



151 W. Church Street
Lewisville, TX 75057

City of Lewisville, TX

Planning and Zoning Commission Regular Session Agenda

Tuesday April 7, 2020

6:30 P.M.

**Zoom Meeting Will be Held
Links for the Meeting are
Contained Below**

Due to the closing of all city facilities, the Planning and Zoning meeting scheduled for Tuesday, April 7th, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://zoom.us/j/655845900> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 655 845 900. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press *9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 817.938.4409 or e-mail planning@cityoflewisville.com.

Comments will be accepted via e-mail until 5 p.m. prior to the meeting. To submit a comment, please e-mail planning@cityoflewisville.com with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

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

2. APPROVE MINUTES OF THE FEBRUARY 18, 2020 MEETING.

3. CONSENT AGENDA – PLATS

(The following Plats on the Consent Agenda are submitted for approval with no variance requests, or the variances have previously been approved by the City Council. Although individual plats may be discussed or removed from the Consent Agenda list for separate consideration at the request of a citizen or Commission Member, they will otherwise be considered and acted upon with one motion.)

- A. Final Plat of Lakewood Hills East Addition Phase II; Containing 99 Residential and 3 Open Space Lots on 20.064 Acres out of the T.A. West Survey, Abstract Number 1345; Zoned Planned Unit Development District (PUD); Located on the East Side of North Josey Lane, Approximately 1,200 Feet North of Parker Road (FM 544).

4. PUBLIC HEARING CONSENT AGENDA - PLATS

(The following Replats on the Consent Agenda are submitted for approval with no variance requests, or the variances have previously been approved by the City Council. Although a citizen or Commission Member may speak regarding individual plats, they will be considered and acted upon with one motion following a public hearing in accordance with Local Government Code Section 212. Individual replats may be removed from the consent Agenda list for separate consideration at the request of a citizen or Commission Member.)

- A. **Public Hearing:** Final Plat of Vista Ridge Office Park Addition Lot 3R1, Block A; on 2.106 Acres out of the T. Garvin Survey, Abstract Number 466 and L. Bourgeois Survey Abstract Number 52; Zoned Light Industrial (LI) District; Located on the East Side of MacArthur Boulevard, Approximately 730 Feet North of E. Vista Ridge Mall Drive, being a Replat of Vista Ridge Office Park Addition, Lots 3R and 4R, Block A.

5. REGULAR HEARING – PLATS

(The following Plats have variances requested and will be considered following a regular hearing in accordance with Local Government Code Section 212)

- A. **Public Hearing:** Final Plat of Dental Depot Addition Lot 1, Block A; on 1.571 Acres out of the J. Watkins Survey, Abstract No. 1328; Zoned Local Commercial (LC) District; Located at the Southeast Corner of Round Grove Road (FM 3040) and Duncan Lane.

6. 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
FEBRUARY 18, 2020

Item 1:

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

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

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

Item 2:

The second item on the agenda was to approve the minutes from the January 21, 2020, meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Alvin Turner. The motion passed unanimously (7-0).*

Item 3:

Consent Agenda – Plats were next on the agenda. There was one item for consideration:

- A. Final Plat of Larry Ho Addition, Lots 1A, 1B, 2A and 2B, Block A; on 0.157 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Mixed Use 2 District (OTMU2); Located on the Northeast Corner of Milton Street and Samuel Street, Being a Replat of Larry Ho Addition, Lots 1 and 2, Block A.

Staff gave a brief overview of the proposed final plat and recommended approval as presented. *A motion was made by William Meredith to approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).*

Item 4:

Regular Hearing – Plats were next on the agenda. There were two items for consideration:

- A. Final Plat of First Park 121 Addition, Lot 6, Block A; on 33.924 Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Zoned Light Industrial District (LI); Located on the South Side of Midway Road, Approximately 209 Feet East of Holfords Prairie Road, Being a Replat of Coyote Theater Addition, Lot 1, Block A.
- B. Final Plat of Wyndale Meadows Addition, Phase 1, Lots 2R1 & 3, Block N; on 3.056 Acres out of the B.B.B. & C.R.R. Survey, Abstract Number 180; Zoned General Business District (GB); Located on the Northwest Corner of Windhaven Parkway and Parker Road (FM 544), Being a Replat of Wyndale Meadows Addition, Phase 1, Lots 1R & 2R, Block N.

Items 4A and 4B were read together. Staff gave a brief overview of the proposed final plats 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 item 4A and grant staff the ability to accept and approve the final plat. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (7-0). A motion was made by John Lyng to disapprove item 4B and grant staff the ability to accept and approve the final plat. The motion was seconded by Erum Ali. The motion passed unanimously (7-0).

Item 5:

Public Hearing – Zoning & Special Use Permits were next on the agenda. There were two items for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Planned Development – Mixed Use District (PD-MU) to Planned Development – Mixed Use District (PD-MU) to Amend the Existing Planned Development; on an Approximately 90.588-Acre Tract of Land out of the Stephen Riggs Survey, Abstract No. 1088 and the WM. Brown Survey, Abstract No. 63; Located on Both the East and West Sides of Summit Avenue North of the Kansas City Southern Railroad and Grandy’s Lane with Frontage on the West Side of I-35E (North Stemmons Freeway) and the East Side of McGee Lane, as Requested by the City of Lewisville, the Applicant. (Case No. 19-11-4-PZ)

- B. **Public Hearing:** Consideration of an Amendment to the Lewisville City Codes Chapter 17, Zoning, Section 17-26, “PD” Planned Development District, to Remove the Minimum Size Requirement for Planned Development Districts.

Staff gave a brief overview of the proposed amendment and recommended approval. Member John Lyng asked for clarification if there would be any minimum size standard. Staff answered that there would be no minimum size requirement. Chairman Davis then opened the public hearing. With no one coming forward to speak the public hearing was then closed. A motion was made by William Meredith to approve the proposed amendment. 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, March 2, 2020 for a 2nd public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission

