



151 W. Church Street
Lewisville, TX 75057

City of Lewisville, TX

Planning and Zoning Commission Regular Session Agenda

Tuesday April 21, 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 21st, 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/260357845> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 260 357 845. 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 APRIL 7, 2020 MEETING.

3. 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 Crossroads Centre South Addition Lots 1R-2 & 2, Block B; on 10.096 Acres out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract Number 180; Zoned Medical (MD) District; Located at the Northeast Corner of Windhaven Parkway and Cookie Lane, Being a Replat of Crossroads Centre South Addition Lots 1R-2 & 2, Block B.

4. PUBLIC 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 Harris Street Townhomes, Containing Four Residential Lots; on 0.172 acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2); Located at the Southwest Corner of East Walters Street and Harris Street; Being a Replat of Kealy Addition, Lots 5 and 6, Block 7.

5. PUBLIC HEARING – ZONING & SPECIAL USE PERMITS

- A. **Public Hearing:** Consideration of a Zone Change Request from Public Use District (PU) to Planned Development – Estate Townhouse District (PD-ETH); on Approximately 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, J. Johnson Survey, Abstract No. 1609, and A. Singleton Survey, Abstract No. 1138; Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544); as Requested by William Gietema, Arcadia Realty Corporation, on Behalf of Lewisville Independent School District (LISD), the Property Owner. (Case No. 20-02-2-PZ).

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
REGULAR SESSION
APRIL 7, 2020**

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:34 p.m. on Tuesday, April 7, 2020, by Chairman James Davis through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: James Davis, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chair (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Planning and Zoning Commission Members absent: Alvin Turner.

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); June Sin, Planner (Teleconference); Jonathan Beckham, Planner; (Teleconference) and Theresa Ernest, Planning Technician (Teleconference).

Item 2:

The second item on the agenda was to approve the minutes from the February 18, 2020, meeting. A motion was made by William Meredith to approve the minutes as presented, seconded by John Lyng. The motion passed unanimously (6-0).

Item 3:

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

- 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).

Staff gave a brief overview of the proposed final plat and recommended approval pending owner, lienholder, and Town of Hebron signatures. A motion was made by MaryEllen Miksa to approve the final plat pending owner, lienholder, and Town of Hebron signatures. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).

Item 4:

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

- 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.

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. Chairman Davis then opened the public hearing. Lynn Kadleck, the applicant, was present and available for questions. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. The public hearing was then closed. *A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).*

Item 5:

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

- 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.

Staff gave a brief overview of the proposed final plat and one associated variance with a recommendation of approval. Chairman Davis then opened the public hearing. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. The public hearing was then closed. *A motion was made by MaryEllen Miksa to recommend approval of the final plat and one associated variance. The motion was seconded by John Lyng. The motion passed unanimously (6-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, April 20, 2020 for a 2nd public hearing and final decision.

There being no other business to discuss, the meeting was adjourned at 6:48 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: June Sin, Planner
DATE: April 21, 2020
SUBJECT: **Public Hearing: Final Plat of Crossroads Centre South Addition Lots 1R-2 & 2, Block B; on 10.096 Acres out of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract Number 180; Zoned Medical (MD) District; Located at the Northeast Corner of Windhaven Parkway and Cookie Lane, being a Replat of Crossroads Centre South Addition Lots 1R-2 & 2, Block B.**

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 Crossroads Centre South Addition Lots 1R-2 & 2, Block B was submitted on March 23, 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))

- (10) Lot number and block letter designations updated
- (15) Easements, deed restrictions or encumbrances shall be noted

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. City is currently working to obtain slope and wall easement. Once the easement is filed, it will need to be reflected on the plat.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the final plat of Crossroads Centre South 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.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HCP DSL PROPCO CASTLE HILLS, LLC & DISCOVERY CASTLE HILLS DEVELOPMENT LLC, the undersigned authorities, do hereby adopt this plat designating the herein above described property as CROSSROADS CENTRE SOUTH ADDITION, LOTS 1R-2 & 2, BLOCK B, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity 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 of all other appurtenances (fire hydrant valves, water meters, meters 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.

By: HCP DSL PROPCO CASTLE HILLS, LLC, a Delaware limited liability company

By: Adam G. Mabry, Senior Vice President

By: DISCOVERY CASTLE HILLS DEVELOPMENT LLC, a Delaware limited liability company

By: Richard J Hutchinson, CEO

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF ORANGE

On _____, 20____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee of Lot 2, Block B shown herein concurs with the Owner's Certificate and agrees to subordinate its interests to the undersigned of the Owner's Certificate.

Lien Holder:

By: HCP, INC., a Maryland corporation

By: Adam G. Mabry, Senior Vice President - Investments

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF ORANGE

On _____, 20____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

OWNER HCP DSL PROPCO CASTLE HILLS, LLC 1920 Main Street, Suite 1200 Irvine, CA 92614 Contact: Joshua D. Weiss

ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road, Two Galleria Office Tower Suite 700 Dallas, Texas 75240 (972) 770-1300 Contact: Nathan Forney, P.E.

OWNER DISCOVERY CASTLE HILLS DEVELOPMENT LLC 3301 Bonita Beach Road, Suite 208 Bonita Springs, Florida 34134 (239) 908-2936 Contact: Tammy L. Kaminski

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

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON CITY OF LEWISVILLE

WHEREAS, HCP DSL PROPCO CASTLE HILLS, LLC & DISCOVERY CASTLE HILLS DEVELOPMENT LLC, are the owners of portions of a tract of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 180, City of Lewisville, Denton County, Texas; and being all of Lot 1R-2 & 2, Block B, Crossroad Centre South Addition, an addition to the City of Lewisville according to the plat recorded in Document No. 2019-203 of the Plat Records of Denton County, Texas; and being all of that tract of land described in Special Warranty Deed to HCP DSL PROPCO CASTLE HILLS, LLC recorded in Instrument No. 2019-34740 of the Official Records of Denton County, Texas; and being all of that tract of land described in Special Warranty Deed to DISCOVERY CASTLE HILLS DEVELOPMENT LLC recorded in Instrument No. 2019-34759 of the Official Records of Denton County, Texas; and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found at the north end of a right-of-way corner clip at the intersection of the northeast right-of-way line of Cookie Lane (a variable width right-of-way) and the northwest right-of-way line of Windhaven Parkway (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 65°26'04" West, a distance of 28.67 feet to a "X" cut in concrete found for corner in said northeast right-of-way line of Cookie Lane;

THENCE with said northeast right-of-way line of Cookie Lane, the following courses and distances:

