

**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.

Members present: William Meredith, John Lyng, MaryEllen Miksa, James Davis, Alvin Turner, Karen Locke and Erum Ali.

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  
Planning Director

---

James Davis, Chairman  
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



**LEWISVILLE**  
Deep Roots. Broad Wings. Bright Future.

Request Date: \_\_\_\_\_

(Select One)

Final Plat

Replat

Minor Plat

Amending Plat

Final Plat with Construction Plans

(Select One)

Residential

Commercial

<b>Subdivision Name:</b>	
Name: <u>THRIVE NATURE PARK</u>	R Number: _____
Lots & Blocks: _____	Acreeage: <u>21.51</u>
Number of Lots (If Residential): _____	

<b>Record Owner of Property/Agent*</b>		Primary Contact <input type="radio"/>	
Printed Name: <u>STACIE ANAYA</u>		Phone: <u>(972) 219-3550</u>	
Signature: <u>Stacie Anaya</u>		Fax: ( ) _____	
Date: <u>1.3.20</u>		Email: _____	
Address: <u>1197 W. MAIN ST.</u>	City: <u>LEWISVILLE</u>	State: <u>TX</u>	Zip: <u>75067</u>

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

<b>Engineer/Surveyor</b>		Primary Contact <input type="radio"/>	
Firm: <u>SPIARS ENGINEERING</u>		Phone: <u>(972) 215-7127</u>	
Representative Name (Print): <u>KEVIN WIER</u>		Fax: ( ) _____	
Email: _____		Date: _____	
Address: <u>765 CUSTER RD., SUITE 100</u>	City: <u>PLANO</u>	State: <u>TX</u>	Zip: <u>75075</u>

<b>Applicant</b>		Primary Contact <input checked="" type="radio"/>	
Printed Name: <u>MICHAEL KIM</u>		Phone: <u>(469) 635-5480</u>	
Signature: _____		Fax: ( ) _____	
Date: _____		Email: _____	
Address: <u>1197 W. MAIN ST.</u>	City: <u>LEWISVILLE</u>	State: <u>TX</u>	Zip: <u>75067</u>

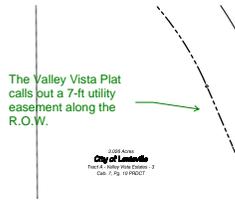


# Thrive Nature Addn Markup Summary

---

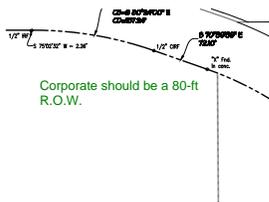
## DRussell (3)

---



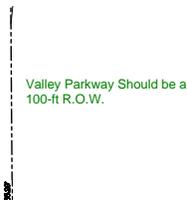
**Author:** DRussell

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.

---

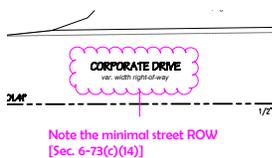
## Jon Beckham (12)

---



**Author:** Jon Beckham

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



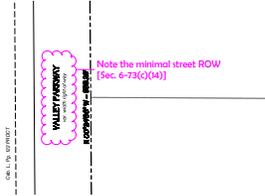
**Author:** Jon Beckham

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



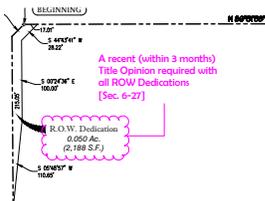
**LEWISVILLE**

Deep Roots. Broad Wings. Bright Future.



**Author:** Jon Beckham

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



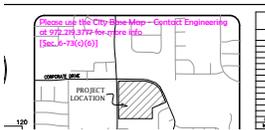
**Author:** Jon Beckham

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



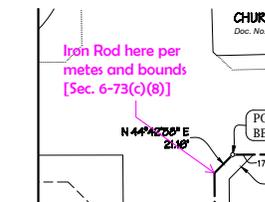
**Author:** Jon Beckham

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



**Author:** Jon Beckham

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



**Author:** Jon Beckham

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



**LEWISVILLE**  
Deep Roots. Broad Wings. Bright Future.

Author: Jon Beckham

Add the name and title of person signing this plat

Author: Jon Beckham

Lot & Block

Author: Jon Beckham

Please use the Title Block found in the Chapter 6 appendix. Include the Zoning and Survey Abstract Number [Sec. 6-73(c)(1)]

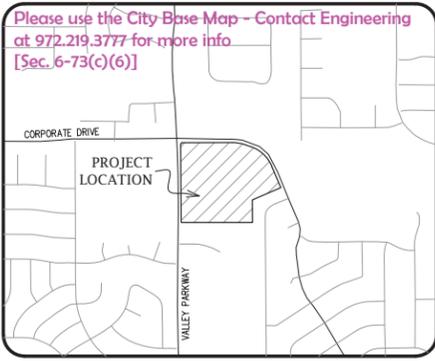
Author: Jon Beckham

Please include the P&Z signature block and City Secretary signature block - both found in the Ch6 Appendix [Sec. 6-73(c)(25)]

Author: Jon Beckham

Please add Denton County Filing Label Filed:

DOC.# \_\_\_\_\_  
\_\_\_\_\_, P.R.D.C.T.



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

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UHL	UTILITY
[BIP]	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

- NOTES:
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
  - Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS the City of Lewisville is the owner of a tract of land situated in the H. Turner Survey, Abstract No. 1249, City of Lewisville, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to the City of Lewisville according to the deeds recorded in Document No. 2014-28213 of the Official Public Records, Denton County, Texas (OPRDCT) and Document No. 2014-28242 OPRDCT, and being all of a Tract A, Valley Vista Estates - 3, an addition recorded in Cabinet 7, Page 10 of the Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the north end of a corner clip for the intersection of the east line of Valley Parkway, a variable width right-of-way, with the south line of Corporate Drive, a variable width parkway;  
THENCE along the south line of Corporate Drive, the following:  
N 89°51'58" E, 601.41 feet to a point from which a 1/2" iron rod found, bears S 75°02'32" W, 2.26 feet;  
Around a tangent curve to the right having a central angle of 19°28'05", a radius of 465.00 feet, a chord of S 80°24'00" E - 157.24 feet, an arc length of 158.00 feet to a 1/2" iron rod with plastic cap found;  
S 70°39'59" E, 72.10 feet to an "X" found in concrete;  
Around a tangent curve to the right having a central angle of 47°29'52", a radius of 421.89 feet, a chord of S 46°55'02" E - 339.81 feet, an arc length of 349.74 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;  
And S 23°10'06" E, 276.47 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner of Lot 33, Block Z, Valley Vista Estates - 3;  
THENCE along Valley Vista Estates - 3, the following:  
S 66°49'54" W, 370.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;  
And S 00°23'29" E, 269.60 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of Holly Lane Addition, an addition recorded in Cabinet J, Page 362 PRDCT;  
THENCE S 89°59'19" W, 851.32 feet along the north line of Holly Lane Addition to an "X" found in concrete on the east line of Valley Parkway;  
THENCE N 00°24'36" W, 935.29 feet along Valley Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the south end of said corner clip;  
THENCE N 44°42'38" E, 21.16 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 937,014 square feet or 21.511 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

City of Lewisville

Signer, Title

Add the name and title of person signing this plat

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

Please include the P&Z signature block and City Secretary signature block - both found in the Ch6 Appendix [Sec. 6-73(c)(25)]

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

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

R.O.W. Dedication 0.050 Ac. (2,188 S.F.)