STAFF REPORT

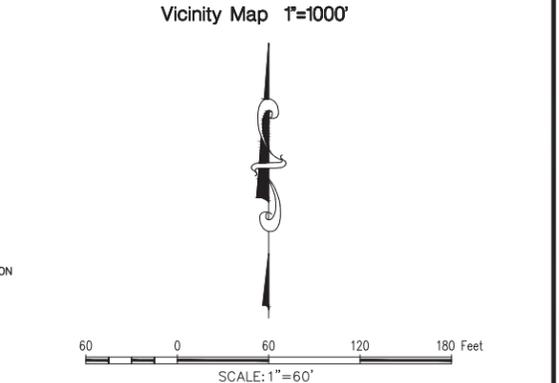
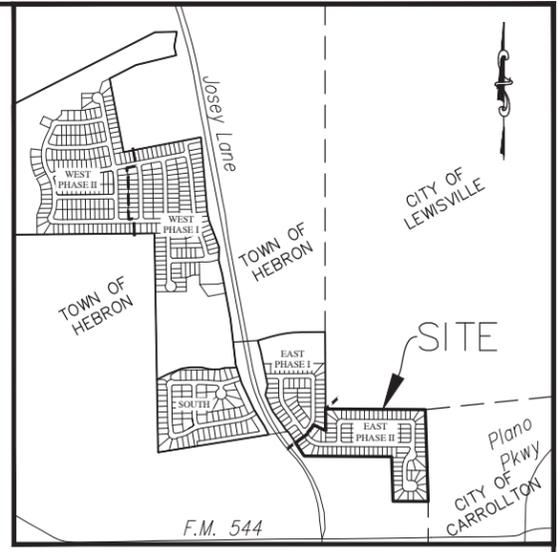
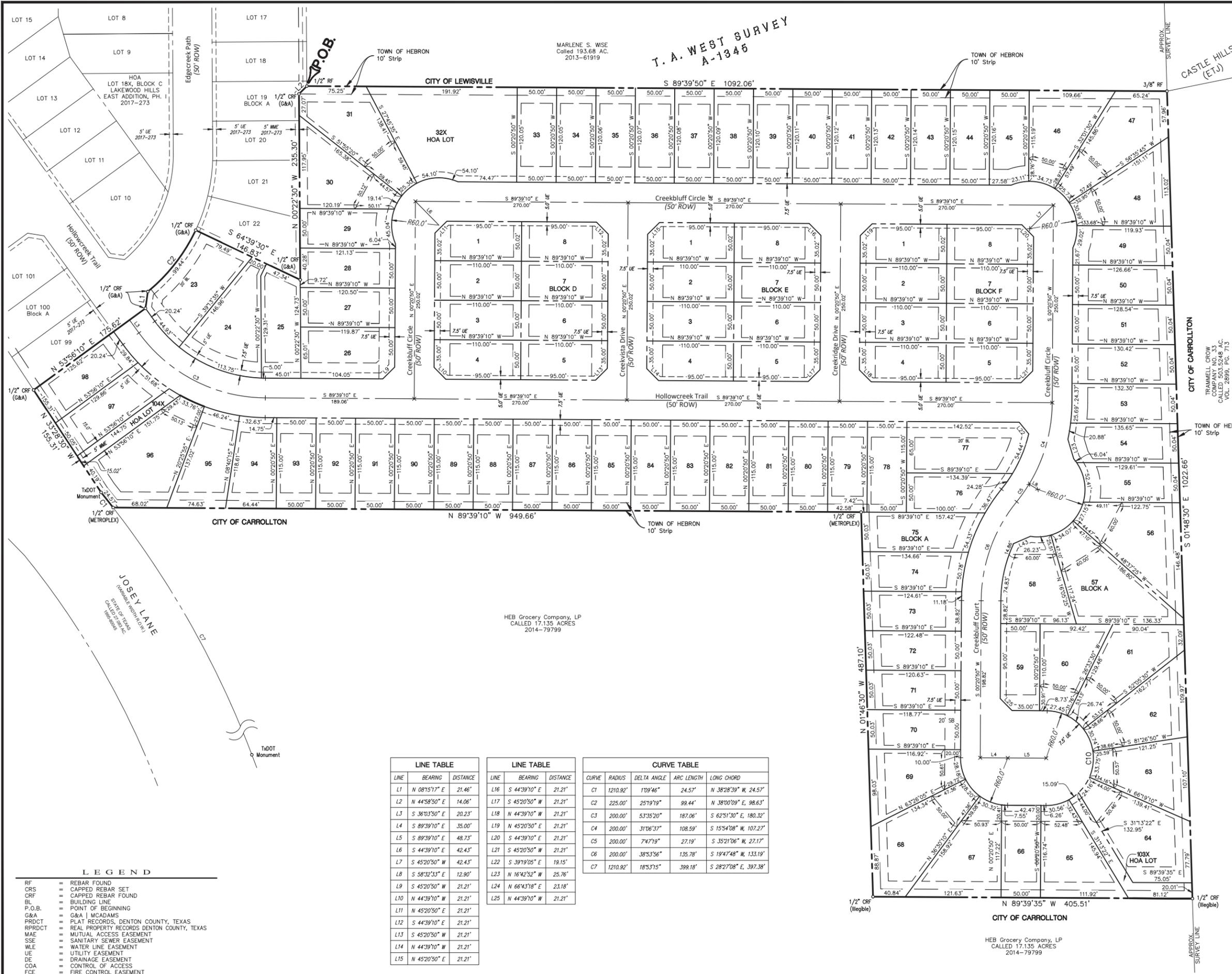
Date: April 7, 2020
To: Planning and Zoning Commission
From: June Sin, Planner
Subject: Consent Agenda – Plat

There is one plat on the consent agenda to be considered for approval. No variances are being requested.

- A. Final Plat of Lakewood Hills East Addition Phase II; Containing 99 Residential and 3 Open Space Lots on 20.064 Acres out of the T.A. West Survey, Abstract Number 1345; Zoned Planned Unit Development District (PUD); Located on the East Side of North Josey Lane, Approximately 1,200 Feet North of Parker Road (FM 544).

This plat application was submitted prior to September 1, 2019. It is not subject to the 30 days requirement per House Bill 3167

Recommendation: That the Planning and Zoning Commission approve the plat pending owner, lienholder, and Town of Hebron signatures.



PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT. JAMES STOWELL, RPLS 0593 3/1/20

FINAL PLAT
LAKWOOD HILLS EAST ADDITION,
PHASE II
 Lots 23-98 & 32x, 103X-104X, Block A
 Lots 1-8, Block D
 Lots 1-8, Block E
 Lots 1-8, Block F
 20.064 Acres
 ZONED: PUD #4130-11-2014
 in the
T. A. WEST SURVEY, ABSTRACT NO. 1345
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- P.O.B. = POINT OF BEGINNING
- G&A = G&A | MCADAMS
- PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
- RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- MAE = MUTUAL ACCESS EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- ULE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- COA = CONTROL OF ACCESS
- FCE = FIRE CONTROL EASEMENT

LINE	BEARING	DISTANCE
L1	N 08°15'17" E	21.46'
L2	N 44°58'50" E	14.06'
L3	S 36°03'50" E	20.23'
L4	S 89°39'10" E	35.00'
L5	S 89°39'10" E	48.73'
L6	S 44°39'10" E	42.43'
L7	S 45°20'50" W	42.43'
L8	S 38°32'33" E	12.90'
L9	S 45°20'50" W	21.21'
L10	N 44°39'10" W	21.21'
L11	N 45°20'50" E	21.21'
L12	S 44°39'10" E	21.21'
L13	S 45°20'50" W	21.21'
L14	N 44°39'10" W	21.21'
L15	N 45°20'50" E	21.21'

LINE	BEARING	DISTANCE
L16	S 44°39'10" E	21.21'
L17	S 45°20'50" W	21.21'
L18	N 44°39'10" W	21.21'
L19	N 45°20'50" E	21.21'
L20	S 44°39'10" E	21.21'
L21	S 45°20'50" W	21.21'
L22	S 39°19'05" E	19.15'
L23	N 16°42'32" W	25.76'
L24	N 66°43'18" E	23.18'
L25	N 44°39'10" W	21.21'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1210.92'	1°09'46"	24.57'	N 38°28'39" W, 24.57'
C2	225.00'	2°59'19"	99.44'	N 38°00'09" E, 98.63'
C3	2000.00'	5°33'20"	187.06'	S 62°51'30" E, 180.32'
C4	2000.00'	3°10'37"	108.59'	S 15°54'08" W, 107.27'
C5	2000.00'	7°47'19"	27.19'	S 35°21'06" W, 27.11'
C6	2000.00'	38°53'56"	135.78'	S 19°47'48" W, 133.19'
C7	1210.92'	18°53'15"	399.18'	S 28°27'08" E, 397.38'

McADAMS

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972-436-9712

201 Country View Drive
 Roanoke, Texas 76262
 940-240-1012

TBPE: 19762 TBPLS: 1019440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 1/30/2020 SCALE: 1" = 60' JOB. No. **17192**

OWNER/DEVELOPER
 CADG LAKEWOOD HILLS EAST, LLC
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 817-584-6882
 Contact: ROME BARNES

File: Z:\2017\17192\Drawings\17192_P1.dwg
 Plotted: 3/1/2020 2:10 PM by Computer, Color: Sweet's
 3/1/2020 1:27 PM, by computer

LEGAL DESCRIPTION
20.064 ACRES

Being all that certain lot, tract or parcel of land situated in the David Cook Survey, Abstract Number 234 and the Thomas A. West Survey, Abstract Number 1345, Denton County, Texas, and being part that certain called 35,900 acre tract of land described in deed to Liberty Bankers Life Insurance Company recorded in Instrument Number 2009-82198 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at an inner ell corner on the east line of said 35,900 acre tract, being the southwest corner of that certain called 193.68 acre tract of land described in deed to Marlene S. Wise recorded in Document Number 2013-61919 of the Real Property Records of Denton County, Texas, and being the easterly southeast corner of Lakewood Hills East Addition, Phase I, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2017-273, Plat Records, Denton County, Texas, and being more particularly described as follows:

THENCE S 89°39'50" E, 1092.06 feet with the north line of said 35,900 acre tract and the south line of said 193.68 acre tract to a 3/8" rebar found at the easterly northeast corner of said 35,900 acre tract and being the northwest corner of corner of that certain called 503.5248 acre tract of land described in deed to Trammell Crow Company No. 33, recorded in Volume 2899, Page 713 of the Real Property Records of Denton County, Texas;

