AGENDA
PLANNING AND ZONING COMMISSION
JANUARY 21, 2020
COUNCIL CHAMBERS
151 WEST CHURCH STREET
LEWISVILLE, TEXAS

REGULAR SESSION 6:30 P.M.

1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.

2. APPROVE MINUTES OF THE JANUARY 7, 2020 MEETING.

3. REGULAR HEARING – PLATS
   A. Final Plat of Thrive Nature Preserve Addition; on 21.511 Acres out of the H. Turner Survey, Abstract Number 1249; Zoned Agricultural Open Space District (AO); Located on the Southeast Corner of South Valley Parkway and West Corporate Drive, a Portion Being a Replat of a Portion of Valley Vista Estates – 3, Tract A.

4. PUBLIC HEARING – ZONING & SPECIAL USE PERMITS
   A. Public Hearing: Consideration of a Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven; on Approximately 2.50 Acres, Legally Described as Lot 10R-1, Block F, Vista Ridge Addition, Zoned Light Industrial District (LI), Located on the Northeast Corner of Rockbrook Drive and East State Highway 121 Bypass; as Requested by Kiew Kam, Triangle Engineering, on behalf of Nortex Hotel Group LLC, the Property Owner. (Case No. 19-12-10-SUP)

5. ADJOURNMENT

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS
The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.
MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 7, 2020

Item 1:
The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chairman James Davis.


Staff members present: Richard Luedke, Planning Director; Jonathan Beckham, Planner.

Item 2:
The second item on the agenda was to approve the minutes from the December 17, 2019, meeting.

A motion was made by Karen Locke to approve the minutes as presented, seconded by Alvin Turner.

The motion passed unanimously (7-0).

Item 3:
Regular Hearing Plats were next on the agenda. There was one item for consideration:

A. Regular Hearing: Final Plat of Josey Lane Elementary School Addition; on 17.505 Acres out of the R. F. Hardin Survey, Abstract Number 613; Zoned Public Use District (PU); Located on the West Side of North Josey Lane, Approximately 430 Feet South of Windhaven Parkway.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. A motion was made by Karen Locke to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by William Meredith. The motion passed unanimously (7-0).

Item 4:
Public Hearing – Zoning & Special Use Permits were next on the agenda. There was one item for consideration:

A. Public Hearing: Consideration of a Zone Change request from General Business District (GB) to Old Town Mixed Use 2 District (OTMU2) on approximately 0.667 Acres out of the J.W. King Survey, Abstract No. 696 and Located on the Southeast Corner of Elm Street and South Charles Street at 187 and 189 Elm Street; as Requested by Patricia Fant of G&A | McAdams, on Behalf of Mike Johnson, the Property Owner. (Case No. 19-11-2-PZ).
Staff gave a brief overview of the proposed zone change request and recommended approval. Chairman Davis then opened the public hearing. Leanne Edwards, 111 Sumac Street, stated that she was interested in gaining a better understanding of the proposed zone change and the details related to the proposed use of the property. Richard Luedke, Planning Director, explained the intent of the Old Town Master Plan and the compatibility of the use in the Old Town area. The applicant, Patricia Fant, provided additional details about the business operation and further explained that no products will be stored outdoors. Member William Meredith expressed his belief that the property has great potential and that the proposed use is a good fit for the area. Henry Rahmani, XMPK LLC, spoke in favor of the business and found it to be complimentary with the surrounding area. With no one else coming forward to speak the public hearing was then closed. A motion was made by William Meredith to recommend approval of the zone change request as presented. The motion was seconded by Alvin Turner. The motion passed unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, February 3, 2020 for a second public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 6:49 p.m.

Respectfully Submitted,                      Approved,

_________________________                   ___________________________
Richard E. Luedke, AICP                      James Davis, Chairman
Planning Director                            Planning and Zoning Commission
MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jonathan Beckham, Planner
DATE: January 21, 2020
SUBJECT: Regular Hearing: Final Plat of Thrive Nature Preserve Addition; on 21.511 Acres out of the H. Turner Survey, Abstract Number 1249; Zoned Agricultural Open Space District (AO); Located on the Southeast Corner of South Valley Parkway and West Corporate Drive, a Portion Being a Replat of a Portion of Valley Vista Estates – 3, Tract A.