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

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

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

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

Please label all iron rods [Sec. 6-73(c)(8)]

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

Plotted By: thornett Plot Date: 12/17/2019 1:01 PM

Drawn: G:\2019\_085\19-030 Valley Vista Nature Preserve\19-030 Final Plat.dwg Saved By: thornett Save Time: 12/16/2019 2:48:31 PM

Lot 1, Block A MEMORIAL PARK ADDITION Cab. L, Pg. 122 PRDCT

Lot 1, Block A DENTON COUNTY CHURCH ADDITION Doc. No. 2017-381 OPRDCT

Lot 3R, Block A MIKE NOWELS ADDITION Cab. Y, Pg. 42 PRDCT

Lot 2R, Block A MIKE NOWELS ADDITION Cab. Y, Pg. 42 PRDCT

Lot 1R, Block A MIKE NOWELS ADDITION Cab. Y, Pg. 42 PRDCT

9.148 Acres City of Lewisville Doc. No. 2014-28242 OPRDCT

Lot 1, Block A 21.511 Ac. / 937,014 Sq. Ft. (Gross) 21.461 Ac. / 934,826 Sq. Ft. (Net)

H. TURNER SURVEY ABSTRACT NO. 1249

6.078 Acres City of Lewisville Tract A - Valley Vista Estates - 3 Cab. 7, Pg. 10 PRDCT

3.026 Acres City of Lewisville Tract A - Valley Vista Estates - 3 Cab. 7, Pg. 10 PRDCT

Valley Vista Estates - 3 Cab. 7, Pg. 10 PRDCT

9.341 Acres City of Lewisville Doc. No. 2014-28213 OPRDCT

HOLLY LANE ADDITION Cab. J, Pg. 362 PRDCT

SURVEYOR'S CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

OWNER / APPLICANT City of Lewisville 151 W. Church Street Lewisville, Texas 75067 Telephone (xxx) xxx-xxxx Contact: xxxxxxxxxx

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: Kevin Wier

Please add Denton County Filing Label Filed: \_\_\_\_\_ Scale: 1" = 60' \_\_\_\_\_ P.R.D.C.T.

FINAL PLAT

**THRIVE NATURE PRESERVE ADDITION**

LOT 1, BLOCK A  
BEING 21.511 ACRES  
IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

## 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-foot 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.

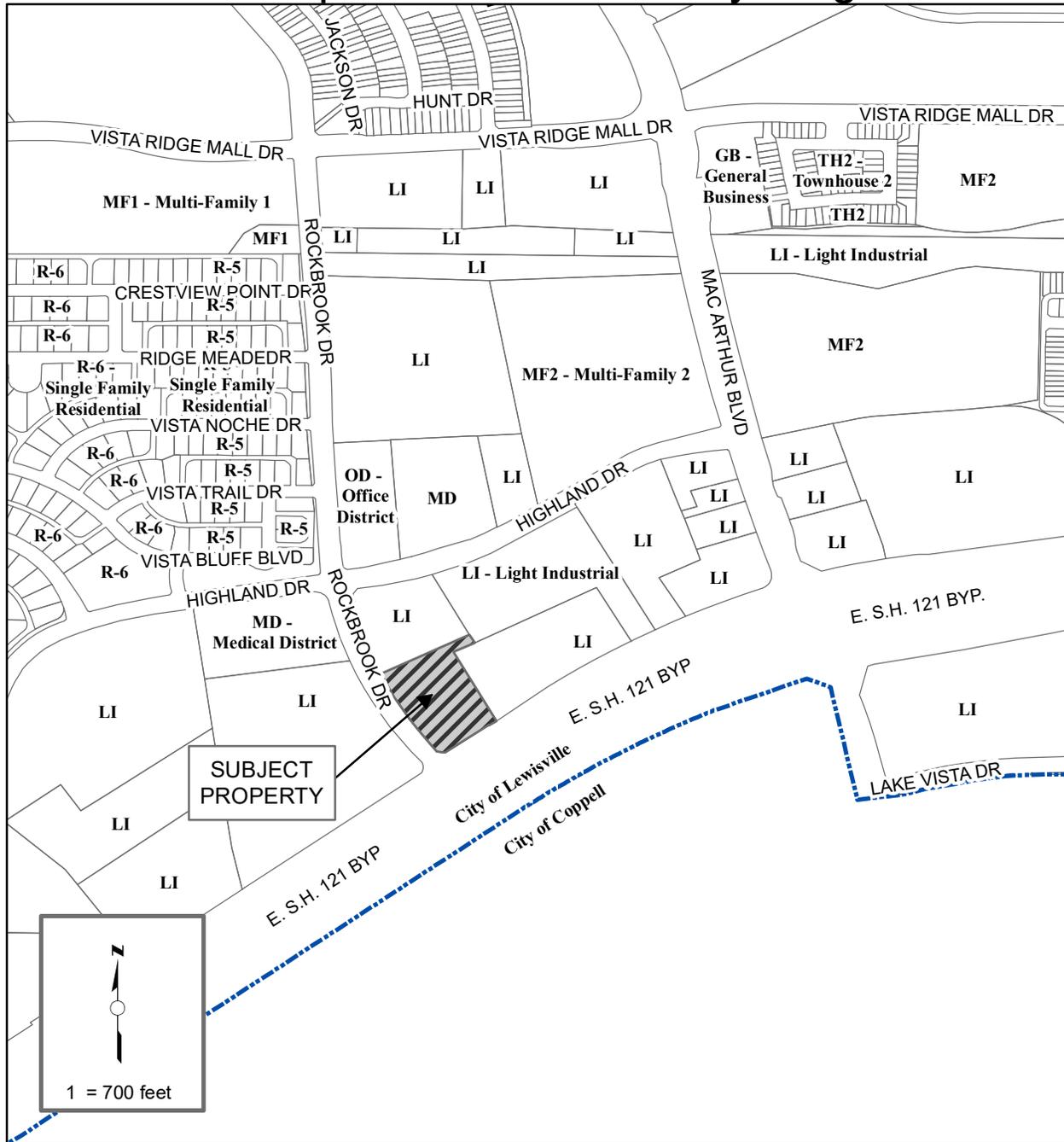
### *Summary*

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.

