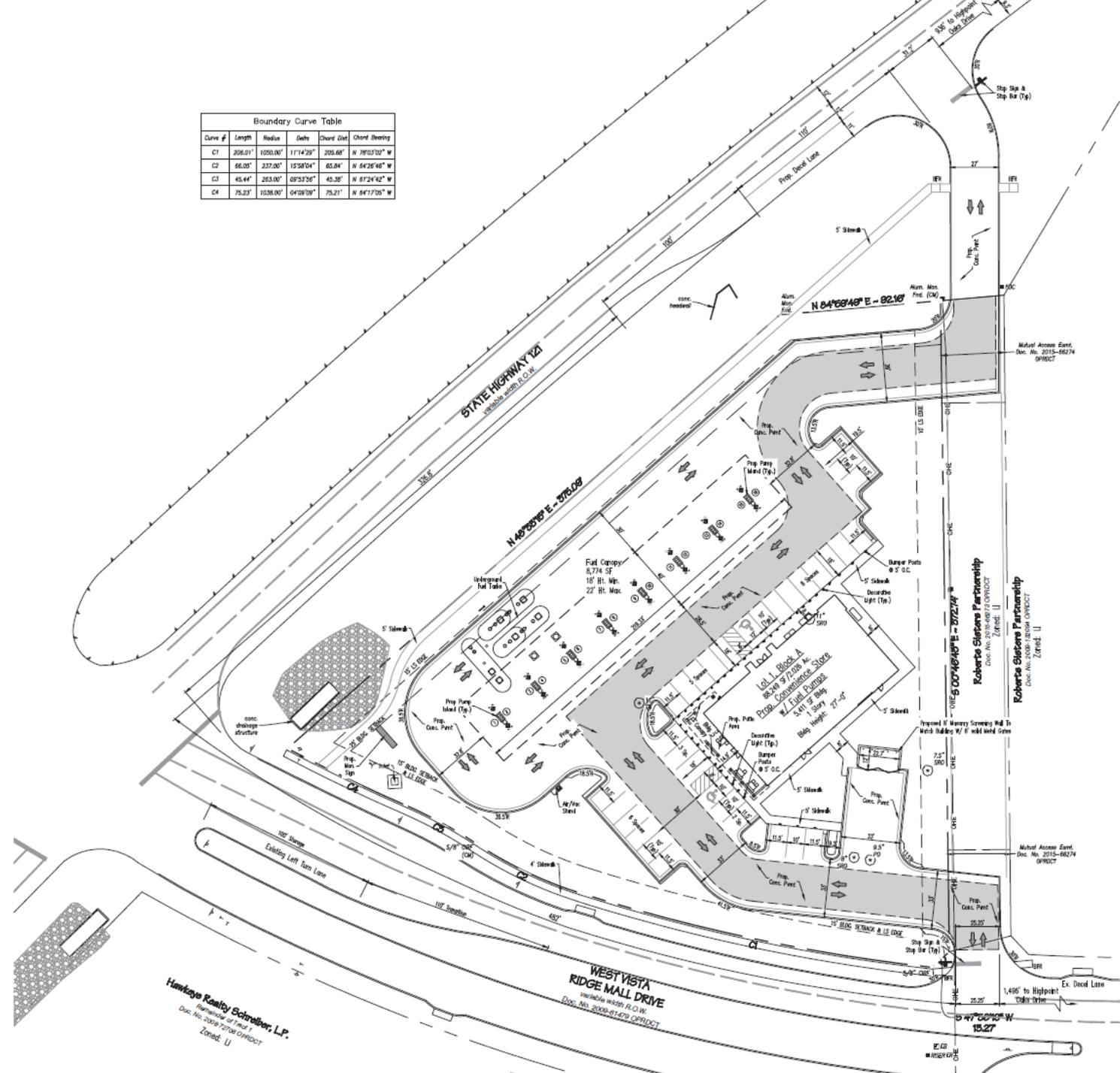
SITE PLAN NOTES:

1. According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0560G & 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
2. Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
3. Signs shall be permitted separately.
4. Fences shall be permitted separately.
5. Dumpster is screened in accordance with Ordinance No. 4223-11-2015.
6. Pedestrian access easement to be dedicated as necessary upon approval of sidewalk alignment at engineering site plan phase.
7. The exterior finish of the building shall be in accordance with Section 6-181 of the City of Lewisville General Development Ordinance. The aggregate total of all exterior wall elevations (excluding doors and windows) shall consist of not less than eighty percent (80%) brick or stone veneer.

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

LEGEND

- ▭ 24' FRELANE
- ⊕ EXISTING POWER POLE
- ⊕ PROP. FH
- ⊕ EX. FH



Hawkeye Realty Scotcher, L.P.  
 Parcel No. of Tract 1  
 Dec. No. 2016-0708 CONTRACT  
 Zoned: U

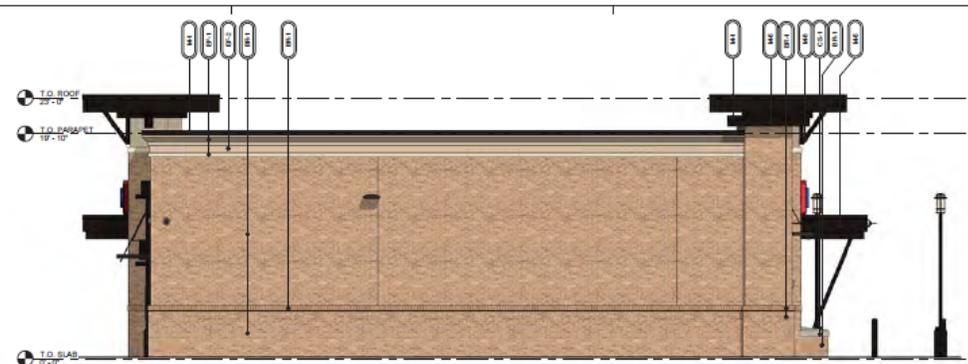
WEST VISTA  
 RIDGE MALL DRIVE  
 variable width F.O.W.  
 Dec. No. 2000-0149 CONTRACT

APPLICANT  
 ReactTrac Petroleum, Inc.  
 3225 Cumberland Blvd. Suite 100  
 Atlanta, GA 30339  
 Telephone: (770) 431-7600  
 Contact: Andrew Melzer

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



4 RIGHT ELEVATION  
3/16" = 1'-0"



3 LEFT ELEVATION  
3/16" = 1'-0"



2 REAR ELEVATION  
3/16" = 1'-0"



1 FRONT ELEVATION  
3/16" = 1'-0"

| ELEVATION | SHAPES           | DIMENSIONS     | AREA  |
|-----------|------------------|----------------|-------|
| FRONT     | RT PARALLELOGRAM | 13'-6" x 3'-0" | 40 SF |
|           | BANNER           | 7'-6" x 5'-6"  | 42 SF |
| REAR      | RT PARALLELOGRAM | 13'-6" x 3'-0" | 40 SF |

| TOTAL BUILDING       |          |                |
|----------------------|----------|----------------|
| TOTAL SURFACE AREA   | 5,980    | TOTAL SF       |
| GLAZING/OPENING AREA | 538      | TOTAL SF       |
| NET SURFACE AREA     | 5,980    | TOTAL SF       |
| MATERIAL             | SQ. FOOT | % OF ELEVATION |
| STONE                | 5        | 0%             |
| BRICK                | 4,777    | 80%            |
| EIFS                 | 555      | 9%             |
| METAL                | 544      | 9%             |
| WOOD                 | 0        | 0%             |