THENCE S 01°48'30" E, 1022.66 feet with the east line of said 35,900 acre tract and the west line of said 503.5248 acre tract to a 1/2" capped rebar found (illegible) at the easterly southeast corner of said 35,900 acre tract, and being the easterly northeast corner of that certain called 17,135 acre tract of land described in deed to HEB Grocery Company, LP, recorded in Document Number 2014-79799 of the Real Property Records of Denton County, Texas;

THENCE with the southerly line of said 35,900 acre tract and the northerly line of said 17,135 acre tract the following:

N 89°39'35" W, 405.51 feet to a 1/2" capped rebar found (illegible);

N 01°46'30" W, 487.10 feet to a 1/2" capped rebar found (Motorplex);

N 89°39'10" W, 949.66 feet to a 1/2" capped rebar found (Motorplex) the westerly southwest corner of said 35,900 acre tract, being the northwest corner of said 17,135 acre tract and being on the west line of said 35,900 acre tract and the easterly line of Josey Lane as evidenced by that certain called 27,083 acre tract of land described in deed to the State of Texas, recorded in Document Number 1995-80045 of the Real Property Records of Denton County, Texas;

THENCE with the arc of a non-tangent curve to the right, along the westerly line of said 35,900 acre tract and the easterly line of said Josey Lane, having a radius of 1210.92 feet, a central angle of 01°09'46", an arc length of 24.57 feet and whose chord bears N 38°28'39" W, 24.57 feet to a Texas Department of Transportation Brass Disk in concrete found for corner;

THENCE N 33°28'30" W, 155.31 feet with the westerly line of said 35,900 acre tract and the easterly line of said Josey Lane to a 1/2" capped rebar found (G&A) at the southerly southwest corner of said Lakewood Hills East Addition, Phase I;

THENCE with the easterly line of said Lakewood Hills East Addition, Phase I the following:

N 53°56'10" W, 175.62 feet to a 1/2" capped rebar found (G&A);

N 08°15'17" E, 21.46 feet to a 1/2" capped rebar found (G&A);

With the arc of a non-tangent curve to the left having a radius of 225.00 feet, a central angle of 25°19'19", an arc length of 99.44 feet and whose chord bears N 38°00'09" E, 98.63 feet to a 1/2" capped rebar found (G&A);

S 64°39'30" E, 146.83 feet to a 1/2" capped rebar found (G&A);

N 00°22'30" W, 235.30 feet to a 1/2" capped rebar found (G&A) at the POINT OF BEGINNING and containing approximately 20.064 acres of land.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF _____ :

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG LAKEWOOD HILLS EAST, LLC, the owner, and LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., and LIBERTY BANKERS LIFE INSURANCE COMPANY, having an interest in, the undersigned authority, do hereby adopt this plat designating the herein above described property as LAKEWOOD HILLS EAST ADDITION, PHASE II, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the City of Lewisville and all other 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 easements 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 the easements strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of its solid 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 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.

Mehrdad Moayedi
CADG Lakewood Hills East, LLC

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehرداد Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public
State of Texas

My commission expires the _____ day of _____, 2020.

ALL VARIANCES, IF ANY, FROM GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

James Davis Date
Planning and Zoning Commission
City of Lewisville, TX

THE UNDERSIGNED, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing plat of LAKEWOOD HILLS EAST ADDITION, PHASE II, an addition to the City of Lewisville, Texas, was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, and such body by formal action accepted the dedication of streets, alleys, parks, easements, public spaces and water and sewer lines, as shown and set forth in and upon said plat, and such body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

WITNESS MY HAND, this _____ day of _____, 2020.

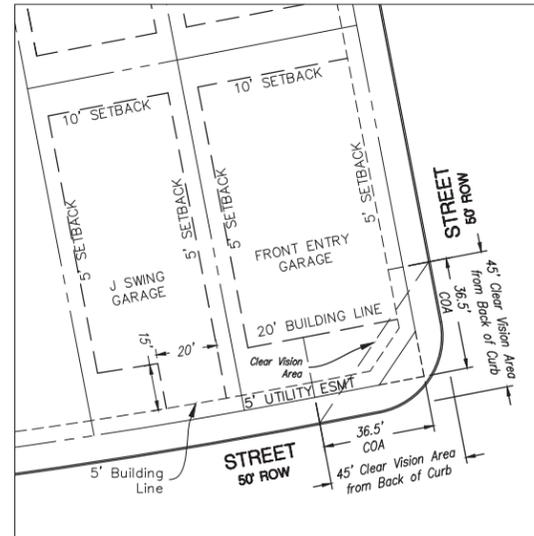
Julie Worstler
City Secretary
City of Lewisville, TX

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	lot Type
23	BLOCK A	9,610	0.221	(4)
24	BLOCK A	9,328	0.214	(5)
25	BLOCK A	6,754	0.155	(1)
26	BLOCK A	7,653	0.176	(1)
27	BLOCK A	6,009	0.138	(1)
28	BLOCK A	6,041	0.139	(1)
29	BLOCK A	5,915	0.136	(1)
30	BLOCK A	8,634	0.198	(1)
31	BLOCK A	9,923	0.228	(1)
32X	BLOCK A	19,033	0.437	
33	BLOCK A	6,003	0.138	(1)
34	BLOCK A	6,003	0.138	(1)
35	BLOCK A	6,003	0.138	(1)
36	BLOCK A	6,004	0.138	(1)
37	BLOCK A	6,004	0.138	(1)
38	BLOCK A	6,005	0.138	(1)
39	BLOCK A	6,005	0.138	(1)
40	BLOCK A	6,006	0.138	(1)
41	BLOCK A	6,006	0.138	(1)
42	BLOCK A	6,007	0.138	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	lot Type
43	BLOCK A	6,007	0.138	(1)
44	BLOCK A	6,008	0.138	(1)
45	BLOCK A	5,935	0.136	(1)
46	BLOCK A	8,653	0.199	(1)
47	BLOCK A	10,153	0.233	(1)
48	BLOCK A	8,970	0.206	(1)
49	BLOCK A	6,184	0.142	(1)
50	BLOCK A	6,380	0.146	(1)
51	BLOCK A	6,474	0.149	(1)
52	BLOCK A	6,568	0.151	(1)
53	BLOCK A	6,675	0.153	(1)
54	BLOCK A	6,820	0.157	(1)
55	BLOCK A	6,116	0.140	(1)
56	BLOCK A	11,406	0.262	(2)
57	BLOCK A	11,285	0.259	(2)
58	BLOCK A	8,212	0.189	(2)
59	BLOCK A	5,387	0.124	(1)
60	BLOCK A	7,250	0.166	(1)
61	BLOCK A	9,739	0.224	(1)
62	BLOCK A	8,975	0.206	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	lot Type
63	BLOCK A	8,626	0.198	(1)
64	BLOCK A	11,327	0.260	(1)
65	BLOCK A	8,968	0.206	(1)
66	BLOCK A	5,838	0.134	(1)
67	BLOCK A	9,399	0.216	(1)
68	BLOCK A	10,602	0.243	(1)
69	BLOCK A	8,087	0.186	(1)
70	BLOCK A	5,892	0.135	(1)
71	BLOCK A	5,985	0.137	(1)
72	BLOCK A	6,078	0.140	(1)
73	BLOCK A	6,171	0.142	(1)
74	BLOCK A	6,433	0.148	(1)
75	BLOCK A	7,243	0.166	(1)
76	BLOCK A	5,844	0.134	(1)
77	BLOCK A	9,533	0.219	(3)
78	BLOCK A	5,750	0.132	(1)
79	BLOCK A	5,750	0.132	(1)
80	BLOCK A	5,750	0.132	(1)
81	BLOCK A	5,750	0.132	(1)
82	BLOCK A	5,750	0.132	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	lot Type
83	BLOCK A	5,750	0.132	(1)
84	BLOCK A	5,750	0.132	(1)
85	BLOCK A	5,750	0.132	(1)
86	BLOCK A	5,750	0.132	(1)
87	BLOCK A	5,750	0.132	(1)
88	BLOCK A	5,750	0.132	(1)
89	BLOCK A	5,750	0.132	(1)
90	BLOCK A	5,750	0.132	(1)
91	BLOCK A	5,750	0.132	(1)
92	BLOCK A	5,750	0.132	(1)
93	BLOCK A	5,750	0.132	(1)
94	BLOCK A	6,469	0.148	(1)
95	BLOCK A	7,489	0.172	(1)
96	BLOCK A	12,092	0.278	(2)
97	BLOCK A	6,814	0.156	(1)
98	BLOCK A	6,357	0.146	(1)
103X	BLOCK A	3,649	0.084	
104X	BLOCK A	2,222	0.051	