# Location Map - Avid Hotel & Staybridge Suites



**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

# Location Map - Avid Hotel & Staybridge Suites



**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

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



**LEWISVILLE**  
 Deep Roots. Broad Wings. Bright Future.

**SPECIAL USE PERMIT (SUP)  
 APPLICATION**

<b>Owner/s (name):</b> Minhas Ladiwalla	
<b>Company Name:</b> Nortex Hotel Group LLC	
<b>Mailing Address:</b> 3740 Josey Lane, Suite 145, Carrollton, Texas 75007	
<b>Work #:</b> 972-394-3350	<b>Cell #:</b>
<b>E-Mail:</b> mike@mid-continenthospitality.com	
<b>Owner Signature</b> (Owner Must Sign or Submit Letter of Authorization): <i>Minhas Ladiwalla</i>	<b>Date:</b> 8-1-2019
<b>Printed Name:</b> Minhas Ladiwalla	

<b>Applicant/Agent (name):</b> Kiew Kam	
<b>Company Name:</b> Triangle Engineering	
<b>Mailing Address:</b> 1784 W. McDermott Drive, Allen, Texas 75013	
<b>Work #:</b> 469-331-8566	<b>Cell #:</b>
<b>E-Mail:</b> kkam@triangle-engr.com	
<b>Applicant/Agent Signature</b> <i>Kiew Kam</i>	<b>Date:</b> 8-1-2019
<b>Printed Name:</b> Kiew Kam	

<b>Current Zoning:</b> LIGHT INDUSTRIAL	<b>Requested Zoning:</b> SUP	<b>Acres:</b> 2.50
<b>Legal Description (Lot/ Block/Tract/Abstract):</b> LOT 10R-1 / BLOCK F (Abstract No. 1402)		
<b>Address/Location:</b> ROCKBROOK DRIVE		

Application and Sign Fees:

Less than 1/2 acre	\$ 150.00
1/2 acre up to 4.99 acres	\$ 250.00
5 acres up to 24.99 acres	\$ 400.00

25 acres up to 49.99 acres	\$ 750.00
50 acres up to 99.99 acres	\$1,000.00
100 acres and more	\$1,500.00

Qty: 1	<b>SUP Signs - \$35 each.</b> 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.

<b>Amount Due</b> (application & sign fee)	\$ 285
---	--------



Planning | Civil Engineering | Construction Management  
O: 1784 W. McDermott Drive Suite 110 | Allen, TX 75013  
T: 469.331.8566 | F: 469.213.7145 | [www.triangle-engr.com](http://www.triangle-engr.com)

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.

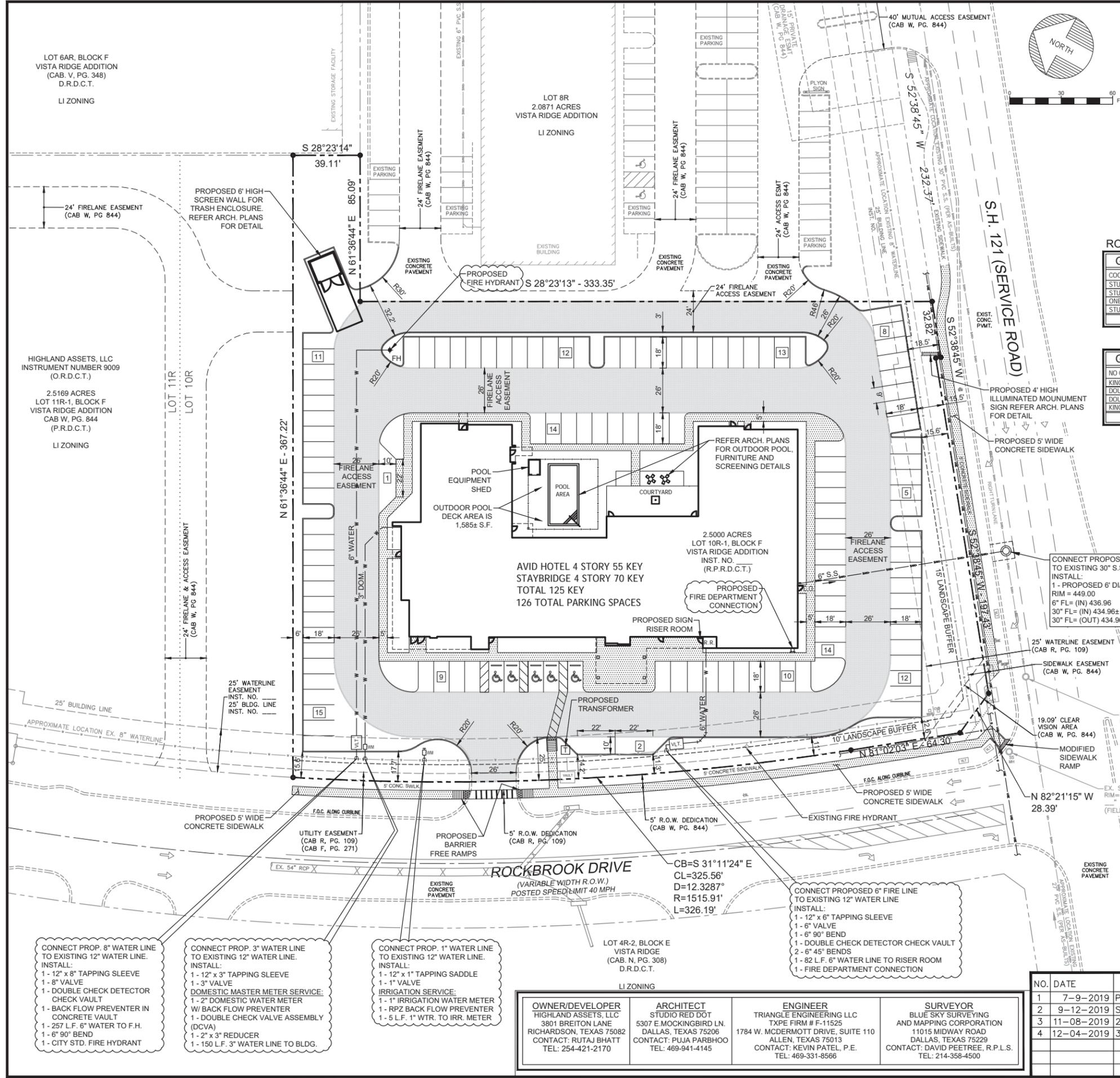
The Development Plan shows the proposed 24' Fire Lane and Access Easement which will require a replat of Lot 10R-1, Block F and we will submit the replat application at another time.