| FRONT ELEVATION      |          |                |
|----------------------|----------|----------------|
| TOTAL SURFACE AREA   | 3,170    | TOTAL SF       |
| GLAZING/OPENING AREA | 330      | TOTAL SF       |
| NET SURFACE AREA     | 1,559    | TOTAL SF       |
| MATERIAL             | SQ. FOOT | % OF ELEVATION |
| STONE                | 5        | 0%             |
| BRICK                | 1,474    | 80%            |
| EIFS                 | 131      | 10%            |
| METAL                | 130      | 10%            |
| WOOD                 | 0        | 0%             |

| REAR ELEVATION       |          |                |
|----------------------|----------|----------------|
| TOTAL SURFACE AREA   | 3,126    | TOTAL SF       |
| GLAZING/OPENING AREA | 188      | TOTAL SF       |
| NET SURFACE AREA     | 1,340    | TOTAL SF       |
| MATERIAL             | SQ. FOOT | % OF ELEVATION |
| STONE                | 0        | 0%             |
| BRICK                | 1,320    | 79%            |
| EIFS                 | 175      | 9%             |
| METAL                | 244      | 13%            |
| WOOD                 | 0        | 0%             |

| LEFT ELEVATION (ENTRY) |          |                |
|------------------------|----------|----------------|
| TOTAL SURFACE AREA     | 1,115    | TOTAL SF       |
| GLAZING/OPENING AREA   | 62       | TOTAL SF       |
| NET SURFACE AREA       | 1,083    | TOTAL SF       |
| MATERIAL               | SQ. FOOT | % OF ELEVATION |
| STONE                  | 0        | 0%             |
| BRICK                  | 795      | 72%            |
| EIFS                   | 304      | 10%            |
| METAL                  | 130      | 10%            |
| WOOD                   | 0        | 0%             |

| RIGHT ELEVATION (NO ENTRY) |          |                |
|----------------------------|----------|----------------|
| TOTAL SURFACE AREA         | 1,180    | TOTAL SF       |
| GLAZING/OPENING AREA       | 0        | TOTAL SF       |
| NET SURFACE AREA           | 1,180    | TOTAL SF       |
| MATERIAL                   | SQ. FOOT | % OF ELEVATION |
| STONE                      | 0        | 0%             |
| BRICK                      | 1024     | 89%            |
| EIFS                       | 98       | 9%             |
| METAL                      | 58       | 5%             |
| WOOD                       | 0        | 0%             |

EXTERIOR MATERIAL SCHEDULE

|            |  |   |
|------------|--|---|
| AWNING     | ALUMINUM AWNING                              | SELECTED BY RACETRAC  |
| BRICK      | SPICAL                                       | LAREDDO BRICK   |
| CAST STONE | MATCH SPICAL TUSCAN                          | INTEL CHAMPAGNE   |
| EIFS       | STO THERM CI                                 | W/13 INTERACTIVE CREAM  |
| GLAZING    | 1" NON-IMPACT RATED INSULATED GLAZING        | CLIMATE ZONES 2 OR 3, 10U AT STOREFRONT 0.28 UFACTOR, 29HC PF+0.29+0.27 (1/4" PPG SOLARBAN TONL LOWE #2 11/2" AIR + 1/4" CLEAR) OR APPROVED ALTERNATE |
| METAL      | PREFINISHED 24" WIDE COMPRESSION METAL COVER | METAL TO MATCH STOREFRONT COLOR DARK BRONZE   |
| PAINT      | SHERWIN WILLIAMS                             | EXTERIOR PAINT TO MATCH DARK BRONZE   |
| ROOFING    | DUROLCAST                                    | RO ML MEMBRANE ROOFING SYSTEM   |

**LANDSCAPE NOTES**

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

**MAINTENANCE NOTES**

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

**GENERAL LAWN NOTES**

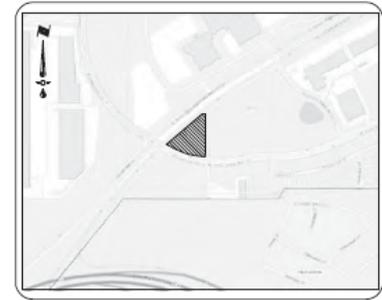
- The grade areas to achieve final contours indicated on all plans.
  - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
  - All lawn areas to receive solid sod shall be laid in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
  - Imported topsoil shall be regional, free of all from the region, known as bottom soil and free from weeds, pebbles, substances, rocks, debris, vegetation, stones, containing no salt and black in color.
  - All lawn areas prior to the grading, irrigation trenches completely sealed, and final grass sown by the Owner's Construction Manager or Architect prior to installation.
  - Approx. 3/4" diameter and larger, dry sticks, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1) one bush of imported topsoil on all areas to receive lawn.

**SOLID SOD NOTES**

- The grade areas to achieve final contours indicated. Leave areas to receive topsoil 2" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be laid in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of sodding topsoil.
- Plant sod by hand to cover indicated areas completely. House edges and sod are bushings. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from undulations and ruts.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to, mowing, watering, weeding, fertilizing, seeding and replacing dead or bare areas to keep playing a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from stock supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with winter ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

**Boundary Curve Table**

| Curve # | Length  | Radius   | Delta      | Chord Dist | Chord Bearing |
|---------|---------|----------|------------|------------|---------------|
| C1      | 204.61' | 1058.02' | 117°43'30" | 205.60'    | N 093°33'0" W |
| C2      | 86.05'  | 227.02'  | 152°04'41" | 89.44'     | N 87°38'48" W |
| C3      | 45.44'  | 263.02'  | 99°33'54"  | 45.38'     | N 87°34'42" W |
| C4      | 75.23'  | 1038.02' | 94°59'58"  | 75.21'     | N 84°17'03" W |



**LOCATION MAP**  
1115

VARIANCES: NONE

| SITE DATA                   |                                       | BLOCK A, LOT 1             |                               |
|-----------------------------|---------------------------------------|----------------------------|-------------------------------|
| Ex. Zoning:                 | AG                                    | Prep. Zoning:              | U w/SUP                       |
| Prep. Use:                  | Convenience Store w/ Gas Pumps        | Lot Area:                  | 2.026 Ac. (88,249 S.F.)       |
| Building Area:              | 5,411 Sq. Ft. Bldg, 567 Sq. Ft. Patio | Building Coverage Allowed: | Max. 90% of Lot Area          |
| Building Coverage Proposed: | 6.13%                                 | Parking Required:          | 7.5 Sp./1,000 Sq. = 45 Spaces |
| Parking Provided:           | 50 Sp. (Incl. 2 HC)                   | Impervious Area:           | 54,807 Sq. Ft.                |

**PLANT LIST**

| TREES |      |              |                      |         |   |
|-------|------|--------------|----------------------|---------|---|
| QTY.  | TYPE | COMMON NAME  | BOTANICAL NAME       | SIZE    | REMARKS                                   |
| 12    | BC   | Bald Cypress | Taxodium distichum   | 3" cal. | consider grown, 13' ht., 6-8" spread min. |
| 6     | CE   | Center Elm   | Ulmus crassifolia    | 3" cal. | consider grown, 13' ht., 6-8" spread min. |
| 10    | DM   | Crepe Myrtle | Lagerstroemia indica | 7" ht.  | consider grown, 3-4 cal., no cross crotch |
| 8     | DE   | Drum Elm     | Ulmus parvifolia     | 3" cal. | consider grown, 13' ht., 6-8" spread min. |
| 2     | LO   | Live Oak     | Quercus virginiana   | 3" cal. | consider grown, 13' ht., 6-8" spread min. |