North 70°21'19" West, a distance of 271.20 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 14°04'11", a radius of 188.00 feet, a chord bearing and distance of North 63°19'13" West, 46.05 feet; In a northwesterly direction, with said curve to the right, an arc distance of 46.17 feet to a 5/8-inch iron rod found at the beginning of a reverse curve to the left having a central angle of 14°04'12", a radius of 212.00 feet, a chord bearing and distance of North 63°19'13" West, 51.93 feet; In a northwesterly direction, with said curve to the left, an arc distance of 52.06 feet to a 5/8-inch iron rod with "KHA" cap set at the end of said curve; North 70°21'19" West, a distance of 134.35 feet to a 5/8-inch iron rod found for corner; South 77°24'22" West, a distance of 22.50 feet to a 5/8-inch iron rod found for corner; North 70°21'19" West, a distance of 65.62 feet to a 5/8-inch iron rod found for the south corner of Windhave Crossing Addition, an addition to the City of Lewisville, Texas according to the plat thereof recorded in Document No. 2017-191, Plat Records, Denton County, Texas;

THENCE departing said northeast right-of-way line of Cookie Lane and with the southeast line of said Windhaven Crossing Addition, the following courses and distances:

North 19°38'41" East, a distance of 177.80 feet to a "X" cut in concrete found for corner; North 57°58'32" East, a distance of 435.23 feet to a PK-nail found for corner; North 38°51'44" East, a distance of 388.98 feet to a 1/2-inch iron rod with "KAZ" cap found for the east corner of said Windhaven Crossing Addition and in the southwest line of Kansas City Southern Railroad right-of-way;

THENCE with the southwest line of said Kansas City Southern Railroad right-of-way, South 63°14'11" East, a distance of 423.84 feet to a 1/2-inch iron rod found at the intersection of said southwest line of Kansas City Southern Railroad right-of-way and said northwest right-of-way line of said Windhaven Parkway;

THENCE with said northwest right-of-way line of Windhaven Parkway, the following courses and distances:

South 36°45'52" West, a distance of 309.95 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; South 43°36'26" West, a distance of 100.72 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; South 36°45'52" West, a distance of 50.85 feet to a 5/8-inch iron rod found for corner; South 35°10'42" West, a distance of 80.33 feet to a "V" cut in concrete found for corner; South 0°47'22" West, a distance of 22.38 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 3°58'21", a radius of 1439.00 feet, a chord bearing and distance of South 30°51'25" West, 99.75 feet; In a southwesterly direction, with said curve to the left, an arc distance of 99.77 feet to a 5/8-inch iron rod found at the beginning of a reverse curve to the right having a central angle of 12°14'25", a radius of 187.50 feet, a chord bearing and distance of South 34°59'27" West, 39.98 feet; In a southwesterly direction, with said curve to the right, an arc distance of 40.06 feet to a 5/8-inch iron rod found at the beginning of a reverse curve to the left having a central angle of 16°10'00", a radius of 212.50 feet, a chord bearing and distance of South 33°01'40" West, 59.76 feet; In a southwesterly direction, with said curve to the left, an arc distance of 59.96 feet to a 5/8-inch iron rod found at the beginning of a compound curve to the left having a central angle of 3°19'32", a radius of 1451.00 feet, a chord bearing and distance of South 23°16'54" West, 84.21 feet; In a southwesterly direction with said curve to the left, an arc distance of 84.22 feet to the POINT OF BEGINNING and containing 10.096 acres or 439,778 square feet of land.

SURVEYORS CERTIFICATE

I, J. Andy Dobbs, of Kimley-Horn and Associates, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land, under my direction and supervision in accordance with the Platting Rules and Regulations of the City of Lewisville.

J. Andy Dobbs Registered Professional Land Surveyor Texas Registration No. 6196

Date _____



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

James Davis Chairman, Planning & Zoning Commission City of Lewisville, Texas

Date _____

CITY SECRETARY SIGNATURE BLOCK

The undersigned, the city secretary of the City of Lewisville, Texas hereby certifies that the foregoing final plat of CROSSROADS CENTRE SOUTH ADDITION, an addition to the City of Lewisville, was submitted to the appropriate Planning & 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 said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this _____ day of _____, 20____.

Julie Worster, City Secretary City of Lewisville, Texas

FINAL PLAT CROSSROADS CENTRE SOUTH ADDITION LOTS 1R-2 & 2, BLOCK B 10.096 ACRES ZONED MD BEING A REPLAT OF LOT 1R-2 & 2, BLOCK B CROSSROADS CENTRE SOUTH ADDITION DOCUMENT NO. 2019-203 PLAT RECORDS OF DENTON COUNTY, TEXAS BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 180 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, DWP, JAD, FEB 2019, 064475300, 2 OF 2

STAFF REPORT

Date: April 21, 2020

To: Planning and Zoning Commission

From: Michele Berry, Planning Manager

Subject: Public Hearing – Plat

There is one plat on the public hearing agenda to be considered for approval. Two plat related variances and one additional variance are being requested.

- A. **Public Hearing:** Final Plat of Harris Street Townhomes, Containing Four Residential Lots; on 0.172 acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2); Located at the Southwest Corner of East Walters Street and Harris Street; Being a Replat of Kealy Addition, Lots 5 and 6, Block 7.

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

The property was rezoned from Light Industrial (LI) to Old Town Mixed Use 2 (OTMU2) on September 10, 2018. On May 1, 2019 the Zoning Board of Adjustment approved a two-foot encroachment into the southern side yard setback. On September 23, 2019 the Old Town Design Review Committee approved the elevations.

ANALYSIS

The plat complies with all applicable City of Lewisville regulations except for the three variance being requested:

- a) To allow understory trees on each residential lot instead of the required shade trees

A canopy tree is required per Section 9.5-164c. Based on the permitted setbacks and street section proposed, there is not sufficient room to allow healthy growth of a canopy tree. This is not a plat related variance but will require City Council approval Staff has no objection to this request.

- b) To allow reduced Right-of-Way dedication on Harris Street.

Per Section 9.5-92 a 50-foot Right-of-Way is required to be dedicated for Harris Street. Due to the shallow depth of the lot and the front entry townhomes preventing on-street parking in front of the homes, staff is supporting a reduced Right-of-Way Dedication as shown on the plat so that the property line is 21-feet

from the centerline as opposed to 25-feet. There is a one-foot sidewalk easement to ensure a six-foot sidewalk can be accommodated.

- c) To allow a reduced width of a utility easement to be 6.5 feet from 7.5 feet.

Per Section 9.5-92 a 7.5-foot easement is required for franchise utilities. The applicant has worked with the utility providers and they have agreed to locate utilities in the minimum 6.5-foot rear yard required by zoning. Staff has no objection to this request.

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

April 17, 2020

City of Lewisville
Mr. David Russell
Civil Engineer
Engineering Division
131 Church Street
Lewisville, Texas 75057

**RE: HARRIS STREET TOWNHOMES
Variance Request Letter
G&A Job No. 18208**

Mr. Russell:

Please accept this letter as an explanation of the requested variances for approximately 0.17 acres of land known as the Harris Street Townhomes, generally located at the southwest corner of the intersection between Walters Street and Harris Street.

The approved variances by zoning Board of Adjustment on May 1, 2019 are as follows:

- A. To allow an approximately 2 feet encroachment into the required 5 feet side yard setback.

The requested variances are as follows:

- A. To allow a reduced ROW on Harris Street.