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

Sincerely,



---



- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF LEWISVILLE.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITIES.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
  - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

### ROOM SUMMARY-STAYBRIDGE SUITES

#### GUEST ROOM COUNT BREAKDOWN

COOKTOPS PROVIDED	S.F.	1st FLR	2nd FLR	3rd FLR	4th FLR	TOTAL
STUDIO KING	441	7	11	11	11	40
STUDIO QUEEN/QUEEN	507	-	4	4	4	12
ONE BEDROOM	611	-	3	3	3	9
STUDIO KING ADA	564	-	3	3	3	9
		7	21	21	21	70

### ROOM SUMMARY-AVID HOTEL

#### GUEST ROOM COUNT BREAKDOWN

NO COOKTOPS	S.F.	1st FLR	2nd FLR	3rd FLR	4th FLR	TOTAL
KING	240	4	9	9	9	31
DOUBLE QUEEN	297	3	5	5	5	18
DOUBLE QUEEN ADA	399	-	1	1	1	3
KING ADA	379	-	1	1	1	3
		7	16	16	16	55

- NOTE:**
- STAYBRIDGE SUITES WILL PROVIDE A COOKTOP IN EACH ROOM (70 TOTAL). AVID HOTEL WILL NOT PROVIDE ANY COOKTOPS IN THEIR ROOMS.
  - DAILY HOUSE KEEPING WILL BE REQUIRED.
  - AT LEAST 1 STAFF MEMBER WILL BE AVAILABLE 24 HOURS PER DAY, 7 DAYS A WEEK.
  - ALL GUEST ROOMS WILL BE COMPLETELY FURNISHED WITH BEDS, DRESSERS WITH DRAWERS, NIGHT STANDS AND TELEVISIONS.
  - BUILDING ELEVATIONS HAVE MORE THAN 80% BRICK OR STONE REQUIRED.
  - MINIMUM ROOM SIZE REQUIRED = (325 S.F.) **AVERAGE ROOM SIZE = (396 S.F.)**  
 PROVIDED KING = 240 S.F.  
 PROVIDED DOUBLE QUEEN = 297 S.F.  
 PROVIDED ACCESSIBLE QUEEN / QUEEN = 399 S.F.  
 PROVIDED ACCESSIBLE KING = 379 S.F.  
 PROVIDED STUDIO KING = 441 S.F.  
 PROVIDED STUDIO QUEEN / QUEEN = 507 S.F.  
 PROVIDED ONE BEDROOM = 611 S.F.  
 PROVIDED ACCESSIBLE STUDIO KING = 564 S.F.
  - MINIMUM ROOMS REQUIRED = 125 - ROOMS PROVIDED = 125
  - LIST OF 2 ITEMS PROVIDED FROM SECTION 6-182 (b)(8):
    - FITNESS FACILITY OF 400 S.F. MINIMUM IS REQUIRED. I.E. WE ARE PROVIDING 789 S.F. OF FITNESS FACILITY.
    - OUTDOOR PLAZA WITH SEATING SPACE. MINIMUM 1,000 S.F. I.E. WE ARE PROVIDING 1,243 S.F. OF OUTDOOR PLAZA.
    - OUTDOOR ATRIUM / PLAZA WITH SEATING SPACE 1,000 S.F. MIN. I.E. WE ARE PROVIDING OUTDOOR POOL & DECK AREA W/ 1,585 S.F.
  - LIST OF 2 ITEMS PROVIDED FROM SECTION 6-182 (C):
    - MEETING ROOM OF 1,500 S.F. MINIMUM IS REQUIRED. I.E. WE ARE PROVIDING 1,550 S.F. OF MEETING ROOM.
    - LANDSCAPING SHALL BE INCREASED BY 30% FROM THE CURRENT CITY STANDARDS IN OVERALL LANDSCAPING AREAS. TREE PLANTING, SHRUBS AND DECORATIVE LANDSCAPING FEATURES. PROVIDED LANDSCAPE AREA IS 31.66%

STAYBRIDGE SUITE ROOMS ARE PROVIDED WITH COOKTOPS  
 AVID ROOMS HAVE NO COOKTOPS

**NOTE**  
 NO OUTSIDE STORAGE PROPOSED

### SITE DATA SUMMARY CHART

NUMBER OF LOTS	1
ZONING DESIGNATION	LIGHT INDUSTRIAL "LI"
PROPOSED USE	HOTEL (EXTENDED STAY)
GROSS ACREAGE	2.50 ACRES OR 108,899 S.F.
NUMBER OF STORIES	4
PROPOSED TOTAL BUILDING AREA	17,274 S.F.
FITNESS FACILITY	789 S.F.
MEETING ROOM	1,550 S.F.
OUTDOOR PLAZA W/SEATING AREA	1,243 S.F.
OUTDOOR POOL & DECK AREA	1,585 S.F.
GUEST ROOMS PROVIDED	125
PROPOSED BLDG. HEIGHT/STORIES	57'-10" (FOUR STORIES)
PARKING:	
1 SPACE PER 2 ROOMS	125/2 = 63 PARKING SPACES
1 SPACE PER 200 S.F. OF COMMERCIAL AREA	1,965/200 = 10 PARKING SPACES
TOTAL PARKING REQUIRED	73 SPACES (INCLUDING 3 HANDICAP)
PROVIDED PARKING	126 SPACES (INCLUDING 5 HANDICAP)
PERCENTAGE OF SITE COVERAGE	15.69%
IMPERVIOUS COVERAGE	76,349 S.F. OR 68.78%
OPEN SPACE/LANDSCAPE AREA	34,658 S.F. OR 31.22%
CONSTRUCTION TYPE	TYPE II-B
BUILDING OCCUPANCY	BUSINESS GROUP "R-1"

**NOTE:**  
 EIGHTY PERCENT (80%) BRICK OR STONE VENEER, OR A COMBINATION EQUAL TO EIGHTY PERCENT (80%) IS REQUIRED ON ALL FACADES. EXTERIOR INSULATED FINISHING SYSTEM (EIFS) IS NOT PERMITTED BELOW NINE FEET FROM FINISHED GRADE.

### DEVELOPMENT PLAN

AVID HOTEL & STAYBRIDGE SUITES  
 VISTA RIDGE ADDITION  
 LOT 10R-1, BLOCK F  
 ZONING: LIGHT INDUSTRIAL  
 NEC S.H. 121 AND ROCKBROOK DRIVE  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

**TRIANGLE ENGINEERING LLC**  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	ZC	7/09/2019	SEE SCALE BAR	066-18

12/04/2019 TX PE FIRM #11525

LOT 6AR, BLOCK F  
 VISTA RIDGE ADDITION  
 (CAB. V, PG. 348)  
 D.R.D.C.T.  
 LI ZONING

LOT 8R  
 2.0871 ACRES  
 VISTA RIDGE ADDITION  
 LI ZONING

HIGHLAND ASSETS, LLC  
 INSTRUMENT NUMBER 9009  
 (O.R.D.C.T.)  
 2.5169 ACRES  
 LOT 11R-1, BLOCK F  
 VISTA RIDGE ADDITION  
 CAB W, PG. 844  
 (P.R.D.C.T.)  
 LI ZONING

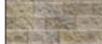
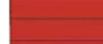
2.5000 ACRES  
 LOT 10R-1, BLOCK F  
 VISTA RIDGE ADDITION  
 INST. NO.  
 (R.P.R.D.C.T.)