| SHRUBS |      |                                 |                                |         |  |
|--------|------|---------------------------------|--------------------------------|---------|--|
| QTY.   | TYPE | COMMON NAME                     | BOTANICAL NAME                 | SIZE    | REMARKS  |
| 70     | DA   | Dwarf Alb. 'Super Doll'         | Abelia sp. 'Super Doll'        | 3 gal.  | consider 1.8' tall, 1.8' spread min.           |
| 32     | DTS  | Dw. Texas Sage 'Lynn's Lowly'   | Leucosyllum sp. 'Lynn's Lowly' | 5 gal.  | consider 1.8' tall, 1.8' spread min.           |
| 37     | DF   | Dwarf Flame Tree 'Lynn's Lowly' | Rhus copallina 'Lynn's Lowly'  | 5 gal.  | consider 1.8' tall, 1.8' spread min.           |
| 24     | MFC  | Medusa Feathergrass             | Nassella tenuiflora            | 3 gal.  | consider 1.8' tall, 1.8' spread min.           |
| 260    | NPH  | Narrow Palm                     | Chamaedorea elegans            | 36" ht. | consider 1.8' tall, 1.8' spread min., 30" cal. |
| 24     | MRS  | Red Yucca 'Straw Hat'           | Yucca filamentosa 'Straw Hat'  | 6" ht.  | consider 1.8' tall, 1.8' spread min.           |
| 11     | RY   | Red Yucca 'Straw Hat'           | Yucca filamentosa              | 3 gal.  | consider 1.8' tall, 1.8' spread min.           |

| GROUNDCOVERS |      |                     |                  |         |  |
|--------------|------|---------------------|------------------|---------|--|
| QTY.         | TYPE | COMMON NAME         | BOTANICAL NAME   | SIZE    | REMARKS  |
| 574          | PKSL | Common Bermudagrass | Cynodon dactylon | 4" tall | consider 1.8' tall, 17' dia. sod, refer to notes |

NOTE: Plant list is up to 100% on site. Contractor shall verify all quantities on site. All heights and spreads are minimums. All plant material shall meet or exceed minimums on site. All trees to be planted in a minimum of 10' from buildings.

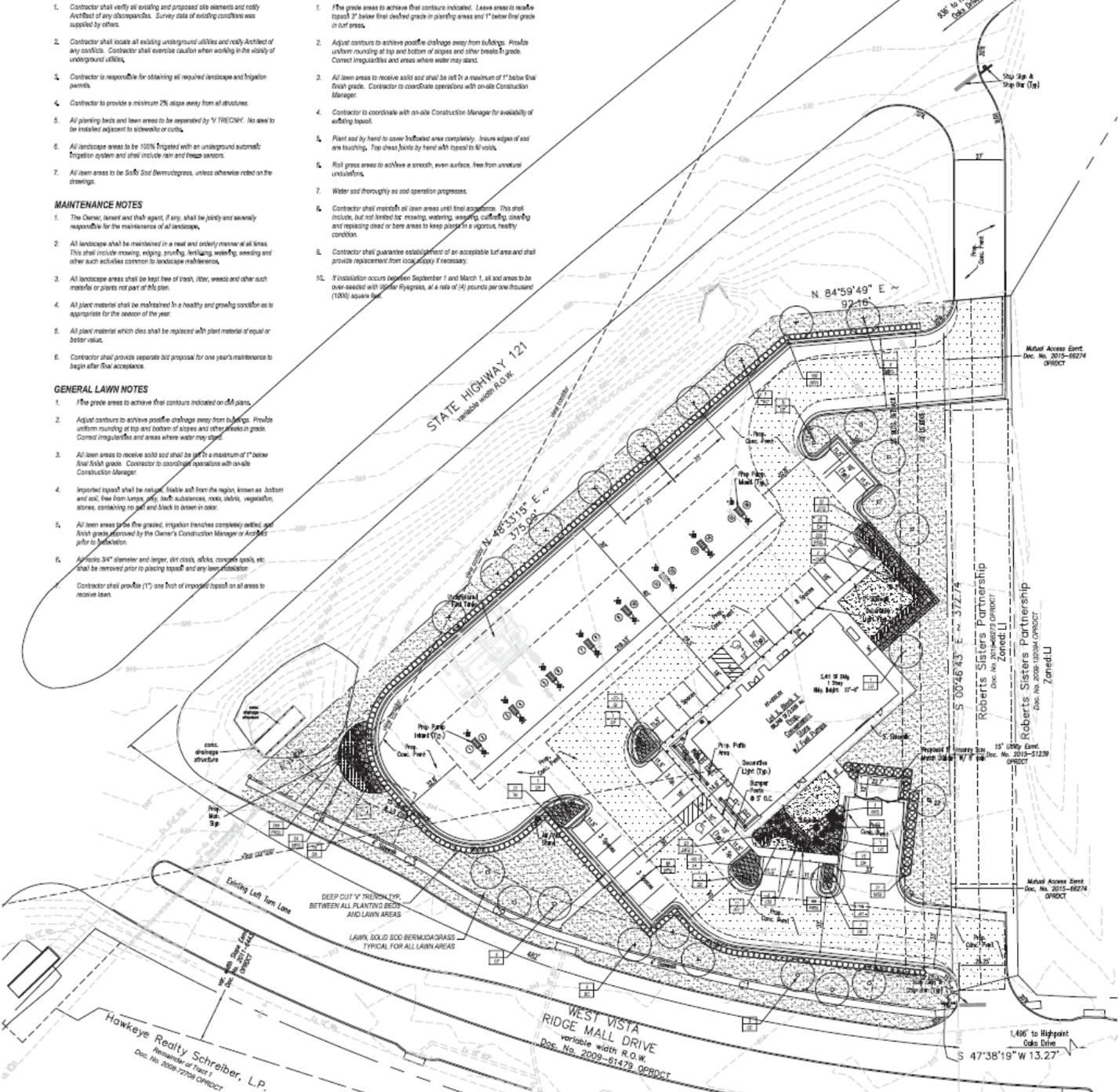
**LANDSCAPE TABULATIONS**

**STREET REQUIREMENTS**  
Requirements: 10' wide landscape strip, (1) tree 2.0" cal. or min. for every 80 LL of landscape strip.

**SH 121 (487,258 LL)**  
Required: (3) trees, 2.0" cal. (3) trees, 2.0" cal.  
Equiv. Vines/Rope Plant (360,713 LL)  
Required: (3) trees, 2.0" cal. (3) trees, 2.0" cal.

**PARKING LOT (55 spaces total area: 13,853 sq ft)**  
Requirements: (1) tree, 3" cal. or min. per 10 parking spaces  
5% of total area of parking lot must be landscape  
All parking must be screened with 30% evergreen shrubs.

Required:  
(6) trees, 3" cal., 843 sq. (5%)  
shrubs, 30" ht., 1,310 sq. (10.7%)  
shrubs, 30" ht., 1,310 sq. (10.7%)  
shrubs, 30" ht., 1,310 sq. (10.7%)



Hawkeye Realty Schreiber, L.P.  
Member of Tract 1  
Doc. No. 2008-2708 OPDCT

WEST VISTA RIDGE MALL DRIVE  
variable with R.O.W.  
Doc. No. 2009-81479 OPDCT

1496' to Highpoint Cds. Drive  
S 47°38'19" W 13.27'