Per Section 9.5-92, of the General Development Ordinance states that the developer shall provide the ROW dedication per Old Town Design Street Master Plan as minimum of 50 feet. We are requesting to allow a 1-foot reduction in ROW to allow for enough buildable area to have townhomes on this property.

- B. To allow a reduced width of a utility easement to be 6.5 feet instead of the required 7.5 feet.

Per Section 9.5-95, of the General Development Ordinance states that the residential lots should provide a minimum of 7.5 feet for all utilities such as electric and others. We are requesting to allow a reduced width to be 6.5 ft to have area to place utilities.

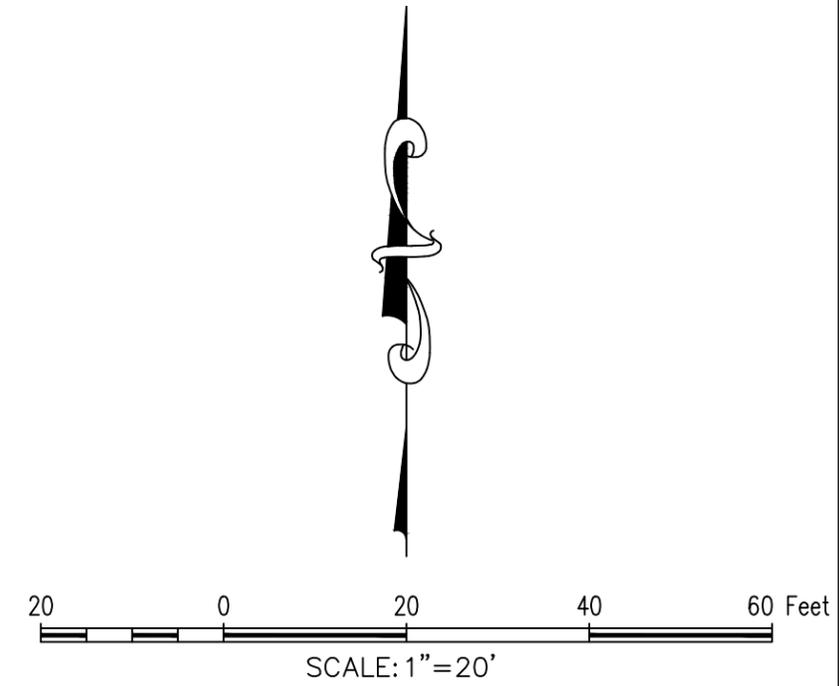
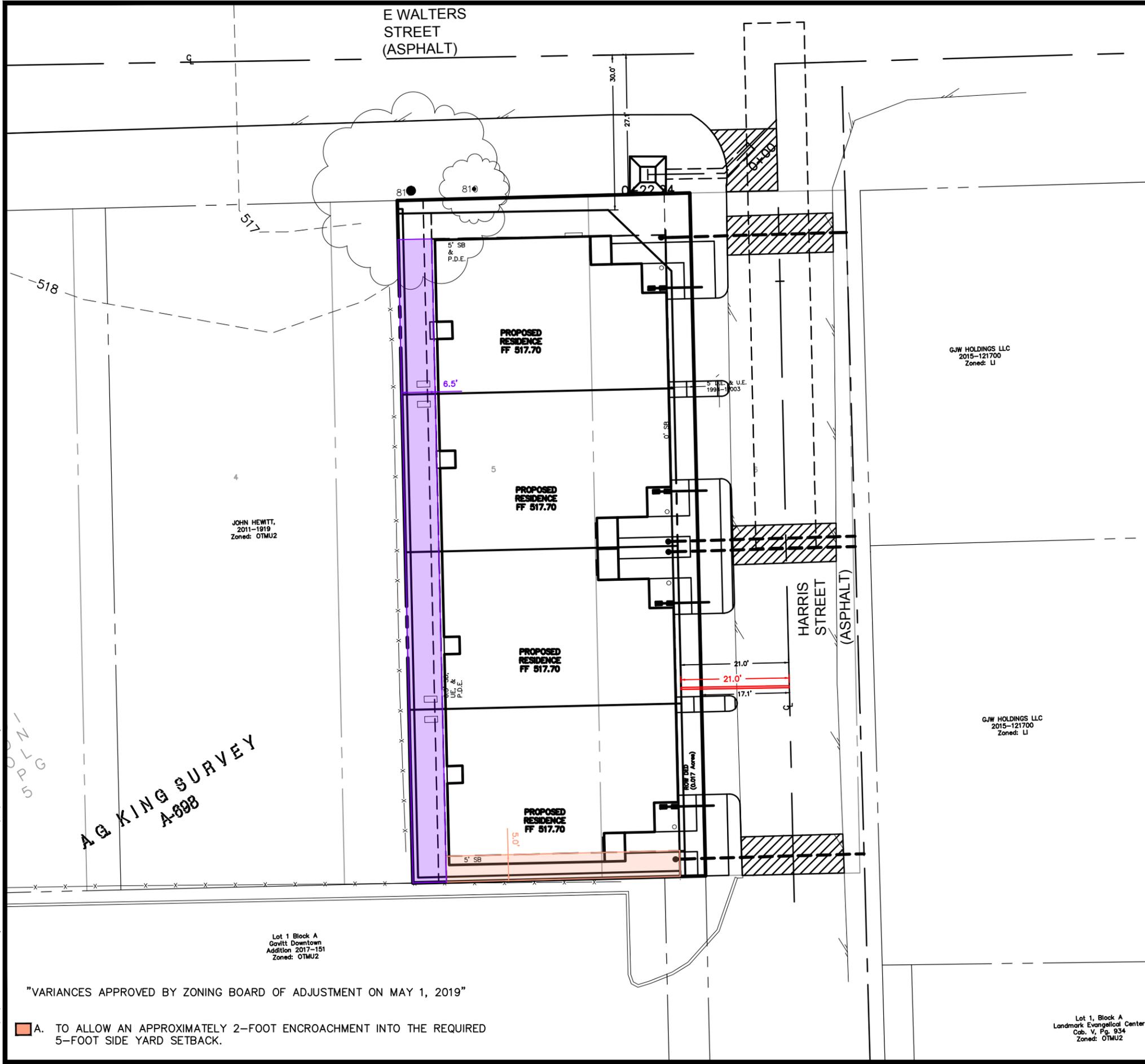
Thank you for your consideration.

Sincerely,
MCADAMS



Josh Barton, PE
Project Manager

File: Z:\2018\18208\Drawings\Exhibit\Variance Exhibit 20-04-17
Plotted: 4/17/2020 10:30 AM, by Miller, Ashton; Saved: 4/17/2020 10:28 AM, by amiller



- VARIANCES**
- A. TO ALLOW A REDUCED ROW ON HARRIS STREET PER TABLE 7 ON OLD TOWN DESIGN DISTRICT MASTER STREET PLAN.
 - B. TO REDUCE THE WIDTH OF A UTILITY EASEMENT TO 6.5 FEET FROM 7.5 FEET.