LOT 4R-2, BLOCK E  
 VISTA RIDGE  
 (CAB. N, PG. 308)  
 D.R.D.C.T.  
 LI ZONING

<b>OWNER/DEVELOPER</b> HIGHLAND ASSETS, LLC 3801 BREITON LANE RICHARDSON, TEXAS 75082 CONTACT: RUTAJ BHATT TEL: 254-421-2170	<b>ARCHITECT</b> STUDIO RED DOT 5307 E. MOCKINGBIRD LN. DALLAS, TEXAS 75206 CONTACT: PUJA PARBHOO TEL: 469-941-4145	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 W. MCDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 469-331-8566	<b>SURVEYOR</b> BLUE SKY SURVEYING AND MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 CONTACT: DAVID PEETREE, R.P.L.S. TEL: 214-358-4600
---	--	---	---

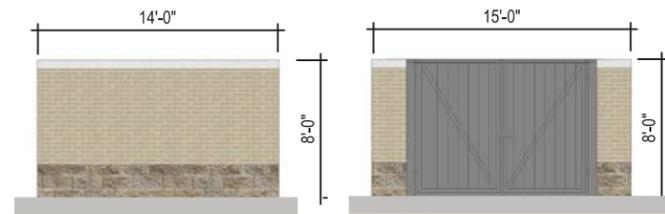
NO.	DATE	DESCRIPTION	BY
1	7-9-2019	PRELIMINARY SITE PLAN FOR S.U.P.	KK
2	9-12-2019	S.U.P. RESUBMITTAL	KK
3	11-08-2019	2nd S.U.P. RESUBMITTAL	KK
4	12-04-2019	3rd S.U.P. RESUBMITTAL	KK

COLOR & FINISH LEGEND

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

MATERIAL CALCULATION TABLE

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
DOOR AND WINDOWS	2930	24%	1434	20%	1647	40%	1688	34%
AREA EXCLUSIVE OF DOOR AND WINDOW	9538	76%	5542	80%	10790	60%	5547	66%
TOTAL FACADE AREA	12467	100%	6976	100%	12437	100%	7235	100%
PRIMARY MATERIAL								
BRICK (1)(2)(3)	4160	44%	3076	56%	5800	55%	3549	64%
STONE (4)	1017	11%	999	18%	1974	18%	856	15%
PORCELAIN STONE (5)(6)(7)	3248	34%	1137	21%	1973	18%	0	0%
STUCCO (8)(9)(10)(11)	1113	11%	330	6%	1043	10%	1067	19%



DUMSTER ELEVATION

3/16" = 1'-0"

5  
A5.01



EAST ELEVATION

1/8" = 1'-0"

2  
A5.01

owner

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

project  
AVID HOTEL AND  
STAYBRIDGE SUITES  
LEWISVILLE, TEXAS

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

ISSUE FOR REVIEW ONLY  
revisions

title

date 9-05-2019  
sheet

A5.01



SOUTH ELEVATION

1/8" = 1'-0"

4  
A5.01

COLOR & FINISH LEGEND

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

MATERIAL CALCULATION TABLE

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
DOOR AND WINDOWS	2930	24%	1434	20%	1647	40%	1688	34%
AREA EXCLUSIVE OF DOOR AND WINDOW	9538	76%	5542	80%	10790	60%	5547	66%
TOTAL FACADE AREA	12467	100%	6976	100%	12437	100%	7235	100%
PRIMARY MATERIAL								
BRICK (1)(2)(3)	4160	44%	3076	56%	5800	55%	3549	64%
STONE (4)	1017	11%	999	18%	1974	18%	856	15%
PORCELAIN STONE (5)(6)(7)	3248	34%	1137	21%	1973	18%	0	0%
STUCCO (8)(9)(10)(11)	1113	11%	330	6%	1043	10%	1067	19%



WEST ELEVATION

1/8" = 1'-0"