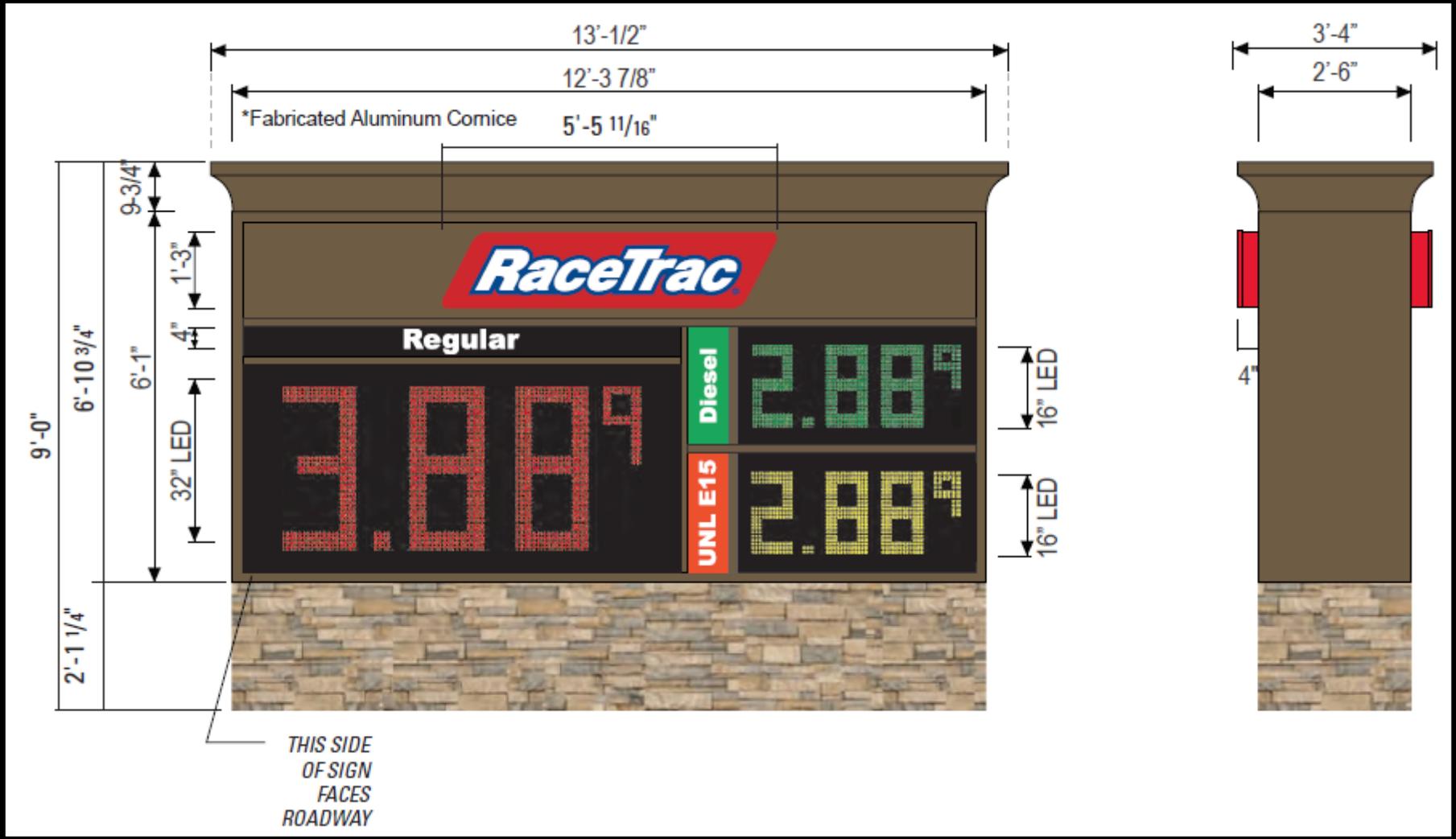
**APPLICANT**  
RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd. Suite 100  
Atlanta, GA 30339  
Telephone: (770) 431-7600  
Contact: Andrew Malzer

**ENGINEER/SURVEYOR**  
Splars Engineering, Inc.  
TBPE No. F-2121  
766 Custer Road, Suite 100  
Pineville, TX 75287  
Telephone: (972) 422-0077  
Contact: David Bond



**SMR**  
Landscape Architects, Inc.  
1708 N. 40th Street  
Dallas, Texas 75205  
Tel: 214/712-0000  
Fax: 214/712-0000  
www.smrarch.com

**01 LANDSCAPE PLAN**  
SCALE: 1" = 40'-0"



# CRITERIA FOR CONSIDERATION

## Sec. 17-29.5(c)

- *Compatibility criteria for approval.* The planning and zoning commission shall not recommend approval of, and the city council shall not grant an SUP for a use except upon a finding that the use will:
  - (1) Complement or be compatible with the surrounding uses and community facilities and any adopted comprehensive plans or small area plans;
  - (2) Contribute to, enhance or promote the welfare of the area of request and adjacent properties;
  - (3) Not be detrimental to the public health, safety or general welfare; and
  - (4) Conform in all other respects to all zoning regulations and standards.



NEC 121B / W. Vista Ridge Mall

City of Lewisville  
City Council  
October 1, 2018

## Who is RaceTrac?

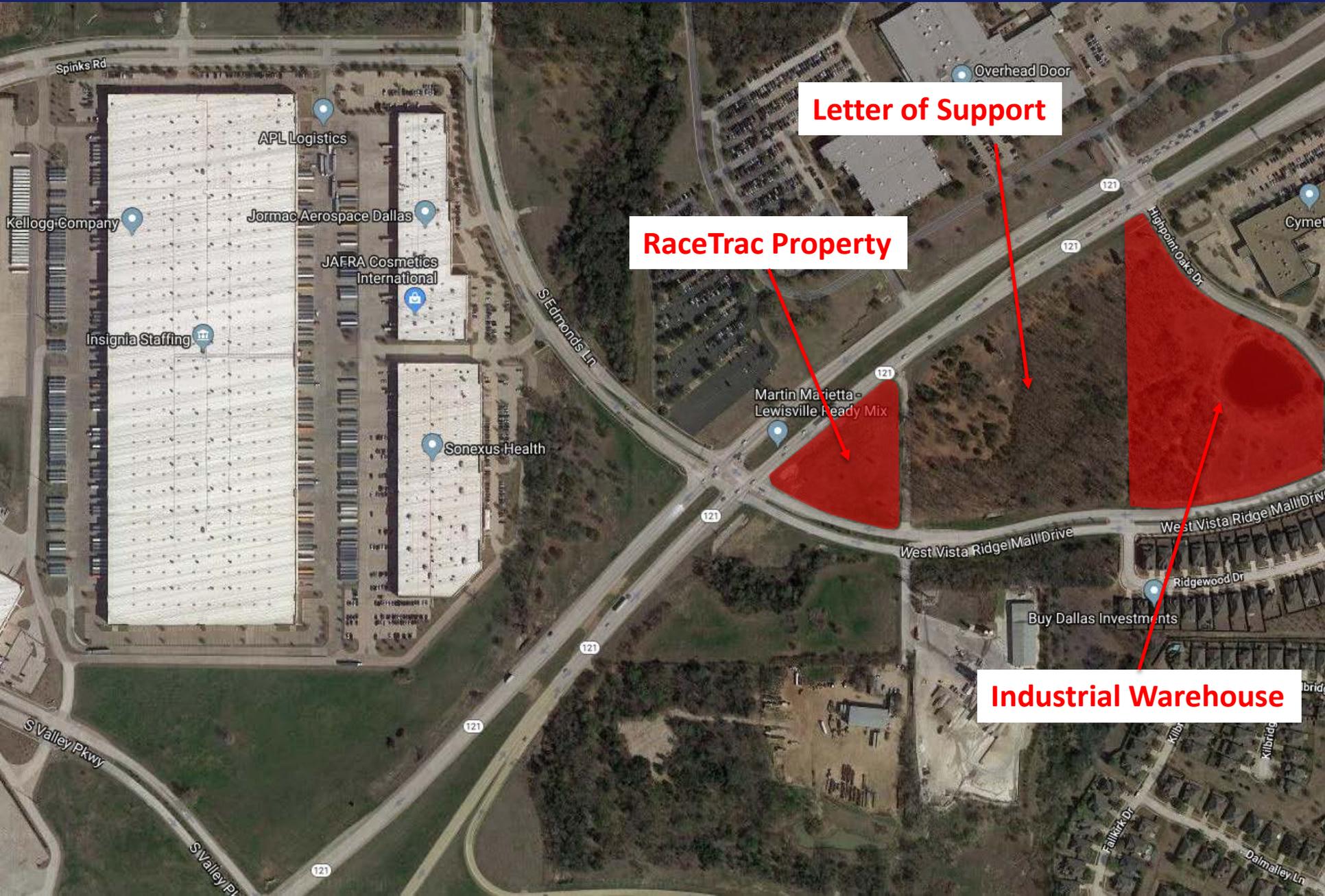
- Third-generation, family-owned and well-capitalized business
- Serving guests since 1934
- Headquartered in Atlanta, GA
- Nearly 500 company-owned and corporately-run stores operating in the Southeast