VARIANCE EXHIBIT
 Lot 1-4, Block a
 0.172 Acres
 in the
A. G. KING SURVEY, ABSTRACT NO. 698
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS



MCADAMS

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

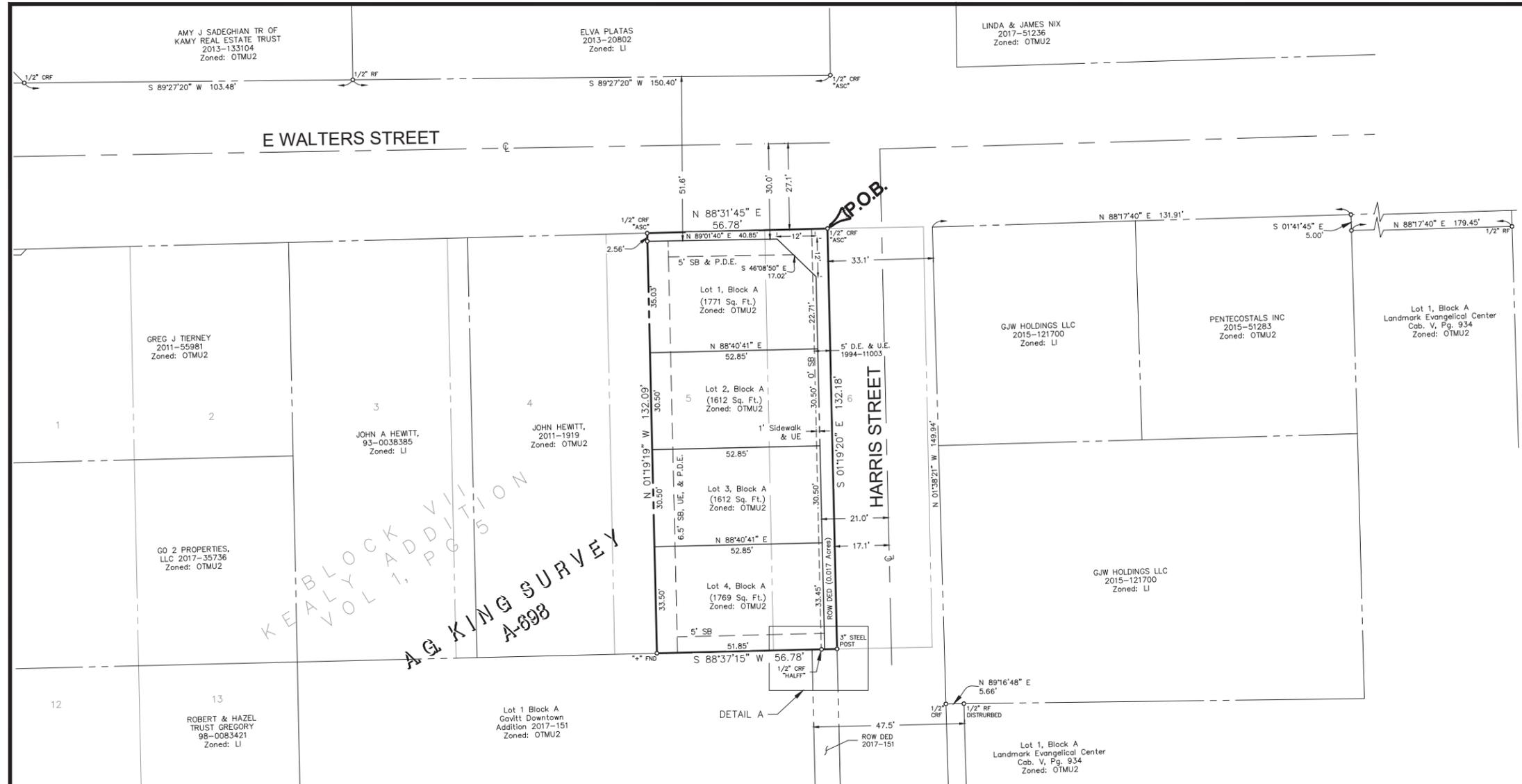
201 Country View Drive
 Roanoke, Texas 76262
 940. 240. 1012

TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

"VARIANCES APPROVED BY ZONING BOARD OF ADJUSTMENT ON MAY 1, 2019"

- A. TO ALLOW AN APPROXIMATELY 2-FOOT ENCROACHMENT INTO THE REQUIRED 5-FOOT SIDE YARD SETBACK.

Lot 1, Block A
Landmark Evangelical Center
Cab. V, Pg. 934
Zoned: OTMU2



LEGAL DESCRIPTION
0.172 Acres

BEING all that lot, tract or parcel of land situated in the A.G. King Survey, Abstract Number 698, City of Lewisville, Denton County, Texas, and being all of that certain tract of land described in deed to XMPK, LLC, recorded in Document Number 2018-35037, Official Records, Denton County, Texas, and being a portion of Lots 5 & 6, Block 7, Kealy Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Volume 1, Page 5, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "Arthur Survey Company" being the northwest corner of said XMPK tract and being at the intersection of East Walters Street and Harris Street;

THENCE S 01°19'20" E, with the west line of said Harris Street, a distance of 132.18 feet to a 3" Steel Post found being the southeast corner of said XMPK tract, and the northeast corner of a certain tract of land described in Right of Way Dedication to the City of Lewisville, Instrument Number 2017-151, Official Records, Denton County, Texas;

THENCE S 88°37'15" W, a distance of 56.78 feet, to a "+" found in concrete being the southeast corner of that certain tract of land described in deed to John Hewitt, recorded in Instrument Number 2011-1919, Official Records, Denton County, Texas;

THENCE N 01°19'19" W, with the east line of said Hewitt tract, a distance of 132.09 feet, to a 1/2" capped rebar found, stamped "Arthur Survey Company" being the south line of said East Walters Street;

THENCE N 88°31'45" E, with the south line of said East Walters, a distance of 56.78 feet to the POINT OF BEGINNING and containing approximately 0.172 acres of land.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, XMPK, L.L.C., the undersigned authority, do hereby adopt this plat designating the herein above described property as Harris Street Town Homes, 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.

Henry Rahmani, Owner

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Henry Rahmani, 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 _____, _____.

- 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, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 - No flood zone area analysis has been performed by McAdams, on the subject property.
 - "Parking not allowed in driveway, only "on-street parking" to be permitted".
 - Park land dedication waived per Economic development agreement. Park Development fee of \$1,000 per unit due with plat.
 - General provisions. The design, size, type and location of all storm drainage facilities in the city shall be in accordance with the city drainage criteria manual requirements. The developer and his engineer shall bear total responsibility for the adequacy of design. The approval of a given drainage facility in no way relieves the developer of his responsibility. All storm drainage structures and improvements shall be designed for the case of ultimate watershed development. Prior to any channel improvement or storm water detention design, the office of the city engineer shall be consulted regarding preferred flood control strategies for the watershed of interest. Section 9.5-96 (a).
 - Private drainage easement to be maintained by property owners group.