BACKGROUND:

On September 16, 2019 City Council approve an amendment to the City’s Land Development Regulations regarding plats and replats to conform to new legislative procedures. House Bill 3167 specifies that the Planning and Zoning Commission (P&Z) or the official responsible for the approval of plat, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City. This bill went into effect on September 1, 2019.

ANALYSIS:

House Bill 3167 requires a written list of reasons for disapproval to be provided for plats that are disapproved. Each reason specified in the written statement must be directly related to the requirements of the land development regulations and include a citation to the applicable law, including statute or municipal ordinance, that is the basis for the reason for disapproval.

The final plat of Thrive Nature Preserve Addition, Lot 1, Block A was submitted on January 6, 2020 and has been reviewed by City staff. Staff recommends disapproval of the above plat with following reasons based on Chapters 6 of the Lewisville Code of Ordinances.

Section 6-73 (c) Final Plat (General Development Ordinance (GDO)

• Tax Certificate showing a $0 Balance
• (1) Title Block must match what is found in the Chapter 6 appendix
• (4) Contact information of Property Owner
• (5) Sheet size of 22” x 34” for review copies
• (6) Location map must be the City Base Map
• (8) Iron Rods shall be labeled
• (14) Minimum right-of-way (ROW) shall be noted
• (15) All easements must be labeled
• (25) City signature block must be on the face of the plat

Sec. 6-27. Title Opinion

• A Title Opinion is required with all ROW dedications
The applicant may resubmit a revised final plat reflecting discrepancies cited by Staff comments. Staff shall then determine within 15 days if the revised application and response adequately addresses each reason for the disapproval.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the final plat of Thrive Nature Preserve Addition, Lot 1, Block A, for the deficiencies enumerated above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chairman for signature.
Plat Application

Request Date: 

(Select One) 
☒ Final Plat ☐ Amending Plat 
☐ Replat ☐ Final Plat with Construction Plans 
☐ Minor Plat

(Select One) 
☐ Residential ☒ Commercial

Subdivision Name:
Name: THRIVE NATURE PARK
Lots & Blocks:______________________________
Number of Lots (If Residential):_____
R Number: ____________
Acreage: __21.51____

Record Owner of Property/Agent* 
Printed Name: STACIE ANAYA
Signature: _____________________________
Address: 1191 W. MAIN ST. City: LEWISVILLE
Phone: (972) 219-3550 
Fax: (____) ________
Email: ____________________________
State: TX Zip: 75067
Date: 1.3.20

*Note: An Agent must furnish a signed “Letter of Authorization” from the owner when submitting this application.

Engineer/Surveyor 
Primary Contact ☒
Firm: SPILARS ENGINEERING
Representative Name (Print): KEVIN WIER
Address: 765 CUSTER RD., SUITE 100 City: PLANO
Phone: (972) 215-9121 
Fax: (____) ________
Email: ____________________________
State: TX Zip: 75075

Applicant
Primary Contact ☒
Printed Name: MICHAEL KIM
Address: 1191 W. MAIN ST. City: LEWISVILLE
Phone: (469) 635-5480 
Fax: (____) ________
Email: ____________________________
State: TX Zip: 75067
Thrive Nature Addn Markup Summary

DRussell (3)

Author: DRussell

The Valley Vista Plat calls out a 7-ft utility easement along the R.O.W.

Author: DRussell

Corporate should be a 80-ft R.O.W.

Author: DRussell

Valley Parkway Should be a 100-ft R.O.W.