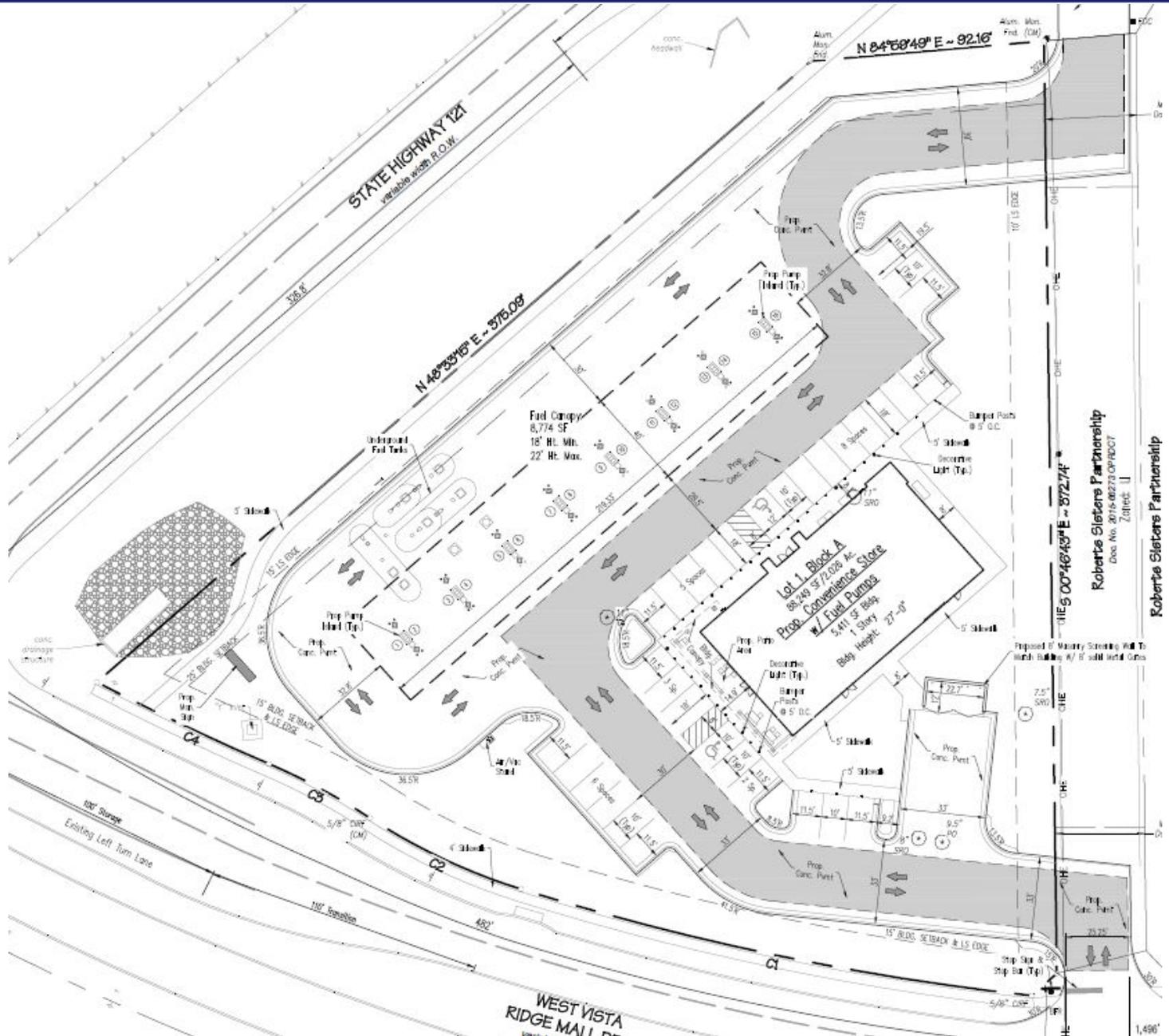




**Letter of Support**

**RaceTrac Property**

**Industrial Warehouse**



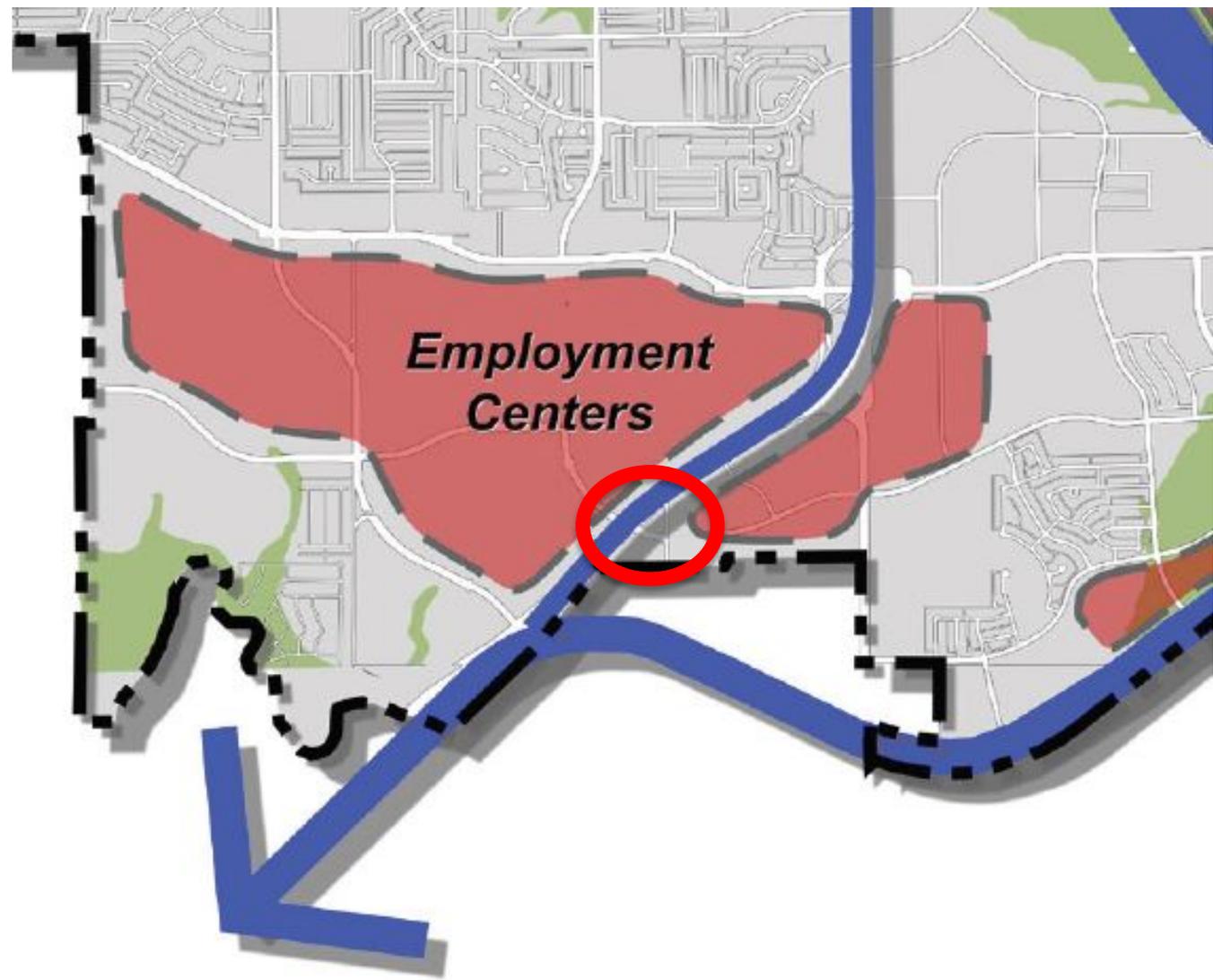


|                            |   |
|----------------------------|---|
| <b>Request:</b>            | Light Industrial (LI) w/ SUP for Gasoline Service Station |
| <b>Location:</b>           | NEC 121B & W. Vista Ridge Mall                            |
| <b>Acreage/Shape:</b>      | +/- 2.026; triangular                                     |
| <b>Current Zoning:</b>     | Agricultural Open Space (AO)                              |
| <b>Current Use:</b>        | Undeveloped   |
| <b>Surrounding Zoning:</b> | AO and Light Industrial (LI)                              |
| <b>Surrounding Uses:</b>   | Undeveloped; Highway;<br>Office/Warehouse; Batch plant    |