3  
A5.01

owner

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

project  
AVID HOTEL AND  
STAYBRIDGE SUITES  
LEWISVILLE, TEXAS

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

ISSUE FOR REVIEW ONLY  
revisions

title

date 9-05-2019  
sheet

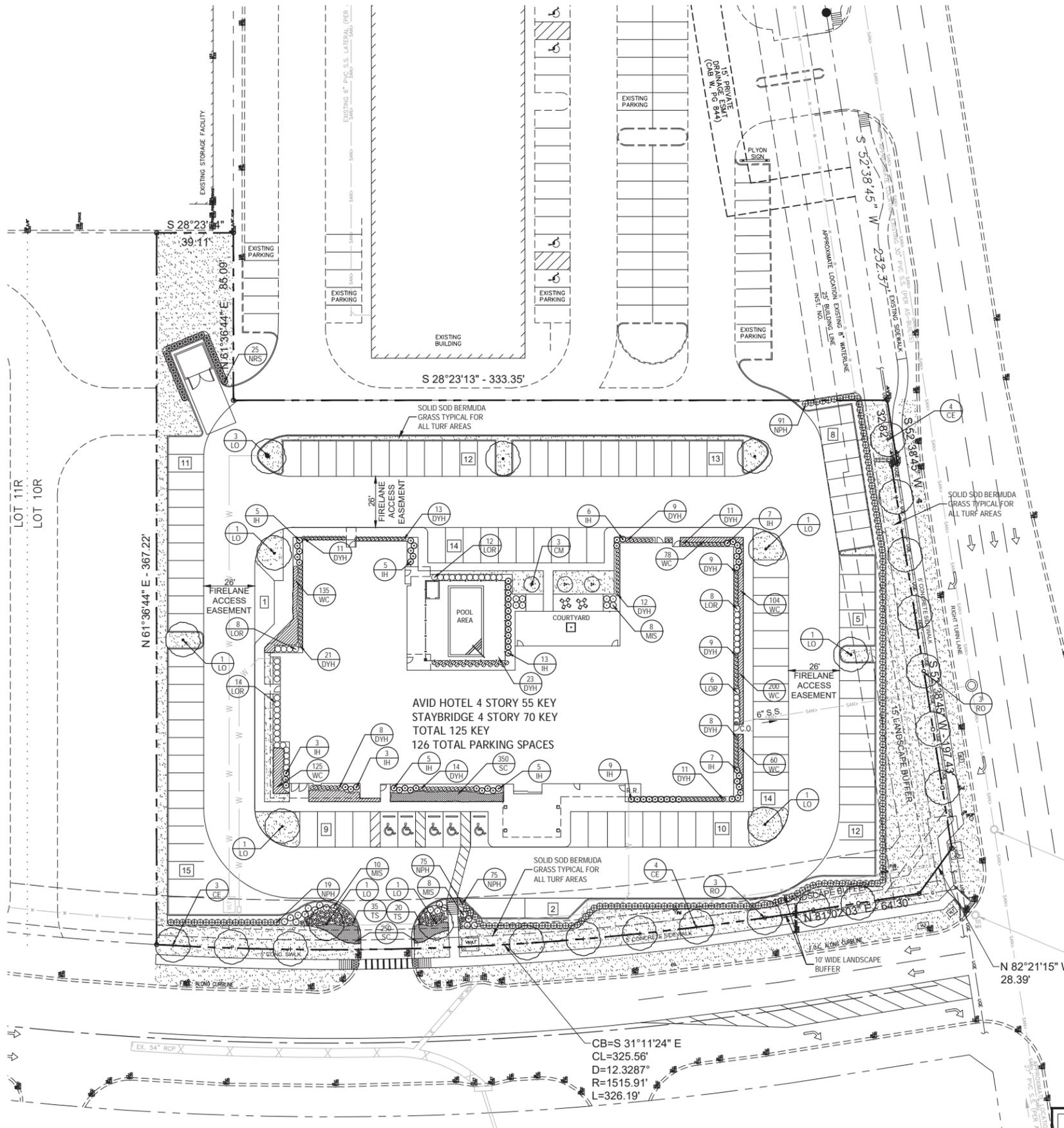
A5.02



NORTH ELEVATION

1/8" = 1'-0"

1  
A5.01



**GENERAL LAWN NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**SOLID SOD NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEARING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. 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.

**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	3	Crape Myrtle	<i>Lagerstroemia indica</i>	8' ht.	container, 3-5 trunks, tree form
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 13" ht., 5' spread, 5' clear trunk
LO	11	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 13" ht., 5' spread, 5' clear trunk
RO	6	Red Oak	<i>Quercus shumardii</i>	3" cal.	container grown, 13" ht., 5' spread, 5' clear trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	159	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container, 18" spread
IH	68	Indian Hawthorn 'Clara'	<i>Rhaphiolepis indica 'Clara'</i>	3 gal.	container, 18" ht., 20" spread
NPH	260	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
NRS	25	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	5 gal.	container, 4' spread, full to base
LOR	48	Loropetalum Ruby	<i>Loropetalum chinensis 'Ruby'</i>	3 gal.	container, 20" ht., 20" spread
MIS	26	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container full, well rooted
TS	55	Compact Texas Ranger	<i>Leucophyllum frutescens 'Compacta'</i>	3 gal.	container, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	600	Seasonal Color	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	selection by owner, 12" o.c.
WC	702	Purple Wintercreeper	<i>Cynodon dactylon '419'</i>	4" pots	container, 3-12" runners min., 12" o.c.
		'419' Bermuda grass			Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**LANDSCAPE TABULATIONS**

PER THE CITY OF LEWISVILLE HOTEL ORDINANCE ALL LANDSCAPE REQUIREMENTS ARE MET WITH AN ADDITIONAL 30% LANDSCAPE PROVIDED

**STREET REQUIREMENTS**  
Requirements: 10' wide landscape strip. (1) tree 2.5" min. caliper for every 500 s.f. of landscape strip + 30%

S.H. 121 (2,450 s.f.)  
Required (7) trees, 2.5" cal.  
Provided (7) 3" caliper trees

ROCKBROOK Drive (3,903 s.f.)  
Required (10) trees, 2.5" cal.  
Provided (10) 3" caliper trees

**PARKING LOT** (122 spaces, total area 53,480 s.f.)  
Requirements: (1) tree, 3" caliper per 15 parking space  
10% of total area of parking lot must be landscape area  
all parking must be screened with a 24" ht. evergreen shrub

Required (9) trees, 3" cal.  
5,348 s.f. (10%)  
shrubs, 24" ht.  
Provided (11) trees, 3" cal.  
6,627 s.f. (12%)  
Provided



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM

12.04.2019

**AVID HOTEL & STAYBRIDGE SUITES**  
VISTA RIDGE ADDITION  
LOT 10R-1, BLOCK F  
NEC S.H. 121 AND ROCKBROOK DRIVE  
LEWISVILLE, TEXAS

ISSUE:  
FOR APPROVAL 07.13.2019  
CITY COMMENTS 08.28.2019  
CITY COMMENTS 12.04.2019

DATE:  
12.04.2019

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L.1



<b>OWNER/DEVELOPER</b> HIGHLAND ASSETS, LLC 3801 BREITON LANE RICHARDSON, TEXAS 75082 CONTACT: RUTAJ BHATT TEL: 254-421-2170	<b>ARCHITECT</b> STUDIO RED DOT 5307 E. MOCKINGBIRD LN. DALLAS, TEXAS 75206 CONTACT: PUJIA PARBHOO TEL: 469-941-4145	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 469-331-8566	<b>SURVEYOR</b> BLUE SKY SURVEYING AND MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 CONTACT: DAVID PEETREE, R.P.L.S. TEL: 214-358-4500
---	---	---	---

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting trees, shrubs, and grass
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1960, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University.

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  2. All planting areas shall receive a two (2") inch layer of specified mulch.
  3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
  2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" better board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of 8" & 6" plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
  - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
5. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full-time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
  1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tips of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undrained condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any free losses in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
  1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Chasagrass or Kudgrass shall be rejected.
  2. Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  3. Organic matter shall be 3%-10% of total dry weight.
  4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladeview, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gm Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of shells, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertiland, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

2.3 MISCELLANEOUS MATERIALS

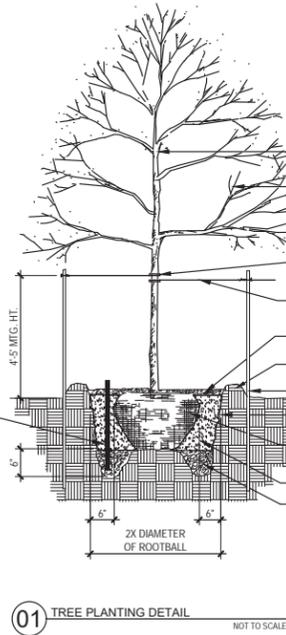
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
  1. Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length, paint green.
  2. Wire: 12 gauge, single strand, galvanized wire.
  3. Rubber hose: 2 ply, fiber reinforced hose, minimum 3/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1/2-1 in.
- D. Filter Fabric: Mrafl 140N by Colanese Fibers Marketing Company, available at Loffland Co., (214) 631-5250 or approved equal.