Jon Beckham (12)

Author: Jon Beckham

Please label all Iron Rods [Sec. 6-73(c)(8)]

Author: Jon Beckham

Note the minimal street ROW [Sec. 6-73(c)(14)]
Note the minimal street ROW [Sec. 6-73(c)(14)]

A recent (within 3 months) Title Opinion required with all ROW Dedications [Sec. 6-27]

Use a 34x22” sheet size [Sec. 6-73(c)(5)]

Please use the City Base Map - Contact Engineering at 972.219.3777 for more info [Sec. 6-73(c)(6)]

Iron Rod here per metes and bounds [Sec. 6-73(c)(8)]
MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jonathan Beckham, Planner
DATE: January 21, 2020
SUBJECT: PUBLIC HEARING: Consideration of a Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven; on Approximately 2.50 Acres, Legally Described as Lot 10R-1, Block F, Vista Ridge Addition, Zoned Light Industrial District (LI), Located on the Northeast Corner of Rockbrook Drive and East State Highway 121 Bypass; as Requested by Kiew Kam, Triangle Engineering, on behalf of Nortex Hotel Group LLC, the Property Owner. (Case No. 19-12-10-SUP).

BACKGROUND:

Nortex Hotel Group LLC is looking to construct a new hotel on Rockbrook Drive, off State Highway 121. This proposed hotel will contain two InterContinental Hotels Group (IHG) brands: Avid Hotel and Staybridge. The Staybridge brand is an extended stay hotel that features rooms with kitchenettes. The Special Use Permit (SUP) regulations, adopted in 2013, require that all hotels with rooms containing a cooktop or oven require the approval of a SUP.

ANALYSIS:

Site
The proposed four-story hotel will feature 125 rooms. 55 rooms in the Avid brand, and 70 rooms with cooktops in the Staybridge brand which include cooktops. Lewisville’s hotel regulations require that a hotel provide a variety of amenities chosen from two different menus of options. From the first menu of options the applicant is only required to choose two items. As a part of this SUP Nortex Hotel Group has chosen three options: to provide a fitness facility, to provide an outdoor plaza with seating, and to provide an outdoor pool. On the second menu of options the applicant has proposed to meet the standard requirement and chosen two options: to provide a meeting room and to provide enhanced (30% more) landscaping.

Elevation
The proposed hotel is meeting all elevations requirements set forth by Lewisville’s Hotel Ordinance. These requirements include the use of 80% brick or stone for each elevation. The hotel is using a combination of brick, stone, porcelain stone tile and stucco to create variation in the building form. All signage is located on the building itself, there no free-standing signage is proposed.
Landscaping
The applicant is providing enhanced landscaping per the Hotel Ordinance with a 30% increase to the required landscaping. This has resulted in 17 3” caliber street trees, where only 13 were required and 11 parking lot trees, where only 9 were required. Each of these trees are also 3” caliber, where only 2.5” caliber is required. Additional landscaping is also provided surrounding the pool and courtyard.

Requested Variances
The applicant is requesting two variances as a part of this SUP:

a) To allow pavement over a grass only waterline easement to meet parking requirements

Section 6-98(d)(2) of the Land Development Regulations (Regarding Water Line Requirements) requires that all public water lines outside of a street or utility right-of-way shall be placed in a 15-foot wide grass-only water line easement. The applicant is proposing to construct a parking lot over a portion of the existing public water line. Approximately 96 feet of the existing public water line will be under pavement. Due to the constraints of the site, it is not feasible to relocate the parking lot to avoid the water line easement. Similar variances were approved by the City Council for Lewisville Town Square restaurants and the Brownstones on West Walters. As a condition for this variance request, the owner will be responsible for any and all pavement repairs required due to maintenance or repair of the City water main performed by City crews or City’s contractor. Staff has no objection to the variance request.

b) To waive the 325 square-floor room minimum requirement for 49 rooms with the condition that the average room size be greater than 325 square feet.

Section 6-182(b)(1) of the Land Development Regulations (Hotel/motel/extended stay facilities) requires that a minimum guest room or suite size shall be 325 square feet. The proposed hotel has two different brands in one building. The extended stay brand contains 70 room with sizes ranging from 441 to 564 square feet, all exceeding Lewisville’s requirement. The other brand contains 55 rooms with sizes ranging from 240 to 399 square feet. Though these rooms do not meet Lewisville’s requirement, the hotel is providing much more amenities and meeting spaces than what is required. This also reflects a current trend in the hotel industry for smaller rooms and more communal spaces. Staff has no objection to this request as the average room size is 395 square feet, larger than what is required.