# Lewisville 2025

- “Common Themes” from the vast array of public input:
  - Diversity
    - “Retail and services to meet diverse needs close to home”
  - Growth
    - “Businesses that benefit from proximity to DFW airport”
    - “Infrastructure, facilities, and partnerships that support growth in targeted sectors and locations”
  - Connection
    - “Ability to reach destinations by all modes (walk, bike, transit, auto)”

# Lewisville 2025



## Lewisville 2025 – Employment Centers

- Emphasis on Lewisville's strategic location between 35E and SH121
  - RaceTrac will provide a needed service to the area that would support the increasingly important transportation network within the city
  - Benefits to both existing residential and anticipated warehouse development
- Urges “employment center” growth
  - RaceTrac often serves as a catalyst for growth

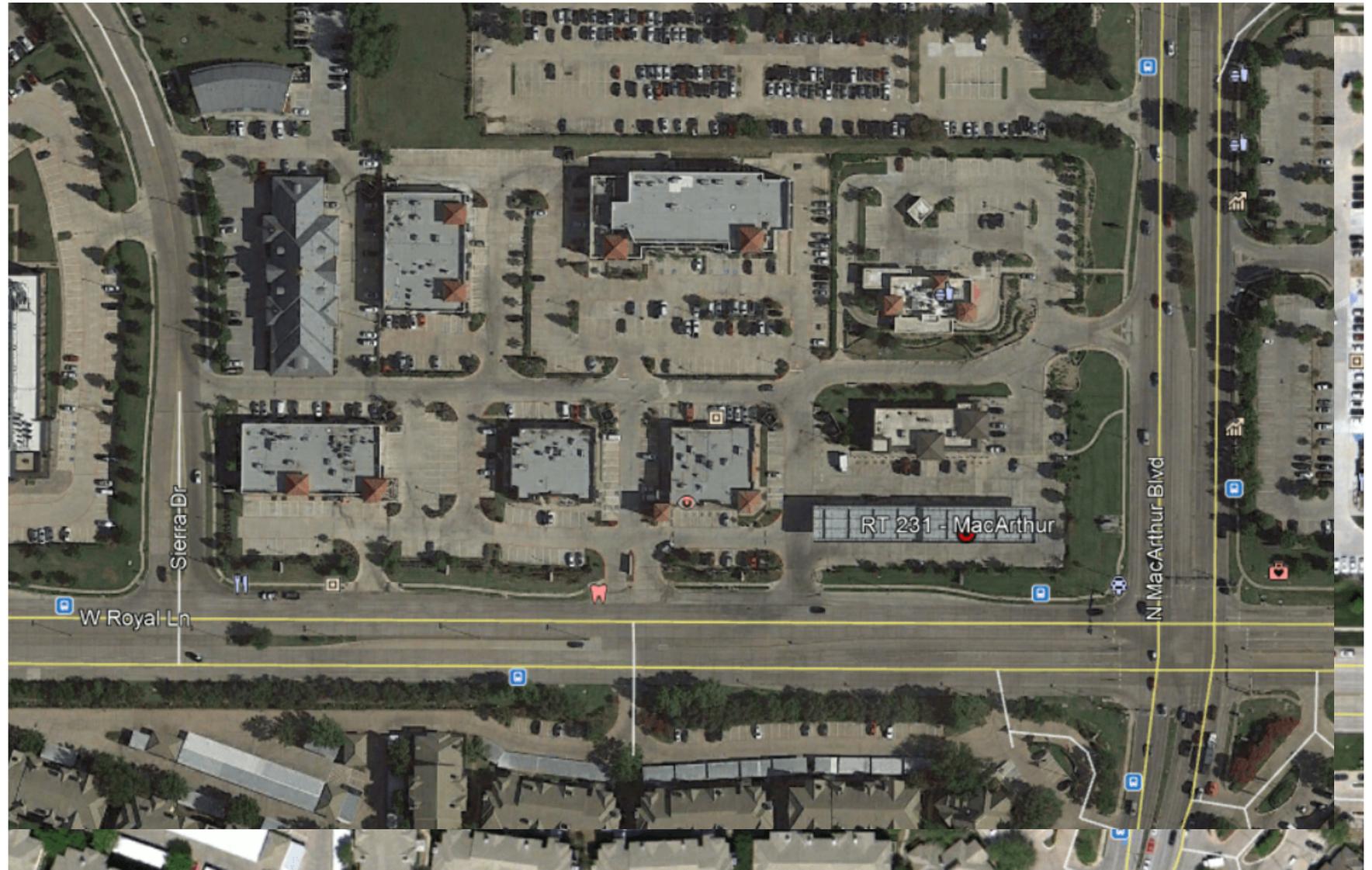
# Lewisville 2025 – Employment Centers



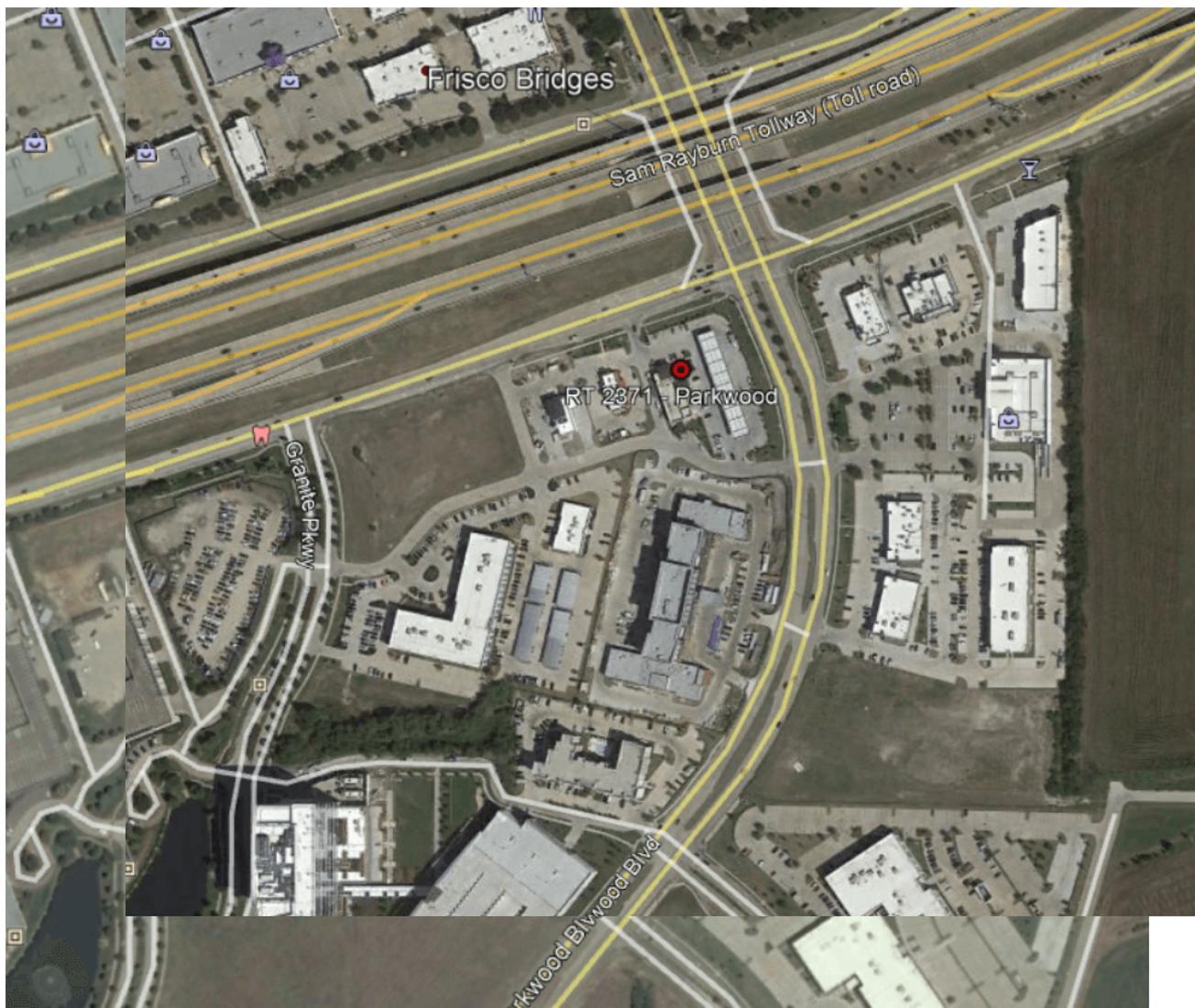
# Lewisville 2025 – Employment Centers



# Lewisville 2025 – Employment Centers



# Lewisville 2025 – Employment Centers



# Southwest Lewisville Small Area Plan

- Designated within the “Employment Mix” area
  - Parcels along Vista Ridge Mall would experience infill with commercial or business development for suppliers or service providers to larger companies, as well as to support corporate workers and area residents.
  - “This Place Type may include support services, such as retail or dining, that support other employment uses in the area.”
  - “...provides a location for businesses offering a range of professional and service jobs.”
  - “...street frontages of the businesses are appealing and generally have an increased level of aesthetic design and landscaping.”
- Continue expansion of Employment Center and opportunities
  - As shown, RaceTrac often serves as the catalyst for this type of development
- Continue investment in vehicular mobility
  - “...one of the study area’s greatest assets, and the primary reason it has become an attractive location for distribution and logistics centers.”