TYPICAL LOT SETBACK & CONTROL
OF ACCESS DETAIL
1"=30'

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	lot Type
1	BLOCK D	5,389	0.124	(1)
2	BLOCK D	5,500	0.126	(1)
3	BLOCK D	5,500	0.126	(1)
4	BLOCK D	5,388	0.124	(1)
5	BLOCK D	5,388	0.124	(1)
6	BLOCK D	5,500	0.126	(1)
7	BLOCK D	5,500	0.126	(1)
8	BLOCK D	5,389	0.124	(1)
1	Block E	5,389	0.124	(1)
2	Block E	5,500	0.126	(1)
3	Block E	5,500	0.126	(1)
4	Block E	5,388	0.124	(1)
5	Block E	5,388	0.124	(1)
6	Block E	5,500	0.126	(1)
7	Block E	5,500	0.126	(1)
8	Block E	5,389	0.124	(1)
1	Block F	5,389	0.124	(1)
2	Block F	5,500	0.126	(1)
3	Block F	5,500	0.126	(1)
4	Block F	5,388	0.124	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	lot Type
5	Block F	5,388	0.124	(1)
6	Block F	5,500	0.126	(1)
7	Block F	5,500	0.126	(1)
8	Block F	5,389	0.124	(1)

LAND USE SUMMARY

Lot Type	Lot Requirements				Unit Quantity	% of Total Units this Phase	Acres	Density per Acre
	Required Min. Lot Area	Min Lot Area Provided	Min. Lot Width at Building Line	Min. Dwelling Size Req.				
Type 1	5,000 SF	5,388 SF	50'	2,000 SF	93	94.0%	13.811	6.7
Type 2	6,000 SF	8,212 SF	60'	2,000 SF	3	3.0%	0.710	4.2
Type 3	6,500 SF	9,533 SF	65'	2,000 SF	1	1.0%	0.219	4.6
Type 4	7,000 SF	9,610 SF	70'	2,000 SF	1	1.0%	0.221	4.5
Type 5	8,000 SF	9,328 SF	80'	2,000 SF	1	1.0%	0.214	4.7
HOA "X" Lots					3		0.563	
Drain. ROW								
Street ROW							4.317	
Total Residential Lots 99							15.177	6.5
Open Space (Includes front setback areas per ordinance)							7.661	

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- According to Community/Panel No. 48121C0570G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance floodplain with base flood elevations established). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams, on the subject property.
- Park fees to be paid at time of building permit per Josey Development Agreement executed on 9/15/14. Park fees = \$750/lot x 99 lots = \$74,250.
- No alleys required per PUD
- Lots 32X, 103X & 104X, Block A are hereby dedicated to and shall be maintained by the H.O.A. as Drainage and Utility Easements
- Property subject to PUD requirements approved in Ordinance #4130-11-2014
- All residences shall be equipped with an automatic fire sprinkler system compliant with n.f.p.a. 13d as allowed in the fire code as an alternative method or material to increase the average fire hydrant spacing from 500-feet to 1000-feet.

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6619 9/19/20
James Stowell, RPLS
Texas Registration No. 6513

*APPROVED by the Town Commission of the Town of Hebron, Texas on the _____ day of _____, 2020.

APPROVED:

ATTEST:

Kelly Clem, Mayor

Betty Morris, Town Secretary

FINAL PLAT
LAKEWOOD HILLS EAST ADDITION,
PHASE II
Lots 23-98 & 32x, 103X-104X, Block A
Lots 1-8, Block D
Lots 1-8, Block E
Lots 1-8, Block F
20.064 Acres
ZONED: PUD #4130-11-2014
in the
T. A. WEST SURVEY, ABSTRACT NO. 1345
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
111 Hillsdale Drive
Lewisville, Texas 75057
972-436-9712
201 Country View Drive
Roanoke, Texas 75282
940-240-1012
TBPE: 19762 TBPLS: 1019440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 01/30/2020 SCALE: N.T.S. JOB. No. 17192

OWNER/DEVELOPER
CADG LAKEWOOD HILLS EAST, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
817.584.5982
Contact ROME BARNES

MEMORANDUM

TO: Planning and Zoning Commission
FROM: June Sin, Planner
DATE: April 7, 2020
SUBJECT: **Regular Hearing: Final Plat of Vista Ridge Office Park Addition Lot 3R1, Block A; on 2.106 Acres out of the T. Garvin Survey, Abstract Number 466 and L. Bourgeois Survey Abstract Number 52 ; Zoned Light Industrial (LI) District; Located on the East Side of MacArthur Boulevard, Approximately 730 Feet North of the E. Vista Ridge Mall Drive, being a Replat of Vista Ridge Office Park Addition, Lots 3R and 4R, Block A.**

BACKGROUND:

On September 16, 2019 City council approved 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 Vista Ridge Office Park Addition Lot 3R1, Block A was submitted on March 9, 2020 and has been reviewed by 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))

- (1) Title block should match the appendix
- (11) Zoning designation of adjacent property needs to be provided
- (15) Easements, deed restrictions or encumbrances shall be noted
- (24) Certification of ownership and dedication should match the Appendix
- (25) City of Lewisville signature block should match the Appendix

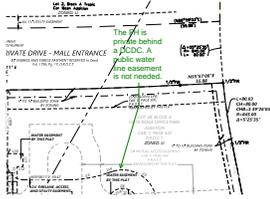
The applicant may resubmit a revised final plat reflecting discrepancies cited by Staff comments. Staff shall then determine within 15 days if the revised application and response adequately addresses each reason for the disapproval.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the final plat of Vista Ridge Office Park Addition 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.

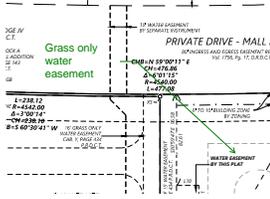
VR Office Park Addition_Markup Summary

DRussell (3)



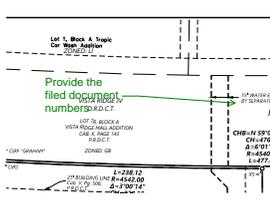
Author: DRussell

The FH is private behind a DCDC. A public water line easement is not needed.



Author: DRussell

Grass only water easement



Author: DRussell

Provide the filed document numbers

Jsin (15)

Author: Jsin



Author: Jsin

Final Plat



Author: Jsin

Zoning

ARK ADDITION
CK A
ES  Zoning
OFFICE PARK ADDITION
CK A
ON JUNE 10, 2008
, PAGE 434, OF THE
THE FOLLOWING CHANGES:

Author: Jsin

Being

Being
THIS PLAT IS A R

Author: Jsin

THIS PLAT IS A F
AMENDING
AND CAN F

Phone (214) 473-4640 2740 Dallas Parkway, Suite 200
Toll Free (888) 937-5150 Plano, TX 75093
westwoodpa.com

Westwood Professional Services, Inc.
TPE FIRM REGISTRATION NO. F-117756
TPELS FIRM REGISTRATION NO. 10074301

THIS PLAT FILED IN DOCUMENT No. _____

Author: Jsin

WESTWOOD
Phone (214) 473-4640 2740 Dallas Parkway, Suite 200
Toll Free (888) 937-5150 Plano, TX 75093
westwoodpa.com

Westwood Professional Services, Inc.
TPE FIRM REGISTRATION NO. F-117756
TPELS FIRM REGISTRATION NO. 10074301