Summary
The proposed hotel contains two separate IHG brands: Avid and Staybridge. The Staybridge portion of the hotel contains 70 rooms with cooktops, requiring an approved Special Use Permit. As a part of this request, this hotel exceeds the amount of amenities required for hotels in Lewisville and is providing enhanced building materials. Two variances are being requested: a variance to allow pavement over a grass only waterline easement and a variance to allow 49 rooms to be under 325 square-feet.
RECOMMENDATION:

It is City staff’s recommendation that the Planning and Zoning Commission recommend approval of the Special Use Permit for a hotel with rooms containing a cooktop or oven.
CASE NO. 19-12-10-SUP

PROPERTY OWNER: NORTEX HOTEL GROUP LLC

APPLICANT NAME: KIEW KAM, TRIANGLE ENGINEERING

PROPERTY LOCATION: LOT 10R-1, BLOCK F, VISTA RIDGE ADDITION (2.50-ACRES) LOCATED ON THE NORTHEAST QUADRANT OF ROCKBROOK DRIVE AND EAST STATE HIGHWAY 121 BYPASS

CURRENT ZONING: LIGHT INDUSTRIAL DISTRICT (LI)

REQUESTED USE: SPECIAL USE PERMIT FOR A HOTEL WITH ROOMS CONTAINING A COOKTOP OR OVEN
CASE NO. 19-12-10-SUP

PROPERTY OWNER: NORTEX HOTEL GROUP LLC

APPLICANT NAME: KIEW KAM, TRIANGLE ENGINEERING

PROPERTY LOCATION: LOT 10R-1, BLOCK F, VISTA RIDGE ADDITION (2.50-ACRES) LOCATED ON THE NORTHEAST QUADRANT OF ROCKBROOK DRIVE AND EAST STATE HIGHWAY 121 BYPASS

CURRENT ZONING: LIGHT INDUSTRIAL DISTRICT (LI)

REQUESTED USE: SPECIAL USE PERMIT FOR A HOTEL WITH ROOMS CONTAINING A COOKTOP OR OVEN
**SPECIAL USE PERMIT (SUP) APPLICATION**

**Owner(s) (name):** Minhas Ladiwalla  
**Company Name:** Nortex Hotel Group LLC  
**Mailing Address:** 3740 Josey Lane, Suite 145, Carrollton, Texas 75007

**Work #:** 972-394-3350  
**E-Mail:** mike@mid-continenthospitality.com

**Owner Signature (Owner must sign or submit Letter of Authorization):**  
**Date:** 8-1-2019

**Printed Name:** Minhas Ladiwalla

**Applicant/Agent (name):** Kiew Kam  
**Company Name:** Triangle Engineering  
**Mailing Address:** 1784 W. McDermott Drive, Allen, Texas 75013

**Work #:** 469-331-8566  
**E-Mail:** kkam@triangle-engr.com

**Applicant/Agent Signature**  
**Date:** 8-1-2019

**Printed Name:** Kiew Kam

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<th>Current Zoning: <strong>LIGHT INDUSTRIAL</strong></th>
<th>Requested Zoning: <strong>SUP</strong></th>
<th>Acres: <strong>2.50</strong></th>
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<td>Legal Description (Lot/ Block/Tract/Abstract): <strong>LOT 10R-1 / BLOCK F (Abstract No. 1402)</strong></td>
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<td>Address/Location: <strong>ROCKBROOK DRIVE</strong></td>
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**Application and Sign Fees:**

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<th>Description</th>
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<td>Less than 1/2 acre</td>
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<td>1/2 acre up to 4.99 acres</td>
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<td>100 acres and more</td>
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**Qty:** 1  
**SUP Signs - $35 each:**  
1 sign required for each 5 acres (max. 5 per site) **$35**