  - “Thanks to the presence of several major thoroughfares, the area is primed for growth as the region continues to attract new residents and businesses.”

# Southwest Lewisville Small Area Plan

- Create more awareness of Lewisville when people enter this gateway to the community
  - “Signage and gateway features should clearly show when someone leaves another city and enters Lewisville.”
  - “The large expanse of right of way at the interchange provides and opportunity for a large gateway statement”
  - RaceTrac has offered to install/contribute to a gateway element – received preliminary support from TxDOT
- Complete the pedestrian and bike networks
  - “Filling these gaps and building a network of shared use paths would enhance connectivity and provide alternative routes for residents and workers to access services and jobs...”
  - RaceTrac site plan has large sidewalks along both frontages

## The right use?

- Property is surrounded by LI zoning
- Pending developments are compatible and complimentary
  - Nearby parcel (9.3 acres) to the east is under contract for warehouse use
  - Adjacent property (10.0 acres) to east actively marketed for same
- RaceTrac is a supporting use to the area
  - Convenience / fresh food / gasoline benefits surrounding uses, both residential and future commercial
- Letter of support from adjacent neighbor
  - Gas station is highest and best use

## Market Indications

- Wicker & Associates has been marketing this property since 2010
- Prospective purchasers limited solely to gas stations (Valero; 7-11; RaceTrac).
- Office/warehouse users have shown no interest
  - Prospective buyers have conveyed that the property is irregular in shape and too small for a large warehouse or industrial building
  - No inquiries for office development

# Limiting Auto-Related Uses



# Quality Retail Development



# Quality Retail Development



# Limiting Auto-Related Uses

- RaceTrac will deed restrict the remaining two corners



## Gateway to the City

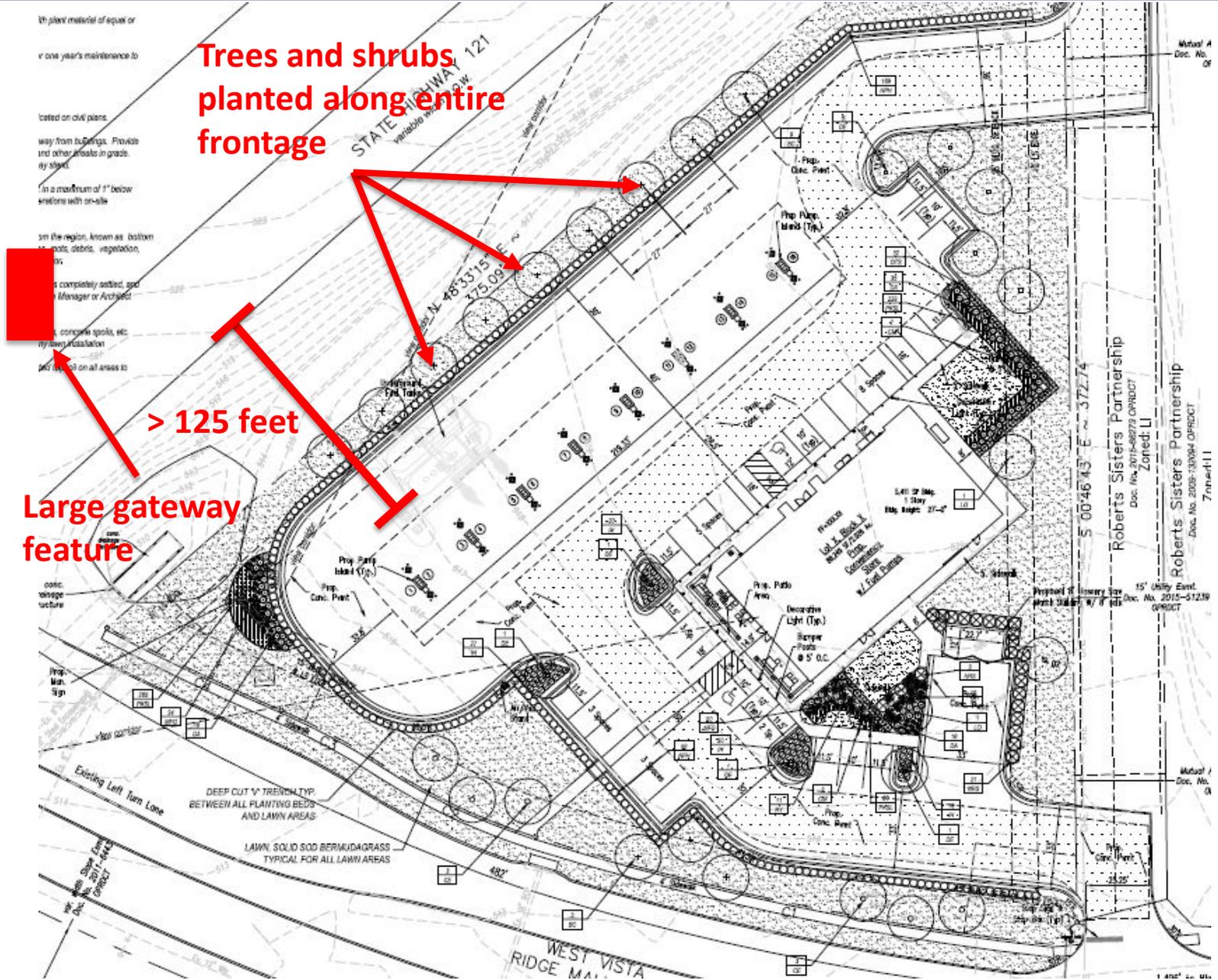
- Proposed RaceTrac with enhanced landscaping and pedestrian features is more compelling as a gateway than alternative Light Industrial uses.