Filed _____ Doc. #
THIS PLAT FILED IN DOCUMENT No. _____

Filed _____ Doc. #

Author: Jsin

5 ACRES
STA RIDGE OF FIGE PARK ADDITION
NO. 4R, BLOCK A
WAS FILED ON JUNE 10, 2008
CABINET Y, PAGE 434, OF THE
DS WITH THE FOLLOWING CHANGES:
BETWEEN LOTS 3F AND 4R,
ENTS AND CREATE NEW EASEMENTS,
T OF THE
Y, ABSTRACT NO. 466
URVEY, ABSTRACT NO. 52
N THE _____ Provides a space for
LEWISVILLE, Denton County Filing Sticker
COUNTY, TEXAS
06/10/08 00107756 00 TRAVIS RANCH PHASE 2J

Author: Jsin

Provide a space for
Denton County Filing Sticker



Author: Jsin

Per Appendix (1) update to match the
required dedication language



Author: Jsin

Author: Jsin

Notary not required for Surveyor's signature

blis in and for the State of Texas, on this day
me is subscribed for the purpose and consid.
Notary not required for
Surveyor's signature
this _____ day of _____

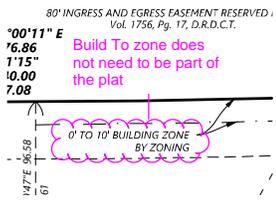
Author: Jsin

Per Appendix 1 Update Title Block



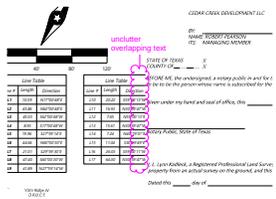
Author: Jsin

Build To zone does not need to be part of the plat



Author: Jsin

unclutter overlapping text



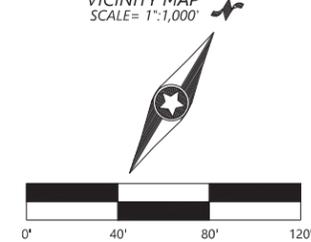
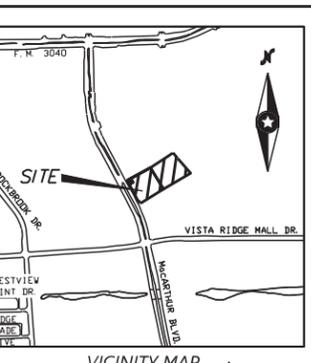
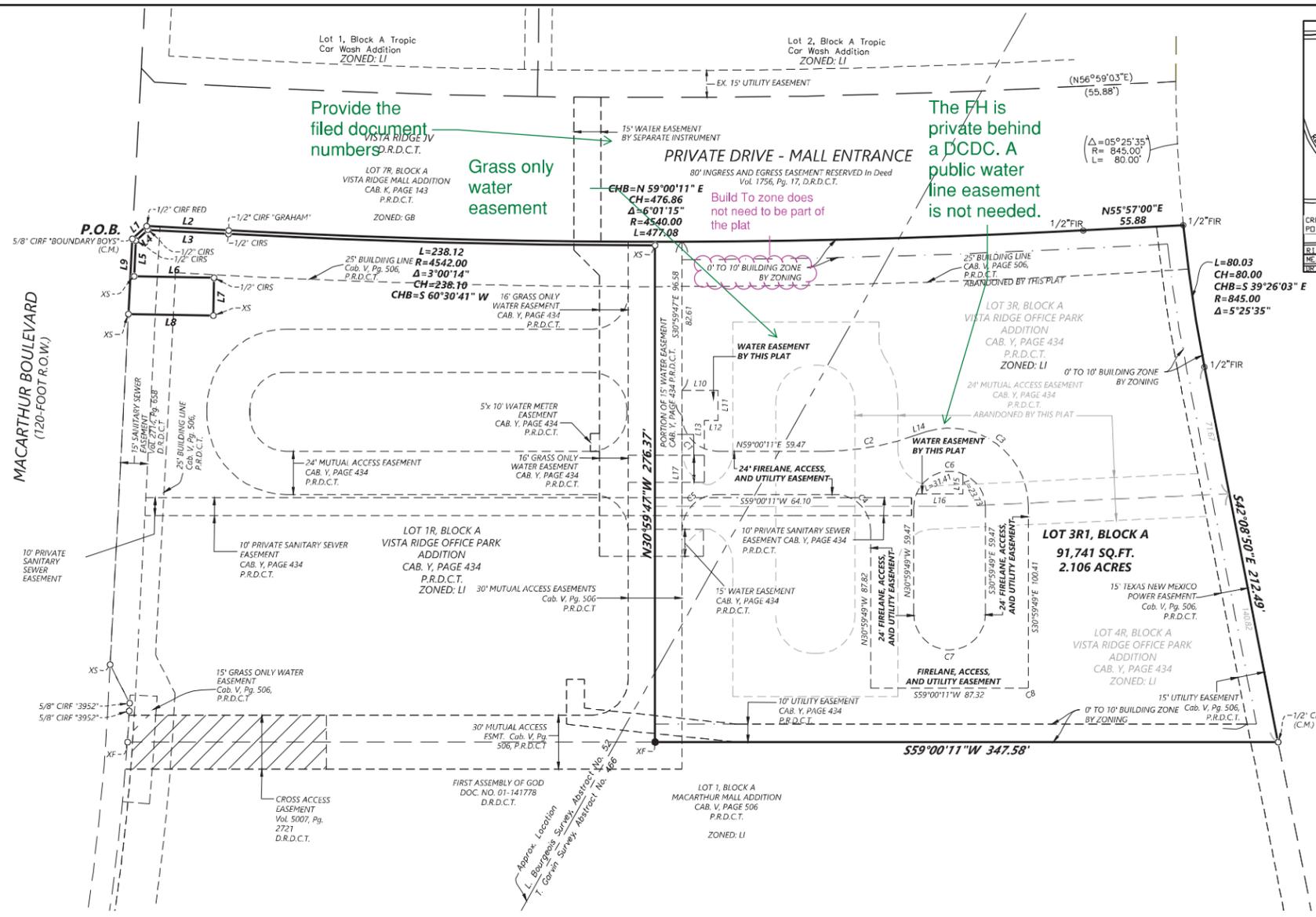
Author: Jsin

Per Appendix I,
Add P&Z Signature Block (Chairman:
James Davis)

Add City Secretary Signature Block
(CS: Julie Worster)



© 2020 Westwood Professional Services, Inc.



Line Table

Line #	Length	Direction
L1	10.59	N17°00'48"E
L2	45.86	N62°00'48"W
L3	45.03	S62°00'48"W
L4	8.93	S17°00'48"W
L5	19.96	S27°59'14"E
L6	44.66	N60°00'30"E
L7	21.01	S29°59'30"E
L8	47.40	S60°00'30"W
L9	41.89	N27°59'14"W

Line Table

Line #	Length	Direction
L10	20.22	S59°00'13"W
L11	16.93	N30°09'47"W
L12	7.65	N59°00'13"E
L13	15.61	N30°09'47"W
L14	7.24	N40°19'01"E
L15	11.04	S30°09'49"E
L16	26.03	S59°00'11"W
L17	64.00	N30°09'47"W

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.42	20.00	090°00'02"	S 75°59'48" E	28.28
C2	51.19	150.00	019°33'17"	N 49°13'32" E	50.95
C3	82.07	44.00	106°52'15"	S 84°25'57" E	70.68
C4	32.63	20.06	093°12'36"	N 77°40'05" W	29.15
C5	31.42	20.00	089°59'58"	S 14°00'12" W	28.28
C6	62.83	20.00	180°00'03"	N 59°00'09" E	40.00
C7	62.83	20.00	179°59'27"	S 59°00'11" W	40.00
C8	0.73	5.00	008°23'04"	S 37°21'12" W	0.73

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CEDAR CREEK DEVELOPMENT, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as VISTA RIDGE OFFICE PARK ADDITION, LOT 3R1, BLOCK A an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the City of Lewisville and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or places 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 the easements strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of 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.

Witness, my hand at Lewisville, Texas, this _____ day of _____, 2020.