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

**Amount Due (application & sign fee):** $285
September 12, 2019

Mr. Jason Moore
Director of Economic Development
City of Lewisville
151 Church Street
Lewisville, Texas 75057

RE: AVID HOTEL & STAYBRIDGE SUITES
Special Use Permit Request
(Triangle Engineering Job No. 066-18)

Mr. Moore:

Please accept this letter, on behalf of Avid Hotel and Staybridge Suites, as an explanation of the proposed Special Use Permit (SUP) Request for approximately 2 1/2 Acres of land located at the intersection of Rockbrook Drive and S.H. 121. The property is Lot 10R-1, Block F, of the Vista Ridge Addition and is currently zoned Light Industrial (LI).

There is currently a vacant lot (Lot 10R-1, Block F) that has a 24’ wide driveway connecting Rockbrook Drive to the adjacent lot that will need to be removed and modified to work with an Extended Stay Hotel that is being proposed by Avid Hotel and Staybridge Suites. By removing this driveway and modifying it so it wraps around the proposed building will provide ample parking and landscaping on all sides. This site will provide a relaxing environment of an extended stay away from home for the high demand of people coming to North Dallas for work related reasons. Easy access to State Highway 121 makes it a great location for a project such as this.

Our Client is proposing to construct a new 4-story hotel with a total of 125 rooms which will have numerous guest services such as extended stay suites, a kitchen and laundry area, fitness facility, meeting room, outdoor atrium area, outdoor swimming pool and deck area with plenty of parking and landscaping. Access all around the site will be ADA compliant.

The purpose of the SUP Request is to allow the Staybridge Suites guest suites to be furnished with a cook top or oven. Section 6-182 (e) of the Code of Ordinances states that the construction or modification of a hotel, motel or extended stay facility with a cook top or oven in a guest room shall require the approval of a special use permit in accordance with the provisions of the zoning ordinance. Our client would like to furnish a cook top or oven in some of the Staybridge Suites so the guests can have the opportunities to prepare their own meals as in the comforts of their own home.

Additional requirements addressed are minimum room size of 325 sq. ft., all guest rooms or suites shall be accessible from a common interior corridor, staff on-site 24 hours a day 7 days a week, rooms fully
furnished with bed or beds, dresser drawers, night stand and television, 4 story minimum height with enhanced architectural standards.

The Development Plan shows the proposed 24’ Fire Lane and Access Easement which will require a replat of Lot 10R-1, Block F and we will submit the replat application at another time.

We look forward to working on another project in the City of Lewisville. Any questions or concerns please feel free to contact us.

Sincerely,  

[Signature]
### MATERIAL CALCULATION TABLE

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### MATERIALS

- **MATERIAL 1**: BRICK
- **MATERIAL 2**: BRICK
- **MATERIAL 3**: BRICK
- **MATERIAL 4**: STONE
- **MATERIAL 5**: LARGE PORCELAIN STONE TILE
- **MATERIAL 6**: LARGE PORCELAIN STONE TILE
- **MATERIAL 7**: LARGE PORCELAIN STONE TILE
- **MATERIAL 8**: STUCCO #1
- **MATERIAL 9**: STUCCO #2
- **MATERIAL 10**: STUCCO #3
- **MATERIAL 11**: STUCCO #4

### COLORS

- BLUE
- RED

### ARCHITECTURE

**STUDIO RED DOT**
5307 Mockingbird Ln., Suite 660
Dallas, TX 75206
- t. 469.941.4145  m. 972.896.7594

**DATE**: 9-05-2019

**ISSUE FOR REVIEW ONLY**
GENERAL LANDSCAPE NOTES

1. PROPER GRADES ARE TO BE SHOWN ON FINAL PLANS AS CONSIDERED BY市の.
2. LANDSCAPES SHOULD BE DESIGNED AND PLANTED TO PROVIDE FOR THE OPTIMUM DRAINAGE OF ALL AREAS.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO BE SCARIFIED PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO BE SCARIFIED PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
4. CONSTRUCTION MANAGER AND ARCHITECT WILL DETERMINE THE ACCEPTANCE OF ALL LANDSCAPE AREAS.
5. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO BE SCARIFIED PRIOR TO INSTALLATION.