ROW DEDICATION	
Gross	= 0.172 Acres
ROW Dedication	= 0.017 Acres
Total	= 0.155 Acres

VARIANCES:

"VARIANCES APPROVED BY ZONING BOARD OF ADJUSTMENTS ON MAY 1, 2019"

A. To allow an approximately 2-foot encroachment into the required 5-foot side yard setback.

"VARIANCE APPROVED BY CITY COUNCIL ON _____"

A. To allow a reduced ROW on Harris Street per table 7 on Old Town Design District Master Street Plan.

B. To reduce the width of a Utility Easement to 6.5 feet from 7.5 feet.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, 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.
W. THAD MURLEY III, RPLS 6802 4/18/20

W. Thad Murley III, RPLS
Texas Registration No. 5802

Recommended for Approval

James Davis, Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Approved and Accepted

Rudy Durham, Mayor, City of Lewisville, Texas

Date _____

Date _____

THE UNDERSIGNED, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing plat of Harris Street Town Homes, 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 _____, _____.

Julie Worster
City Secretary
City of Lewisville, TX

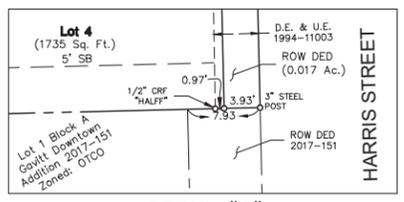
FINAL PLAT
HARRIS STREET TOWN HOMES
Lot 1-4, Block A
0.172 Acres
Zoned: OTMU2
BEING A REPLAT OF
KEALY ADDITION, LOTS 5 & 6, BLOCK 7,
VOL 1, PG. 5, P.R.D.C.T.
in the
A.G. KING SURVEY, ABSTRACT NO. 698
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS



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: 3/5/2019 SCALE: 1" = 20' JOB. No. 18208

OWNER/DEVELOPER
XMPK, LLC
251 S. MILL ST, SUITE 130
LEWISVILLE, TX
Ph. 469-396-0618
Contact: HENRY RAHMANI



SUMMARY TABLE	
PHASE	1
GROSS SITE AREA	0.172 AC, 7,502 SF
NET SITE AREA	0.155 AC, 6,763 SF
NUMBER OF LOTS	4
MINIMUM LOT SIZE	0.037 AC (1612 SF)
MINIMUM UNIT SIZE	2,483 SF
DENSITY PER ACRE	0.922 AC/AC

LEGEND	
RF	= REBAR FOUND
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
ASC	= ARTHUR SURVEY COMPANY
SVE	= SIGHT VISIBILITY EASEMENT
PDE	= PRIVATE DRAINAGE EASEMENT
SB	= BUILDING SETBACK



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jonathan Beckham, Planner

DATE: April 21, 2020

SUBJECT: **Public Hearing: Consideration of a Zone Change Request from Public Use District (PU) to Planned Development – Estate Townhouse District (PD-ETH); on Approximately 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, J. Johnson Survey, Abstract No. 1609, and A. Singleton Survey, Abstract No. 1138; Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544); as Requested by William Gietema, Arcadia Realty Corporation, on behalf of Lewisville Independent School District (LISD), the Property Owner. (Case No. 20-02-2-PZ).**

BACKGROUND

The Planned Development (PD) district allows for innovative community design concepts which may not meet all regulations of the City’s standard zoning categories but ensures a high-quality development with enhanced amenities and a customized design tailored for a particular site. The Lewisville Independent School District owns the subject 24-acre tract of land off of Windhaven Parkway and Parker Road, and is looking to sell the land for a proposed single-family residential neighborhood. Arcadia Realty Corporation, a Dallas based developer, is proposing a 131-lot detached single family planned development. The neighborhood will feature a small pocket park, a walking trail and street trees, enhanced building materials, innovative screening and additional enhanced landscaping features.

ANALYSIS

The proposed planned development will have a base zoning of Estate Townhouse (ETH), matching the zoning of Wyndale Meadows, an adjacent neighborhood located to the west of the subject property. This base zoning ensures that the development will be compatible with the surrounding properties. The concept plan illustrates 131 front entry lots. The table below shows the differences between the base zoning lot requirements and the requested PD requirements:

	ETH	PD-ETH
Minimum Dwelling Size	2,000 S.F.	1,800 S.F.
Minimum Front Yard	0’	15’/20’ for Garage
Minimum Side Yard	0’/5’ adjacent to street ROW	5’/10’ adjacent to street ROW
Minimum Rear Yard	0’	5’
Minimum Lot Width	20’	40’

Architectural Standard

Compared with the base zoning, the proposed PD will feature smaller house sizes with a greater separation of space between buildings. As this is a front entry development, the garage is required to be setback further than the front entrance. The PD lists specific architectural standards for each home. The standards for this development exceed the requirements found in Lewisville's general development standards. Below you will find a summary of these enhancements:

- 70% brick and stone building materials, 100% on the front facade
- Enhanced architectural elements chosen from a menu of options
- Enhanced garages and driveways
- A limit on repeating elevations

Fencing and Screening

A variety of screening types are proposed. Along Windhaven Parkway and the LISD property to the north and east a wood fence with a living screen is proposed. Typically, a masonry fence is required between residential developments and public ROW. This proposed screening creates a softer boundary and requires the approval of a variance by City Council. The wall design is specified per the Planned Development and will be maintained by the HOA to ensure a consistent appearance. A masonry wall is proposed for a portion of the property adjacent to Parker Road (FM 544), screening the homes that back up to the road. Three-foot-tall landscape berms are proposed in lieu of the required screening for the remaining portion of Parker Road where the parkway backs up to a residential street. The street trees on either side of the parallel residential street provide additional screening. This proposed screening also requires an approved variance.

Neighborhood Amenities

The following amenities are proposed for this development:

- Entry way features
- A Pocket Park
- Pedestrian path around the detention basin
- Street trees
- Pedestrian connection to the adjacent school

The proposed development includes design considerations creating a better pedestrian experience for its residences. Street trees are proposed for all the internal residential streets, located between the sidewalk and the road. A pedestrian connection access to the adjacent Elementary School and LISD Career Center is included on the northeast portion of development. A walking path is also added around the existing detention basin. The HOA will maintain open spaces, open space irrigation, and screening walls.

There are multiple options proposed for the pocket park. The developer is working with the City to develop an agreement to dedicate the pocket park to the City at a later date. Doing so would offset the required Park Dedication Fees and Park Development fees. This area of Lewisville has

been identified as having park deficit through our 10-Minute Walk to a Park goal. If the park dedication agreement is accepted between the City and the developer, the park will include additional enhanced features such as a gazebo or playground equipment. In its current design, the park features benches and enhanced landscape plantings.

Variance Requests

Eight variances associated with this development will be considered by the City Council in conjunction with the PD zoning. The variances are:

- a. Modify screening requirements when adjacent to existing Public Use District.
- b. Modify screening requirements along FM 544 and Windhaven Parkway to allow a combination of masonry wall, living screen, and earthen berms as shown in Illustrations “5, 6, 7 & 8”.
- c. To waive alley requirements and allow front entry for the residential development.
- d. To allow non-radial lot lines along street curvature.
- e. To provide visibility triangle (PER AASHTO) at residential street intersections (see Illustration “15”)
- f. To allow a 5-foot Utility Easement along the frontage of lots for franchise utility service.
- g. To allow a 5-foot sidewalk along residential streets to be located on the ROW line with a 2-foot Sidewalk Easement along the frontage of the lot.
- h. To allow for the public waterline to be located under street pavement.