- F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and debris over one (1") inch in diameter. Plants should be thoroughly watered before removing to container.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully water by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Match the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of the ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
  1. Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branched is not permitted. Do not cut terminal branches.
  2. Pruning shall be done with clean, sharp tools.
  3. Immediately after starting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material shall be maintained.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class 1 pruning standards provided by National Arborist Association.
  1. Cutting shall be aligned as indicated on plans. Stake out limits of steel edging and obtain Owners approval prior to installation.
  2. All steel edging shall be free of knots and sharp bends.
  3. Top of edging shall be 3/4" maximum height above grade.
  4. Stakes are to be installed on the planting bed side of the edging, as opposed to the grass side.
  5. Do not install steel edging along sidewalks.
  6. Cut steel edging at 45 degree angle where edging meets sidewalk.

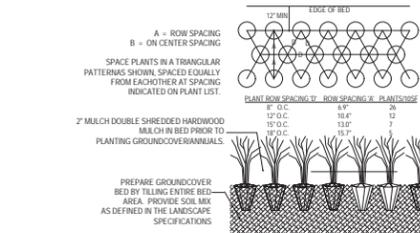
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

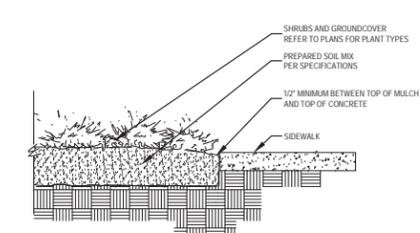
END OF SECTION



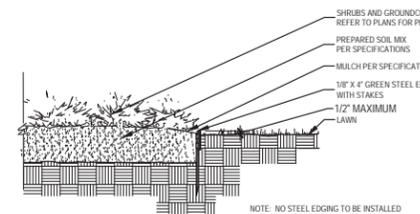
01 TREE PLANTING DETAIL NOT TO SCALE



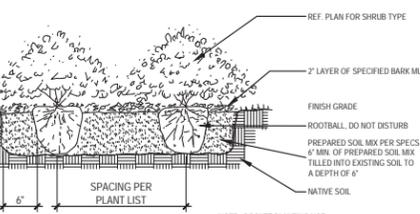
02 GROUND COVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



**AVID HOTEL & STAYBRIDGE SUITES**  
VISTA RIDGE ADDITION  
LOT 10R-1, BLOCK F  
NEC S.H. 121 AND ROCKBROOK DRIVE  
LEWISVILLE, TEXAS

ISSUE:  
FOR APPROVAL 07.13.2019

DATE:  
07.13.2019

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:  
**L.2**

<p><b>OWNER/DEVELOPER</b> HIGHLAND ASSETS, LLC 3801 BREITON LANE RICHARDSON, TEXAS 75082 CONTACT: RUTAJ BHATT TEL: 254-421-2170</p>	<p><b>ARCHITECT</b> STUDIO RED DOT 5307 E. MOCKINGBIRD LN. DALLAS, TEXAS 75206 CONTACT: PUJJA PARBHOO TEL: 469-941-4145</p>	<p><b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 469-331-8566</p>	<p><b>SURVEYOR</b> BLUE SKY SURVEYING AND MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 CONTACT: DAVID PEETREE, R.P.L.S. TEL: 214-358-4500</p>
---	---	--	--



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W Mcdermott Dr, Suite 110, Allen, TX 75013

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 is 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.

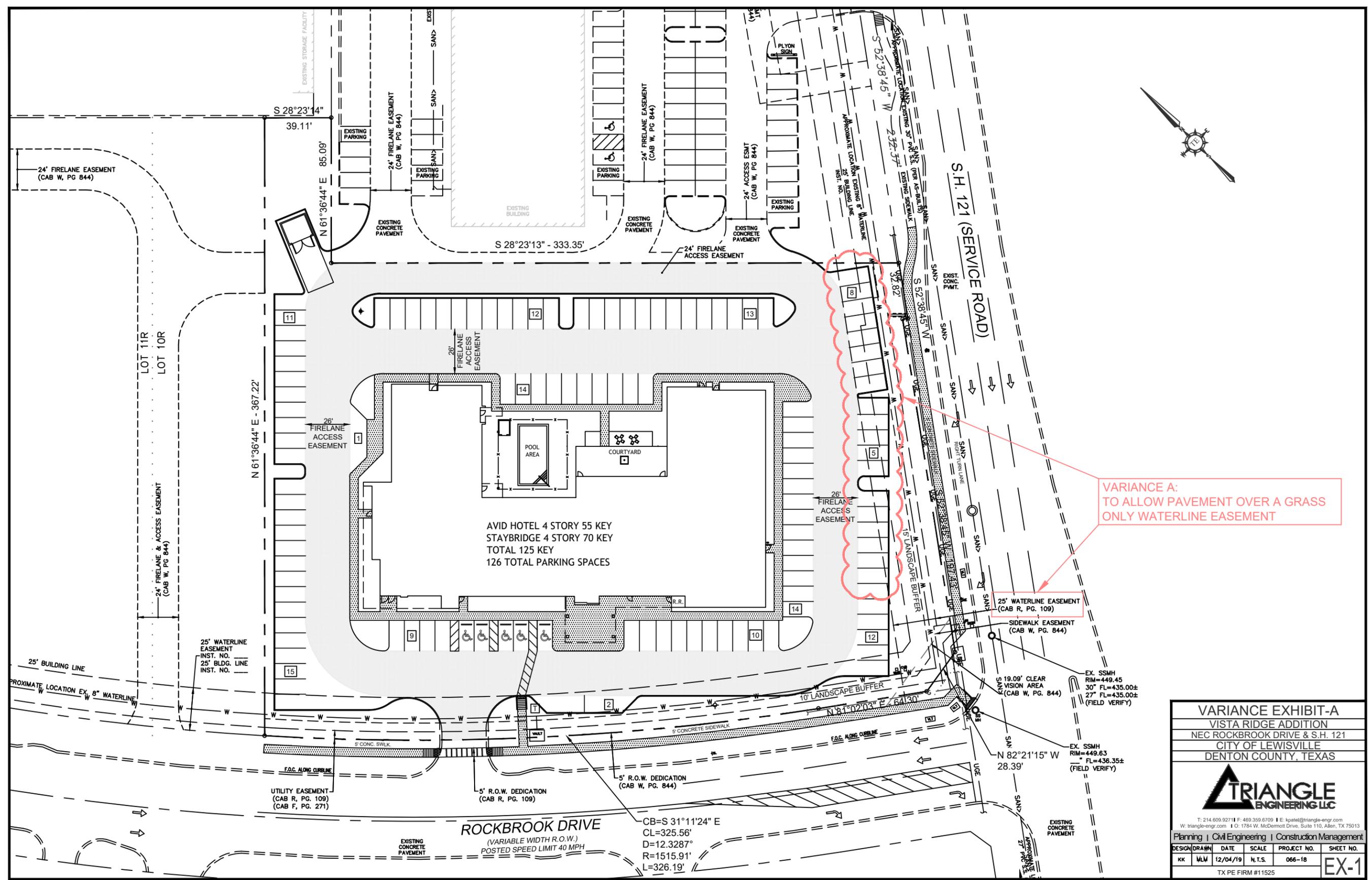
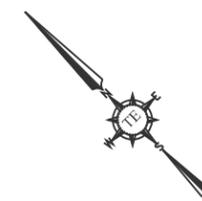
**Variance B:**