CEDAR CREEK DEVELOPMENT LLC

BY: _____
NAME: ROBERT PEARSON
ITS: MANAGING MEMBER

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 Robert Pearson, known to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, L. Lynn Kadleck, a Registered Professional Land Surveyor, licensed by the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

Dated this _____ day of _____, 2020.

L. Lynn Kadleck
Texas Registered Professional
Land Surveyor No. 3956

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 Jason B. Armstrong, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Notary not required for
Surveyor's signature

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the VISTA RIDGE OFFICE PARK ADDITION, LOT 3R1, BLOCK A, as shown hereon.

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the VISTA RIDGE OFFICE PARK ADDITION, LOT 3R1, BLOCK A, an Addition to the City of Lewisville was submitted to the Community Development review process and approved as a Minor Plat, meeting all of the requirements of the General Development Ordinance as set forth by the ordinances of the City of Lewisville on the _____ day of _____, 2020, and including acceptance of the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and further authorized the acceptance thereof by City staff, signing as hereinabove subscribed in the capacity stated in accordance with City ordinances.

Witness my hand this _____ day of _____, 2020.

City Secretary

Final Plat
REPLAT

VISTA RIDGE OFFICE PARK ADDITION
LOT 3R1, BLOCK A

Being
THIS PLAT IS A REPLAT OF VISTA RIDGE OFFICE PARK ADDITION
LOTS 3R AND 4R, BLOCK A
AMENDING PLAT, WHICH WAS FILED ON JUNE 10, 2008
AND CAN BE FOUND IN CABINET V, PAGE 434, OF THE
DENTON COUNTY, DEED RECORDS WITH THE FOLLOWING CHANGES:
1) REMOVED LOT LINE BETWEEN LOTS 3R AND 4R,
2) ABANDON EXISTING EASEMENTS AND CREATE NEW EASEMENTS,
OUT OF THE
T. GARVIN SURVEY, ABSTRACT NO. 466
AND L. BOURGEOIS SURVEY, ABSTRACT NO. 52
IN THE
CITY OF LEWISVILLE,
DENTON COUNTY, TEXAS
Provide a space for
Denton County Filing Sticker

Per Appendix 1
Update Title Block

2.106 ACRES MARCH 6, 2020 Job No. 0010756.00 TRAVIS RANCH PHASE 2J

OWNERS CERTIFICATION

STATE OF TEXAS)
COUNTY OF DENTON)

WHEREAS CEDAR CREEK DEVELOPMENT LLC, is the sole owner of a 2.106 acre tract of land situated in Denton County, Texas, being a part of the L. Bourgeois Survey, Abstract No. 52 and part of the T. Garvin Survey, Abstract No. 466, and being all of a tract of land conveyed to Cedar Creek Development LLC by Special Warranty Deed of record in Document Number 2007-95907, of the Official Public Records of Denton County, Texas, same being all of Lot 3R, Block A and Lot 4R, Block A of Vista Ridge Office Park Addition, an addition to the City of Lewisville, according to the plat recorded in Cabinet V, Page 434, Plat Records, Denton County, Texas; said 2.106 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod capped "BOUNDARY BOYS" found at the west corner of said Lot 3R, Block A, being in the northeast right-of-way of MacArthur Boulevard (120-foot right-of-way) and being the most easterly south corner of Lot 7R, Block A, Vista Ridge Mall Addition, an addition to the City of Lewisville, according to the plat recorded in Cabinet K, Page 143 of said Plat Records;

THENCE along the common line between said Lot 3R, Block A and Lot 7R, Block A, the following courses and distances:

North 17 degrees 00 minutes 48 seconds East, a distance of 10.59 feet to a 1/2-inch iron rod with a red cap found for a corner;

North 62 degrees 00 minutes 48 seconds East, a distance of 45.86 feet to a 1/2-inch iron rod capped "GRAHAM" for corner; said corner being the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left having an arc distance of 477.08 feet, radius of 4,540.00 feet, delta angle of 06 degrees 01 minutes 15 seconds and a chord bearing and distance of North 59 degrees 00 minutes 11 seconds East, 476.86 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for the end of said curve;

North 55 degrees 57 minutes 00 seconds East, a distance of 55.88 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for a corner; said point being in a curve to the left;

In a southeasterly direction, along said non-tangent curve to the left having an arc distance of 80.03 feet, radius of 845.00 feet, delta angle of 5 degrees 25 minutes 35 seconds and a chord bearing and distance of South 39 degrees 26 minutes 03 seconds East, 80.00 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for the end of said curve;

THENCE South 42 degrees 08 minutes 50 seconds East, continuing along said common line between Lot 3R, Block A and Lot 7R, Block A, passing at a distance of 71.67 feet, the east corner of said Lot 3R, Block A and the north corner of said Lot 4R, Block A continuing along the common line between said Lot 4R, Block A and said Lot 7R, Block A, a total distance of 212.49 feet to a 1/2-inch iron rod capped "G413" found for a corner; said corner being the east corner of said Lot 4R, Block A and the north corner of Lot 1, Block A of MacArthur Mall Addition, an addition to the City of Lewisville according to the plat recorded in Cabinet V, Page 506 of said Plat Records;

THENCE South 59 degrees 00 minutes 11 seconds West, along the common line between said Lot 4R, Block A and said Lot 1, Block A, a distance of 347.58 feet to an "X-CUT" found for corner; said corner being the south corner of said Lot 4R, Block A, the east corner of Lot 1R, Block A of said Vista Ridge Office Park;

THENCE North 30 degrees 59 minutes 47 seconds West, along the common line between said Lot 1R, Block A and said Lot 4R, Block A, passing at a distance of 131.13 feet the west corner of said Lot 4R, Block A, a south corner of said Lot 3R, Block A, continuing along the common line between said Lot 3R and said Lot 1R, Block A, a total distance of 276.37 feet to an "X-CUT" found for a corner; said corner being the north corner of said Lot 1R, Block A and a west corner of said Lot 3R, Block A, and the beginning of a non-tangent curve to the right;

THENCE along the common line between said Lot 3R, Block A and Lot 1R, Block A, the following courses and distances:

In a southwesterly direction, along said non-tangent curve to the right having an arc distance of 238.12 feet, radius of 4,542.00 feet, delta angle of 03 degrees 00 minutes 14 seconds and a chord bearing and distance of South 60 degrees 30 minutes 41 seconds West, 238.10 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for the end of said curve;

South 62 degrees 00 minutes 48 West, a distance of 45.03 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for corner;

South 17 degrees 00 minutes 48 seconds West, a distance of 8.93 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for corner;

South 27 degrees 59 minutes 14 seconds East, a distance of 19.96 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for corner;

North 60 degrees 00 minutes 30 seconds East, a distance of 44.66 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for corner;

South 29 degrees 59 minutes 30 seconds East, a distance of 21.01 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for corner;

South 60 degrees 00 minutes 30 seconds West, a distance of 47.40 feet to a 1/2-inch iron rod capped "WESTWOOD PS" set for corner; said corner being in said northwest right-of-way of MacArthur Boulevard and a west corner of said Lot 1R, Block A;

THENCE North 27 degrees 59 minutes 14 seconds West, along the common line between said MacArthur Boulevard and Lot 3R, Block A, a distance of 41.89 feet to the POINT-OF-BEGINNING, containing 91,741 square feet or 2.106 acres of land.

LEGEND

○	PROPERTY CORNER
(CM)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
D.R.K.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
SF	SQUARE FEET
CIRS	CAPPED IRON ROD SET "WESTWOOD PS"
XF	"X-CUT" FOUND
XS	"X-CUT" SET

- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
 - SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS OUTSIDE OF FLOOD HAZARD AREAS, PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48121C 0565G DATED APRIL 18, 2011.
 - ALL PERIMETER PLAT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
 - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

Per Appendix I,
Add P&Z Signature
Block (Chairman:
James Davis)

Add City Secretary
Signature Block
(CS: Julie Worster)

OWNER/DEVELOPER
CEDAR CREEK DEVELOPMENT LLC.
4081 BORDEAUX CIRCLE
FLOWER MOUND, TEXAS, 75022
ROBERT PEARSON
214-498-3835

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TERRI FIRM REGISTRATION NO. F-11756
TERRI'S FIRM REGISTRATION NO. 10074301

Filed _____ Doc. # _____
THIS PLAT FILED IN DOCUMENT No. _____ P.R.D.C.T.