## Gateway to the City

- Visibility concern is mitigated
  - Site would be setback over 125' from the R.O.W due to existing drainage structure and easement
  - Trees along the entire frontage
  - Eyes drawn to gateway feature in the median





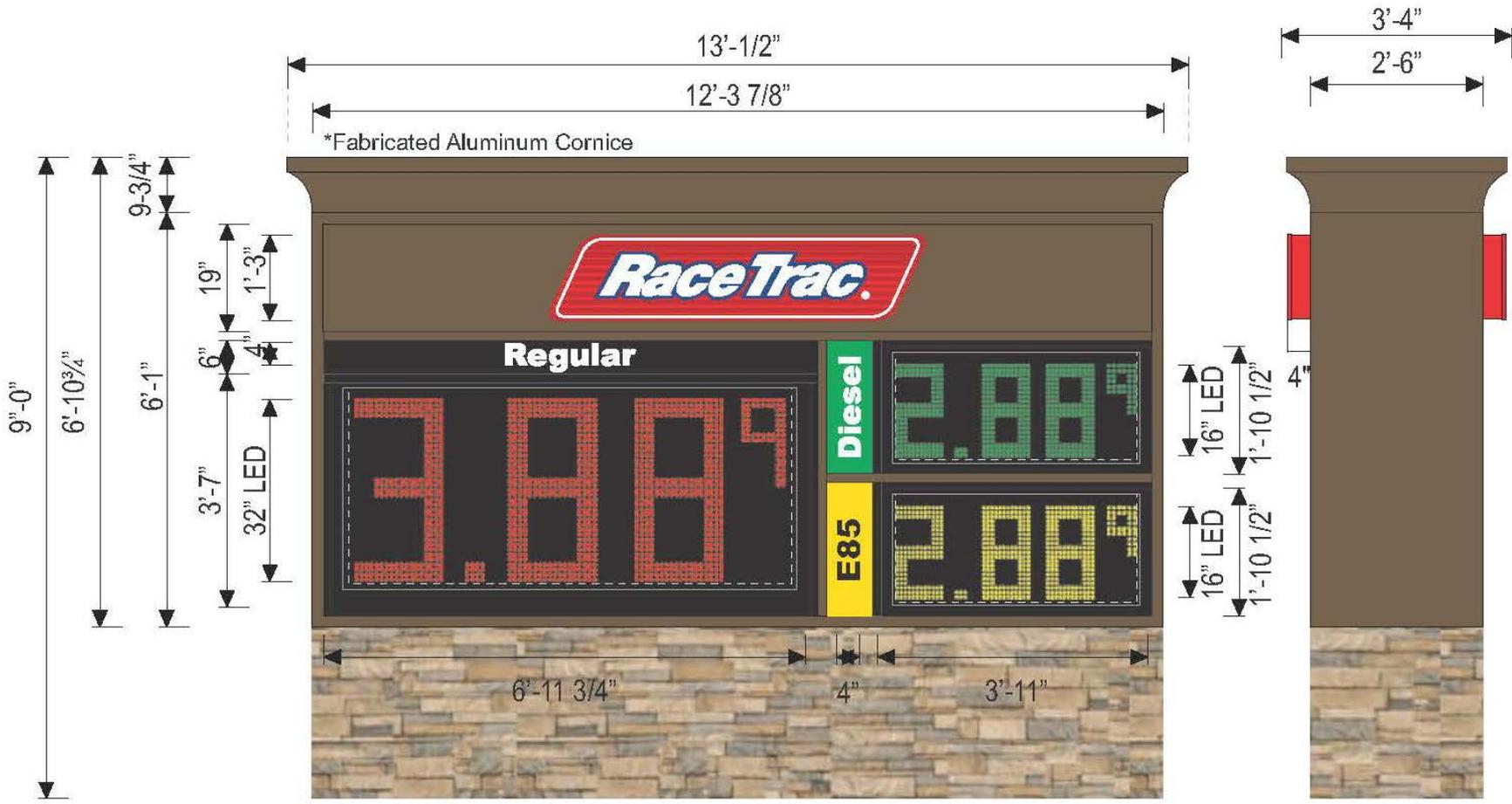
## SUP Standard for Approval

- Compatible with surrounding uses and comp plans
- Promotes the welfare of the area and adjacent properties
- Not detrimental to the public welfare
- Conforms in all other respects to zoning

## Proposed Monument Sign

- Pole Signs are RaceTrac's preferred method of signage
  - 2 pole signs Permitted in LI District (150 S.F. each)
- City Initiative to limit additional pole signs
- Proposed 9-ft tall monument sign instead of 2 pole signs
  - 3-foot height variance
  - Less overall signage
  - Construction materials are complementary with primary structure
  - LED Prices

# Proposed Monument Sign



FRONT VIEW

SIDE VIEW

# Proposed Monument Sign



# DISCUSSION/QUESTIONS

# Lewisville Community Resource Expo

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CITY COUNCIL WORKSHOP  
OCTOBER 1, 2018

# Council Retreat

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- Presented the Together Lewisville Coalition (TLC)
  - Vision and Mission Statements
  - Partners
  - Next Steps
    - One Stop Pop Up Shops





# First Lewisville Community Resource Expo

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November 3, 2018

9am-12pm

Next Steps Center

- Agencies giving information on services they can provide to Lewisville residents
- Currently working to provide healthcare services and haircuts





# Invitations Sent Out

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|  |                                  |   |                                       |
|--|----------------------------------|---|---------------------------------------|
| Boys & Girls Club of North Central Texas           | Chisolm Trail RSVP, INC          | Big Brothers Big Sisters of Denton County | Journey to Dream                      |
| Children's Advocacy Center of Denton County        | Special Abilities of North Texas | Salvation Army                            | New Hope Learning Center              |
| Camp Summit  | SPAN, INC                        | Denton Housing Authority                  | PediPlace                             |
| Court Appointed Special Advocates of Denton County | Youth & Family Counseling        | United Way of Denton County               | Military Veteran Peer Network         |
| Christian Community Action                         | Denton County MHMR               | Habitat for Humanity Denton County        | Texas STAR/ Maximus                   |
| Communities In Schools North Texas                 | Goodwill                         | Loving Community                          | Catholic Charities of Fort Worth      |
| Chin Community Ministries                          | DCTA                             | Keep Lewisville Beautiful                 | North Texas Fair Housing Center       |
| Denton County Friends of the Family                | Winning the Fight                | Veteran Community Navigator Program       | Hearts for Homes                      |
| Giving Hope, Inc                                   | Cloud 9 Charities                | North Texas Food Bank                     | Denton Affordable Housing Corporation |
| Health Services of North Texas                     | North Central Texas College      | Denton County Veterans Coalition          |                                       |

# RSVP's so far

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- Journey To Dream
- Chisholm Trail RSVP
- Habitat for Humanity of Denton County
- Communities in Schools of North Texas
- New Hope Learning Center
- Christian Community Action
- Denton County Friends of the Family
- Youth and Family Counseling
- Grace Compassion Home Health Agency
- DCTA
- Military Veteran Peer Network

# Goals and Future of Expo

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## Expo Goals

- Show Lewisville residents that there are resources out there for them
- Show organizations that there are needs here in Lewisville
- Building a more resilient community

## Future

- Pop Up Resource Events at apartments, churches, and community events to bring resources to Lewisville residents
- Provide actual services to Lewisville residents in one location