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 A:  
TO ALLOW PAVEMENT OVER A GRASS  
ONLY WATERLINE EASEMENT

VARIANCE EXHIBIT-A  
VISTA RIDGE ADDITION  
NEC ROCKBROOK DRIVE & S.H. 121  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com  
W: triangle-engr.com | 10: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	MLW	12/04/19	N.T.S.	066-1B	EX-1

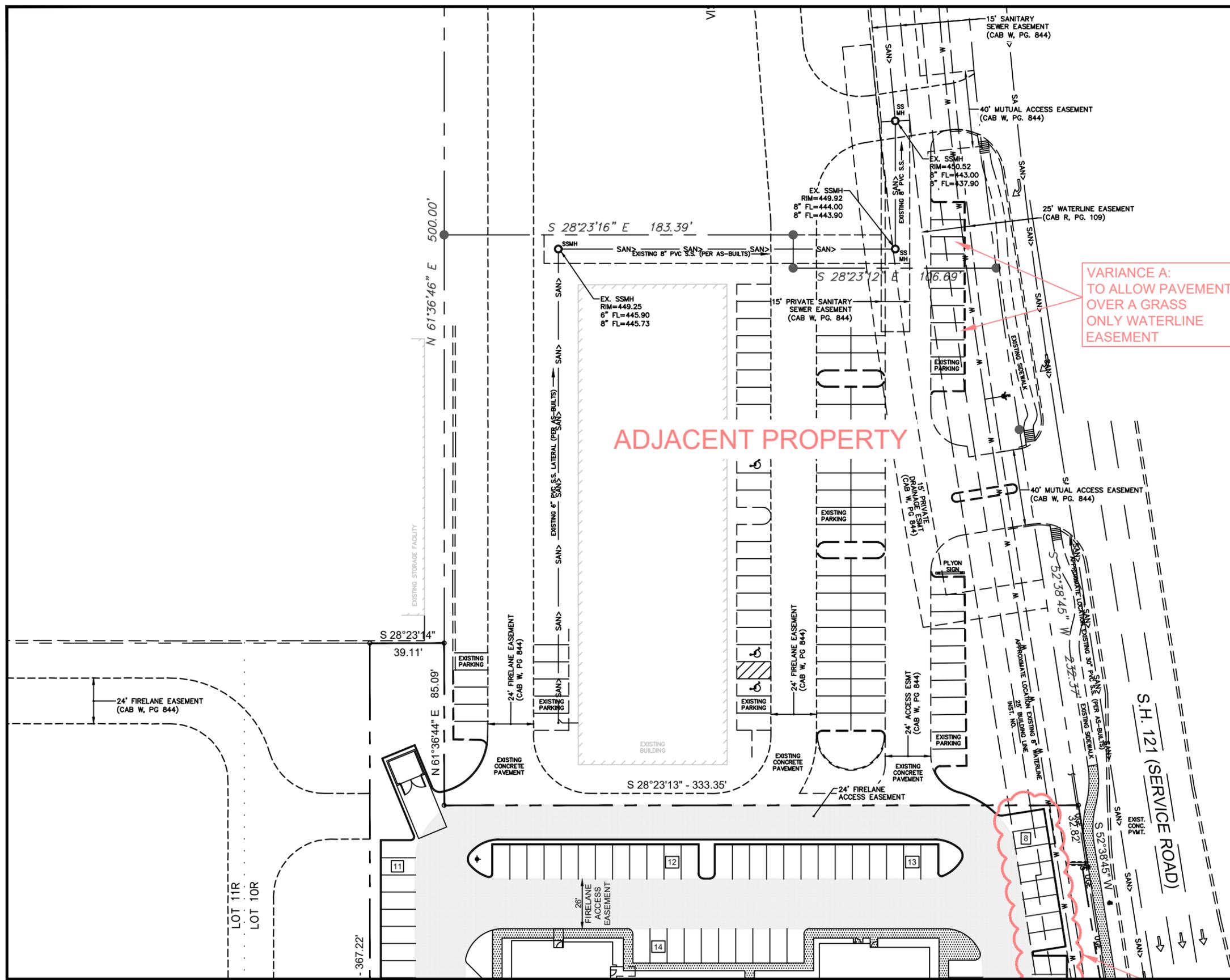
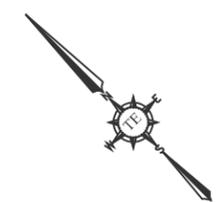
TX PE FIRM #11525

ROCKBROOK DRIVE  
(VARIABLE WIDTH R.O.W.)  
POSTED SPEED LIMIT 40 MPH

CB=S 31°11'24" E  
CL=325.56'  
D=12.3287'  
R=1515.91'  
L=326.19'

EX. SSMH  
RIM=449.45  
30" FL=435.00±  
27" FL=435.00±  
(FIELD VERIFY)

EX. SSMH  
RIM=449.63  
" FL=436.35±  
(FIELD VERIFY)



VARIANCE A:  
TO ALLOW PAVEMENT  
OVER A GRASS  
ONLY WATERLINE  
EASEMENT

VARIANCE EXHIBIT-A  
VISTA RIDGE ADDITION  
NEC ROCKBROOK DRIVE & S.H. 121  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.6700 | E: kpatel@triangle-engr.com  
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	MLW	12/04/19	N.T.S.	066-1B

TX PE FIRM #11525

EX-2

# STAYBRIDGE SUITES 4 STORY

Guest Room Count Breakdown					
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
STUDIO KING	7	11	11	11	40
STUDIO QUEEN/QUEEN	-	4	4	4	12
ONE BEDROOM		3	3	3	9
STUDIO KING ADA		3	3	3	9
	7	21	21	21	70

Room Sizes	
STUDIO KING	441 S.F
STUDIO Q/Q	507 S.F
ONE BEDROOM	611 S.F
STUDIO KING ADA	564 S.F

# AVID HOTEL 4 STORY

Guest Room Count Breakdown					
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
KING	4	9	9	9	31
DOUBLE QUEEN	3	5	5	5	18
DOUBLE QUEEN ADA	-	1	1	1	3
KING ADA		1	1	1	3
	7	16	16	16	55

Room Sizes	
KING	240 S.F
DOUBLE QUEEN	297 S.F
DOUBLE QUEEN ADA	399 S.F
KING ADA	379 S.F

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 1000S.F)

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

\*Total Average Room Size 396 S.F

## EXHIBIT 'B'