The purpose of the Planned Development zoning district is to accommodate innovative design concepts and provide flexibility in order to achieve a more desirable development. The proposed development offers community features including open space lots, street trees, pedestrian access to the adjacent schools, innovative screening and enhanced home design.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval of the zone change request from ETH to PD – ETH as presented.

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



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

ZONE CHANGE APPLICATION

Owner/s (name): <u>Dr. Kevin Rogers</u>	
Company Name: <u>Lewisville ISD</u>	
Mailing Address: <u>1565 West Main Street</u>	
Work #: <u>469 948 8022</u>	Cell #:
E-Mail: <u>rogerskc@isd.net</u>	
Owner Signature (Owner/s must sign or submit Letter of Authorization): <u>Kevin Rogers</u>	Date: <u>2/4/2020</u>
Printed Name: <u>Kevin Rogers</u>	

Applicant/Agent (name): <u>William Gietema</u>	
Company Name: <u>Arcadia Realty Corp</u>	
Mailing Address: <u>3500 Maple Ave Suite 1165</u>	
Work #: <u>214-519-4405</u>	Cell #: <u>214-519-4405</u>
E-Mail: <u>will@arcadiarealty.net</u>	
Applicant/Agent Signature <u>William Gietema</u>	Date: <u>2/3/20</u>
Printed Name: <u>William Gietema</u>	

Current Zoning: <u>PU</u>	Requested Zoning: <u>E-TH PD</u>	Acres: <u>24.120</u>
Legal Description (Lot/ Block/Tract/Abstract): <u>B.B.B & C R.R. Survey Abstract No. 180 The J. Johnston Survey Abstract No. 1609, and The A. Singleton Survey Abstract No. 138 Town of Lewisville, Denton County, Texas</u>		
Address/Location: _____		

Application and Sign Fees:

	Less than 1/2 acre	\$ 150.00
	1/2 acre up to 4.99 acres	\$ 250.00
X	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. <u>4</u>	Zone Change Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ <u>140.00</u>
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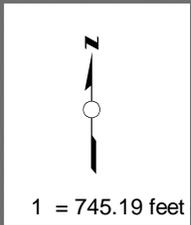
Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due (application & sign fee)	\$ <u>540.00</u>
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Aerial Map - Parker Place



SUBJECT
PROPERTY



Location Map - Parker Place

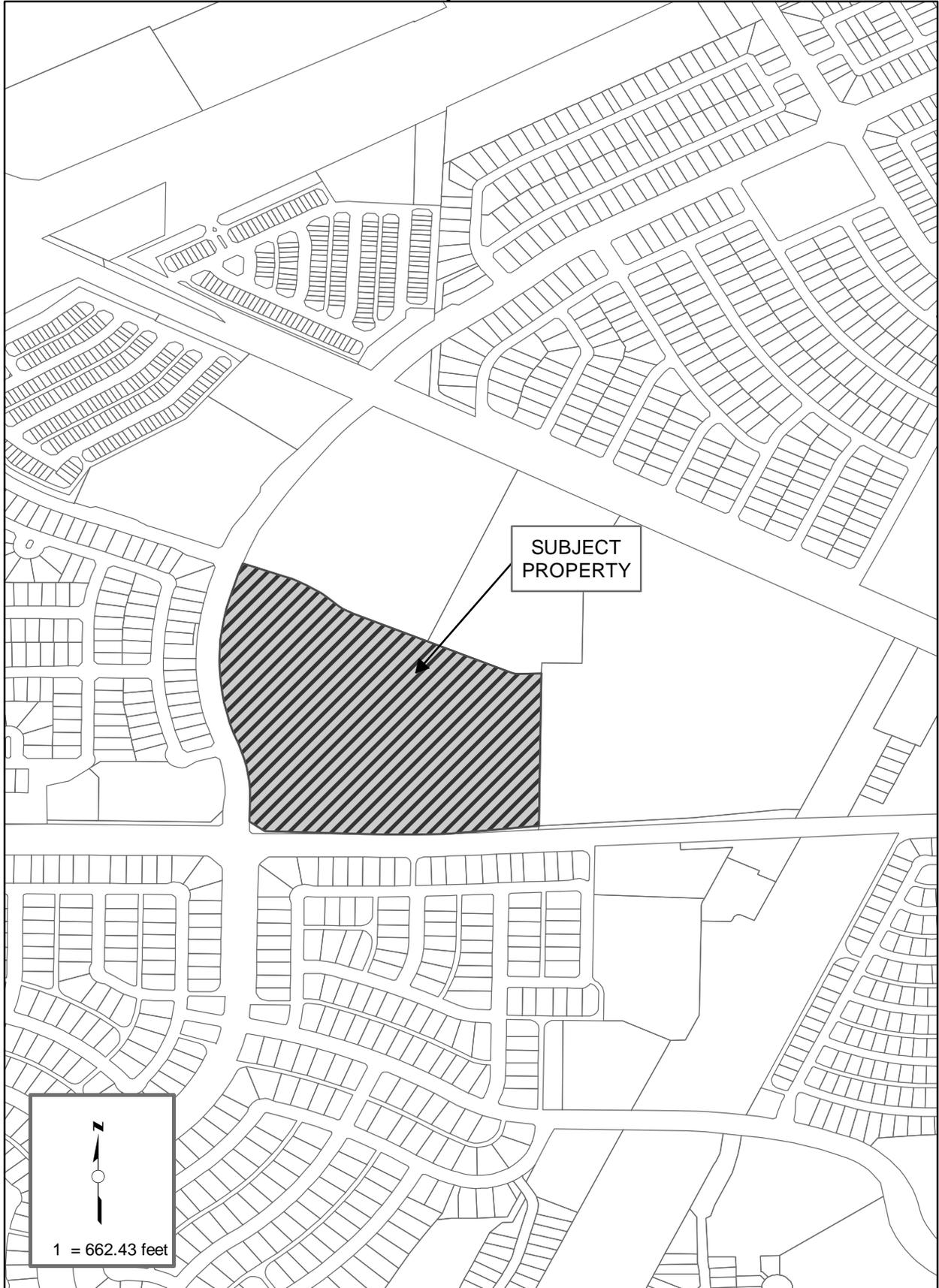
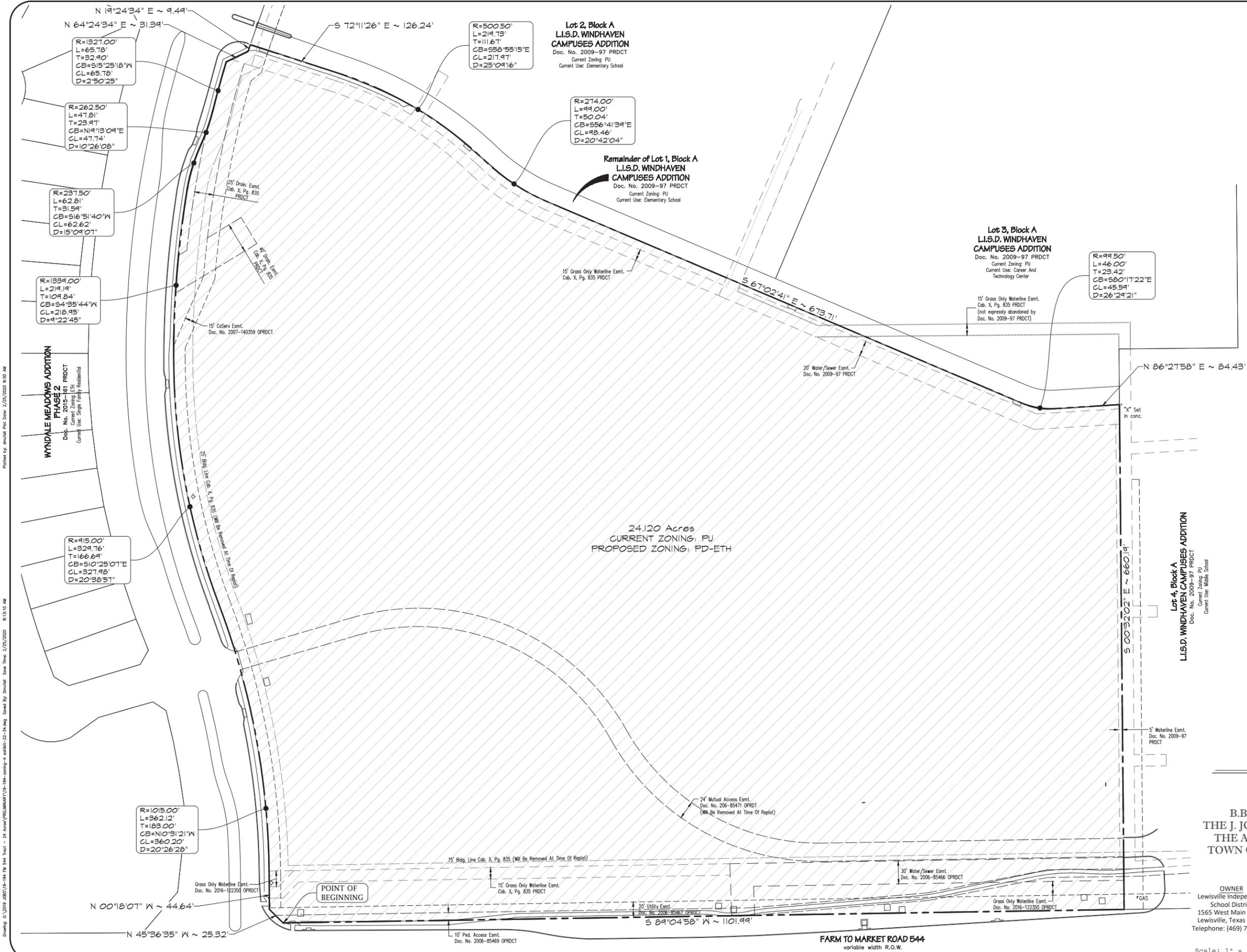
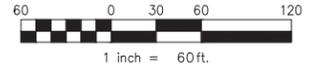