STAFF REPORT

Date: April 7, 2020
To: Planning and Zoning Commission
From: June Sin, Planner
Subject: Regular Hearing – Plat

There is one plat on the consent agenda to be considered for approval. One variance is being requested.

- A. Final Plat of Dental Depot Addition Lot 1, Block A, on 1.571 Acres out of the J. Watkins Survey, Abstract No. 1328; Zoned Local Commercial (LC) District; Located at the Southeast Corner of Round Grove Road (FM 3040) and Duncan Lane.

This plat application was submitted prior to September 1, 2019. It is not subject to the 30 days requirement per House Bill 3167

A deceleration lane is required along FM 3040 per Section 6-103 of the General Development Ordinance. When a deceleration lane is constructed along City owned street, a 12-foot wide right-of-way is dedicated to the City. FM 3040 is a TxDOT owned street and TxDOT does not wish to acquire any additional right-of-way. There is an existing 20-foot wide CoServe utility easement along FM 3040 that needs to be maintained. The applicant is proposing to construct the deceleration lane as required and designate it as a street, sidewalk and utility easement instead of a right-of-way.

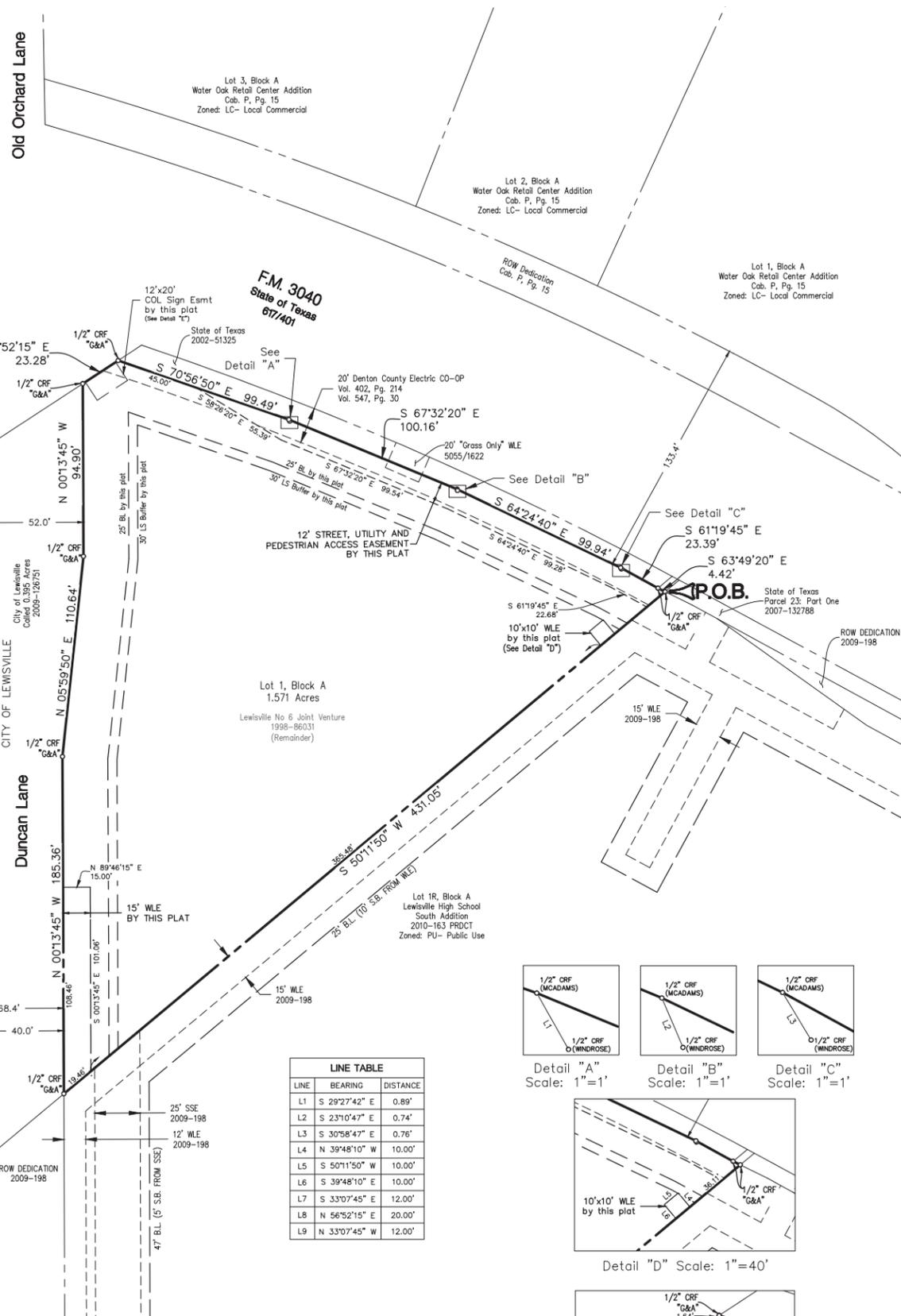
ANALYSIS

- a) To allow a street, sidewalk, and utility easement along FM 3040 in lieu of a right-of-way dedication

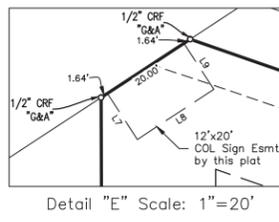
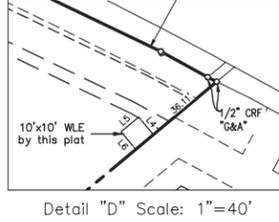
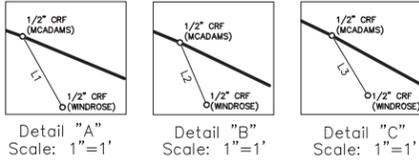
Section 6-103 of the General Development Ordinance requires a developer to dedicate right-of-way of twelve feet when a deceleration lane is constructed. A deceleration lane is required at the proposed driveway along FM 3040. The applicant is asking to waive the requirement of right-of-way dedication along FM 3040 because TxDOT does not desire the additional right-of-way. The developer is proposing to dedicate a twelve-foot wide street, sidewalk, and utility easement so CoServ utility easement can remain and overlap the proposed easement.

Recommendation: That the Planning and Zoning Commission recommend approval of the final plat with one requested variance.

- LEGEND**
- BL = BUILDING LINE
 - CRF = CAPPED REBAR FOUND
 - P.O.B. = POINT OF BEGINNING
 - G&A = G&A | MCADAMS
 - SSE = SANITARY SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - LS = LANDSCAPE
 - COL = CITY OF LEWISVILLE
 - ROW = RIGHT-OF-WAY



LINE	BEARING	DISTANCE
L1	S 29°27'42" E	0.89'
L2	S 23°10'47" E	0.74'
L3	S 30°58'47" E	0.76'
L4	N 39°48'10" W	10.00'
L5	S 50°11'50" W	10.00'
L6	S 39°48'10" E	10.00'
L7	S 33°07'45" E	12.00'
L8	N 56°52'15" E	20.00'
L9	N 33°07'45" W	12.00'



LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the Jesse Watkins Survey, Abstract Number 1328, City of Lewisville, Denton County, Texas, and being part of that certain tract of land described in deed to Lewisville No. 6 Joint Venture, recorded in Document Number 1998-86031, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar, stamped "G&A" found at the northerly northwest corner of Lot 1R, Block A, Lewisville High School South Addition, an addition to the City of Lewisville, recorded in Document Number 2010-163, Plat Records, Denton County, Texas, some being the southeast corner of that certain tract of land described in deed to the State of Texas, recorded in Document Number 2002-51325, Deed Records, Denton County, Texas, and being on the southerly right of way line of F.M. 3040, a variable width right of way;

THENCE S 50°11'50" W, with the common line of said Lewisville No. 6 tract, and said Lot 1R, a distance of 431.05 feet to a 1/2" capped rebar found, stamped G&A, being the most westerly northwest corner of said Lot 1R, same being the southeast corner of that certain tract of land described in deed to City of Lewisville, recorded in Document Number 2009-126751, Deed Records, Denton County, Texas, and being on the east right of way line of Duncan Lane;