PLANS.

SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO BE SCARIFIED PRIOR TO INSTALLATION.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL CURBS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM LUMPS, CLAY, DIRT CLODS, STICKS, LEAVES AND OTHER UNNATURAL UNDULATIONS.

7. CONTRACTOR WILL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO BE SCARIFIED PRIOR TO INSTALLATION.

8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A HEALTHY CONDITION.

SOLID SOIL NOTES

1. PROPER GRADES ARE TO BE SHOWN ON FINAL PLANS AS CONSIDERED BY 市.
2. LANDSCAPES SHOULD BE DESIGNED AND PLANTED TO PROVIDE FOR THE OPTIMUM DRAINAGE OF ALL AREAS.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM LUMPS, CLAY, DIRT CLODS, STICKS, LEAVES AND OTHER UNNATURAL UNDULATIONS.
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7. CONTRACTOR WILL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO BE SCARIFIED PRIOR TO INSTALLATION.

SOD MATERIALS SCHEDULE

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<td>325.56' CL=325.56' L=326.19'</td>
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</tbody>
</table>
6" DIAMETER OF ROOTBALL

TREE PLANTING DETAIL
NOT TO SCALE

4'-5' MTG. HT.

(3) METAL T-POST PAINTED GREEN TRIANGULAR SPACING.
NOTE: LOCATE STAKES OUTSIDE OF TREE WELL. POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.

NATIVE SOIL, REF. SPECIFICATIONS

6" FINISH GRADE SCARIFY SIDES CRUSHED ROCK

2" LAYER MULCH, REF. SPECIFICATIONS

REFERENCE PLAN FOR TREE TYPE
DO NOT CUT CENTRAL LEADER

2 STRANDS NO. 12 GAUGE GALVANIZED WIRE, TWISTED RUBBER HOSE

2" HIGH WATERING RING

4" DIA. PERFORATED PVC PIPE W/ CAP
PAINTED BLACK ROOTBALL, DO NOT DISTURB. TOP OF ROOTBALL TO BE SET 1" ABOVE EXISTING GRADE. REMOVE TOP 1/3 BURLAP.

1/2" MINIMUM BETWEEN TOP OF MULCH AND TOP OF CONCRETE 1/2" MAXIMUM SIDEWALK

PREPARED SOIL MIX PER SPECIFICATIONS
SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES
MULCH PER SPECIFICATIONS
PREPARED SOIL MIX PER SPECIFICATIONS

1/8" X 4" GREEN STEEL EDGING WITH STAKES

NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

LAWN
SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES
PREPARED SOIL MIX PER SPECIFICATIONS

6" MIN. OF PREPARED SOIL MIX TILLED INTO EXISTING SOIL TO A DEPTH OF 6"

2" LAYER OF SPECIFIED BARK MULCH

ROOTBALL, DO NOT DISTURB
NOTE: POCKET PLANTING NOT ALLOWED
FINISH GRADE REF. PLAN FOR SHRUB TYPE

SPACING PER PLANT LIST
6"

8" O.C.
12" O.C.
15" O.C.
18" O.C.

6.9"
10.4"
13.0"
15.7"

26
12
7
5

A  =  ROW SPACING
B  =  ON CENTER SPACING
SPACE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER AT SPACING INDICATED ON PLANT LIST.

ASTM D-2488

2008 "A" SPECIFICATION SHEET
Date: 1/10/2020
Attn: Richard Luedke
Planning Director
City of Lewisville
Engineering Department

Re: Variance Request for Avid Hotel and Staybridge Suites

Dear Richard:

Please accept this letter requesting variance from the City’s General Development Ordinance for the Vista Ridge Addition (Avid Hotel and Staybridge Suites) located at the intersection of S.H. 121 and Rockbrook Drive. The variances listed and described below are necessary for the development of this property due to limited space for parking and minimum room size requirements.