Exhibit A
Legal Description



Drawing: 2019-08519-194 PU 544 Tract - 24 Acres (WHELMANN) 19-194 zoning-A exhibit-22-34.dwg Saved By: Drcidsl Date Time: 2/25/2020 8:13:10 AM Plotted by: amdel Post Date: 2/25/2020 8:00 AM

EXHIBIT 'A' FOR 20-02-2-PZ

PARKER PLACE

24.120 ACRES OUT OF THE
 B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180,
 THE J. JOHNSTON SURVEY, ABSTRACT NO.1609, AND
 THE A. SINGLETON SURVEY, ABSTRACT NO.1138
 TOWN OF LEWISVILLE, DENTON COUNTY, TEXAS

CURRENT ZONING: PU
 PROPOSED ZONING: PD-ETH

<p>OWNER Lewisville Independent School District 1565 West Main Street Lewisville, Texas 75067 Telephone: (469) 713-5200</p>	<p>APPLICANT Arcadia Realty Corporation 3500 Maple Avenue, Suite 1165 Dallas, Texas 75219 Telephone: (214) 724-9281 Contact: Will Gieterma</p>	<p>ENGINEER / SURVEYOR Spilars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Greg Helsel</p>
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Scale: 1" = 60' February, 2020 SEI Job No. 19-194 Sheet 1 of 2

LEGAL DESCRIPTION

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 180, the J. Johnson Survey, Abstract No. 1609, and the A. Singleton Survey, Abstract No. 1138, City of Lewisville, Denton County, Texas, the subject tract being a portion of Lot 1, Block A, L.I.S.D. Windhaven Campuses Addition, according to the plat recorded in Document No. 2009-97 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 "SPIARSENG" set for the south end of a corner clip being the intersection of the north line of Farm to Market Road 544, a variable width right-of-way, with the east line of Windhaven Parkway, a variable width right-of-way;

THENCE N 45°36'35" W, 25.32 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE along the east line of Windhaven Parkway, the following:

N 00°18'07" W, 44.64 feet;

A tangent curve to the left having a central angle of 20°26'28", a radius of 1015.00 feet, a chord of N 10°31'21" W - 360.20 feet, an arc length of 362.12 feet;

A reverse curve having a central angle of 20°38'57", a radius of 915.00 feet, a chord of N 10°25'07" W - 327.98 feet, an arc length of 329.76 feet;

A compound curve to the right having a central angle of 09°22'45", a radius of 1339.00 feet, a chord of N 04°35'44" E - 218.95 feet, an arc length of 219.19 feet;

A compound curve to the right having a central angle of 15°09'07", a radius of 237.50 feet, a chord of N 16°51'40" E - 62.62 feet, an arc length of 62.81 feet;

A reverse curve having a central angle of 10°26'08", a radius of 262.50 feet, a chord of N 19°13'09" E - 47.74 feet, an arc length of 47.81 feet;

A reverse curve having a central angle of 02°50'25", a radius of 1327.00 feet, a chord of N 15°25'18" E - 65.78 feet, an arc length of 65.78 feet;

N 64°24'34" E, 31.39 feet;

And N 19°24'34" E, 9.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, from which a 1/2" iron rod with plastic cap found for the northeast corner of Lot 2, Block A, L.I.S.D. Windhaven Campuses Addition, bears N 64°29'48" E, 1135.37 feet;

THENCE into Lot 1, the following:

S 72°11'26" E, 126.24 feet;

A non-tangent curve to the right having a central angle of 25°09'16", a radius of 500.50 feet, a chord of S 58°55'15" E - 217.97 feet, an arc length of 219.73 feet;

A reverse curve having a central angle of 20°42'04", a radius of 274.00 feet, a chord of S 56°41'39" E - 98.46 feet, an arc length of 99.00 feet;

S 67°02'41" E, 673.71 feet;

A tangent curve to the left having a central angle of 26°29'21", a radius of 99.50 feet, a chord of S 80°17'22" E - 45.59 feet, an arc length of 46.00 feet;

And N 86°27'58" E, 84.43 feet to an "X" set in concrete on the west line of Lot 4, Block A, L.I.S.D. Windhaven Campuses Addition, and from which a 1/2" iron rod with plastic cap found for the northeast corner thereof bears N 81°02'03" E, 1379.22 feet;

THENCE S 00°32'02" E, 660.19 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Farm to Market Road 544 for the southwest corner of Lot 4;

THENCE S 89°04'58" W, 1101.99 feet along the north line of Farm to Market Road 544 to the POINT OF BEGINNING with the subject tract containing 1,050,653 square feet or 24.120 acres of land.