THENCE with the common line of said Lewisville No. 6 tract, and the east right of way line of Duncan Lane, the following three (3) courses and distances:

- N 00°13'45" W, a distance of 185.36 feet, to a 1/2" capped rebar found, stamped G&A;
- N 05°59'50" E, a distance of 110.64 feet, to a 1/2" capped rebar found, stamped G&A;
- N 00°13'45" W, a distance of 94.90 feet to a 1/2" capped rebar, stamped "G&A" found on the north line of said Lewisville No. 6 tract, same being the northeast corner of said City of Lewisville tract;

THENCE N 56°52'15" E, with the north line of said Lewisville No. 6 tract, a distance of 23.28 feet, to a 1/2" capped rebar found, stamped "G&A" found at the southwest corner of said State of Texas tract, and being on the southerly right of way line of F.M. 3040;

THENCE with the common line of said Lewisville No. 6 tract, and F.M. 3040, the following five (5) courses and distances:

- S 70°56'50" E, a distance of 99.49 feet, to a point from which a 1/2" capped rebar found, stamped "Windrose" bears S 29°27'42" E, a distance of 0.89 feet;
- S 67°32'20" E, a distance of 100.16 feet, to a point from which a 1/2" capped rebar found, stamped "Windrose" bears S 23°10'47" E, a distance of 0.74 feet;
- S 64°24'40" E, a distance of 99.94 feet, to a point from which a 1/2" capped rebar found, stamped "Windrose" bears S 30°58'47" E, a distance of 0.76 feet;
- S 61°19'45" E, a distance of 23.39 feet, to a 1/2" capped rebar found, stamped "G&A";
- S 63°49'20" E, a distance of 4.42 feet to the POINT OF BEGINNING and containing approximately 1.571 acres of land.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, 3040 Depot RE, LLC, the undersigned authority, do hereby adopt this plat designating the herein above described property as DENTAL DEPOT ADDITION Lot 1 Block A, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the City of Lewisville and all other 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 easements 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 the easements strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of 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.

Nathan Tune, President, 3040 Depot RE, LLC Date

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Nathan Tune, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public State of Texas My commission expires the _____ day of _____, _____

THE UNDERSIGNED, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing plat of DENTAL DEPOT ADDITION, an addition to the City of Lewisville, Texas, was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 2020, and such body by formal action then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and such body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

WITNESS MY HAND, _____ day of _____, 2020.

Julie Worster City Secretary City of Lewisville, TX

*VARIANCES APPROVED BY CITY COUNCIL on _____

A. To allow dedication of street Easement in lieu of right-of-way dedication for turn lane.

Recommended for Approval

James Davis Chairman, Planning and Zoning Commission City of Lewisville, TX Date

Approved and Accepted

Rudy Durham Mayor, City of Lewisville, Texas Date

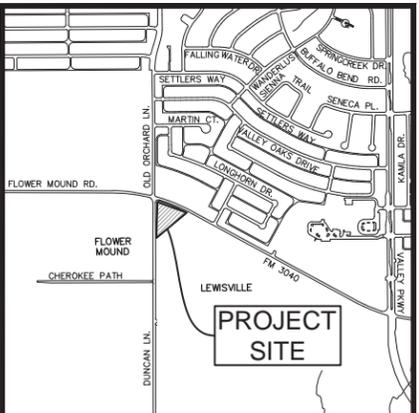
SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

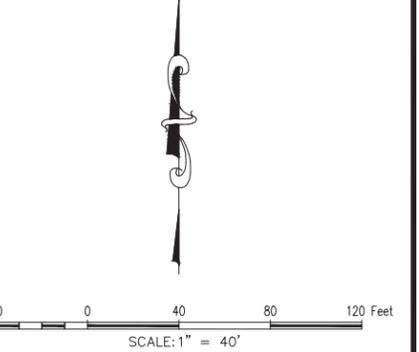
PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JAMES STOWELL, RPLS 6613 4/3/20
James Stowell, RPLS Texas Registration No. 6513



VICINITY MAP 1"=1000'



FINAL PLAT
DENTAL DEPOT ADDITION
Lot 1, Block A
1.571 Acres
Zoned: LC- Local Commercial
in the
J. WATKINS SURVEY, ABSTRACT NO. 1328
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 5/13/19 SCALE: 1" = 40' JOB. No. SPEC-19059

OWNER/DEVELOPER
3040 DEPOT RE, LLC
3717 MERRIMACK DRIVE
DENTON, TEXAS 76210
Ph. 214-678-3361
Contact: MR. NATHAN TUNE

File: Z:\Projects\19-050\SPC-19059\Drawings\19-050-001.dwg (P) & Coord (Plan) SPC-19059.dwg
 Plot Date: 5/17/2020 10:38 AM by Miriam, Miriam
 Scale: 1/4"=20'

- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone, (4202) NAD '83.
 - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
 - No flood zone area analysis has been performed by McAdams on the subject property.
 - According to Community/Panel No. 48121C0545 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Easement in favor of State of Texas, recorded in Volume 617, Page 429, Deed Records, Denton County, Texas, and correction recorded in Volume 630, Page 373, Deed Records, Denton County, Texas, does not include subject property.
 - Property subject to Aviation Release recorded in Document Number 2020-1648, D.R.D.C.T.

March 24, 2020

David Russell, P.E.
Engineering Division
City of Lewisville
151 Church St
Lewisville, TX75057

RE: Dental Depot
FM 3040 & Duncan Lane
Variance Request Letter

Dear Mr. Russell,

Please accept this letter as an explanation of the requested variance for the proposed Dental Depot. The site is approximately 1.40 acres located on FM 3040 at Duncan Lane.

The requested variance is as follows, and an illustration of the request is also attached:

- A. To not require dedication of ROW for a right turn deceleration lane on FM 3040.

Section 6-103 Access Management Policy (e)Auxillary lanes, of the General Development Ordinance requires that the developer shall be responsible for the construction of a turn lane and dedication of appropriate ROW. The developer is requesting this because TxDOT is not accepting the ROW dedication, the City does not accept ROW dedication with existing easements, and CoServ will not relinquish a portion of the easement that would have been dedicated as ROW. Instead of the ROW dedication, the developer is willing to dedicate a Street, Pedestrian, and Utility Easement to the City to function in lieu of the dedication. Staff has no objection to this request.

Thank you in advance for your consideration of these requests. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,
MCADAMS



Josh Barton, PE
Project Manager

File: Z:\Projects\zr-- SPEC\SPEC 2019\SPEC-19059\Drawings\Exhibit\SPEC-19059 VARIANCE EXHIBIT
Plotted: 3/24/2020 4:20 PM, by Ponce, Sammy. Saved: 3/24/2020 3:45 PM, by sponce

F.M. 3040
State of Texas
617/401

20' Denton County Electric CO-OP
Vol. 402, Pg. 214
Vol. 547, Pg. 30

12'x20'
COL Sign Esmt

25' BL by this plat

30' LS Buffer by this plat

PROPOSED BUILDING
11,352 SF

25' BL by this plat
30' LS Buffer by this plat

10'x10' WLE
by this plat

Lot 1, Block A
1.571 Acres

Lewisville No 6 Joint Venture
1998-86031
(Remainder)

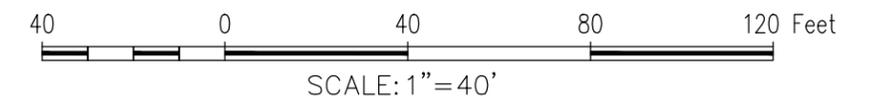
15' WLE
2009-198

Duncan Lane

24' FIRE LANE

8.6

ROOM WLE



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 3/24/20

VARIANCE EXHIBIT

Lot 1, Block A
1.571 Acres
in the
J. WATKINS SURVEY, ABSTRACT NO. 1328
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS



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Company, Inc.
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972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

"VARIANCE APPROVED BY CITY COUNCIL ON _____"

- A. TO ALLOW FOR A PEDESTRIAN, STREET AND UTILITY EASEMENT IN LIEU OF RIGHT OF WAY DEDICATION.