Variance A:
To allow pavement over a grass only waterline easement to meet parking requirements.
The existing waterline in not located under the proposed pavement but it is within the 25’ Waterline Easement.
The owners of the hotels are responsible and agree to cover any costs associated with repairing or replacing any pavement located inside the 25’ Waterline Easement if the City needs repair or replace the waterline.

Variance B:
To waive the 325 square-foot room minimum requirement for 49 rooms with a condition that the average room size be greater than 325 square-feet. The City’s Ordinance calls for room sizes to be minimum of 325 square feet of floor space. Please note our total room count is 125 rooms with an AVERAGE room size of 396 square feet.
Included with the hotel rooms is a fitness facility, meeting room, outdoor plaza and an outdoor pool and deck area for networking and interaction of our clients. For this reason we are requesting a variance for 49 rooms to have less than 325 square feet of floor space.

Triangle Engineering appreciates the City’s consideration to this variance request and look forward to a favorable approval. Should you have any questions, please feel free to contact us.

On Behalf of Highland Assets,

Triangle Engineering
TX PE FIRM #11525
Kiew Kam, P.E.
Senior Project Manager
VARIANCE EXHIBIT-A

TO ALLOW PAVEMENT OVER A GRASS ONLY WATERLINE EASEMENT
# STAYBRIDGE SUITES 4 STORY

## Guest Room Count Breakdown

<table>
<thead>
<tr>
<th></th>
<th>GROUND FLR</th>
<th>2ND FLOOR</th>
<th>3RD FLOOR</th>
<th>4TH FLOOR</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>STUDIO KING</td>
<td>7</td>
<td>11</td>
<td>11</td>
<td>11</td>
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<tr>
<td>STUDIO QUEEN/QUEEN</td>
<td>-</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>12</td>
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<tr>
<td>ONE BEDROOM</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>9</td>
</tr>
<tr>
<td>STUDIO KING ADA</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>9</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7</strong></td>
<td><strong>21</strong></td>
<td><strong>21</strong></td>
<td><strong>21</strong></td>
<td><strong>70</strong></td>
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## Room Sizes

<table>
<thead>
<tr>
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<th>Size</th>
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<tbody>
<tr>
<td>STUDIO KING</td>
<td>441 S.F</td>
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<tr>
<td>STUDIO Q/Q</td>
<td>507 S.F</td>
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<tr>
<td>ONE BEDROOM</td>
<td>611 S.F</td>
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<tr>
<td>STUDIO KING ADA</td>
<td>564 S.F</td>
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# AVID HOTEL 4 STORY

## Guest Room Count Breakdown

<table>
<thead>
<tr>
<th></th>
<th>GROUND FLR</th>
<th>2ND FLOOR</th>
<th>3RD FLOOR</th>
<th>4TH FLOOR</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>KING</td>
<td>4</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>31</td>
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<tr>
<td>DOUBLE QUEEN</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>18</td>
</tr>
<tr>
<td>DOUBLE QUEEN ADA</td>
<td>-</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>KING ADA</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7</strong></td>
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<td><strong>16</strong></td>
<td><strong>16</strong></td>
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## Room Sizes

<table>
<thead>
<tr>
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<th>Size</th>
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<tbody>
<tr>
<td>KING</td>
<td>240 S.F</td>
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<tr>
<td>DOUBLE QUEEN</td>
<td>297 S.F</td>
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<tr>
<td>DOUBLE QUEEN ADA</td>
<td>399 S.F</td>
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<tr>
<td>KING ADA</td>
<td>379 S.F</td>
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</tbody>
</table>

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3. COOK TOPS BE PROVIDED IN ROOM

STAYBRIDGE SUITES : 70 ROOM
AVID : NO COOK TOP

8. A. FITNESS FACILITY : 789 S.F (MIN. 400 S.F)
B. OUTDOOR PLAZA : 1243 S.F (MIN. 1000 S.F)
C. WATER SURFACE 543 S.F AND DECK 1042 S.F (MIN 1000 S.F)

9. A. MEETING ROOM : 1550 S.F (MIN. 1500 S.F)

*Total Average Room Size 396 S.F

EXHIBIT 'B'