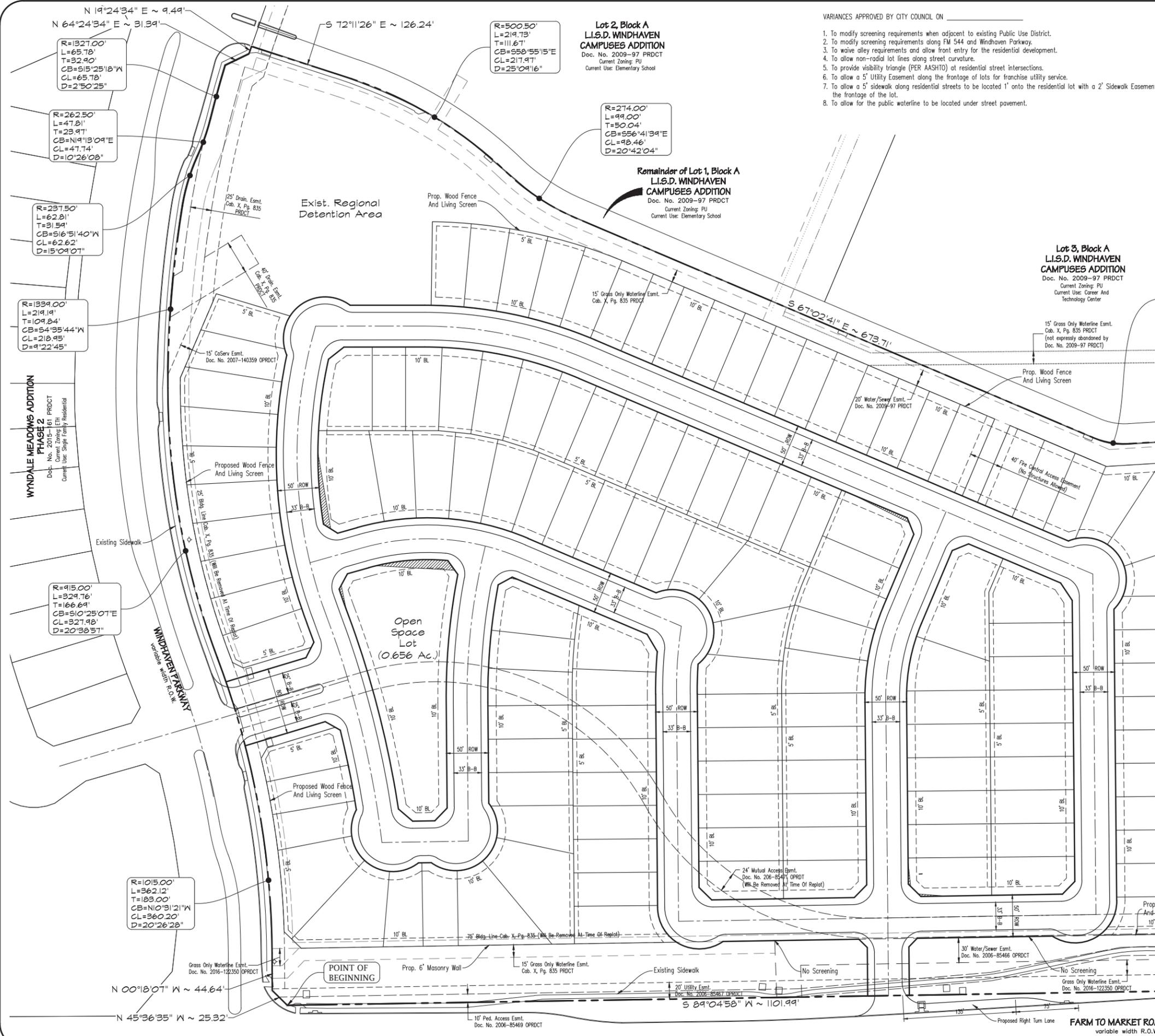
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Drawn by Jennifer Pitt Date: 2/25/2020 8:13:10 AM

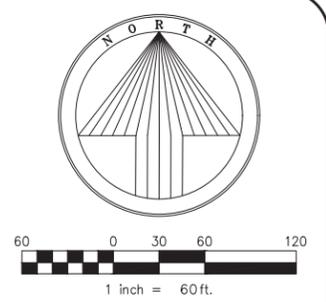
EXHIBIT 'A' FOR 20-02-2-PZ
FM 544 TRACT
24.120 ACRES OUT OF THE
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180,
THE J. JOHNSTON SURVEY, ABSTRACT NO.1609, AND
THE A. SINGLETON SURVEY, ABSTRACT NO.1138
TOWN OF LEWISVILLE, DENTON COUNTY, TEXAS
CURRENT ZONING: PU
PROPOSED ZONING: ETH

OWNER Lewisville Independent School District 1565 West Main Street Lewisville, Texas 75067 Telephone: (469) 713-5200	APPLICANT Arcadia Realty Corporation 3500 Maple Avenue, Suite 1165 Dallas, Texas 75219 Telephone: (214) 724-9281 Contact: Will Gietema	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Greg Helsel
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Drawing: 01/2019 085013-194 FM 544 Tract - 24 Acres (PDSUMMARY) (19-194-zoning-B-entire)-22-24.dwg
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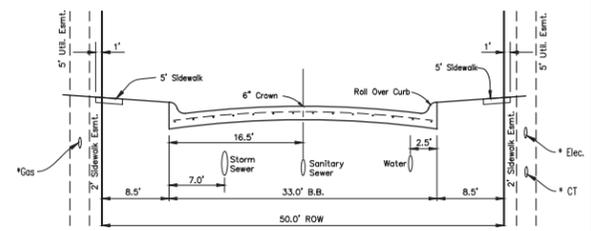


- VARIANCES APPROVED BY CITY COUNCIL ON _____
- To modify screening requirements when adjacent to existing Public Use District.
 - To modify screening requirements along FM 544 and Windhaven Parkway.
 - To waive alley requirements and allow front entry for the residential development.
 - To allow non-radial lot lines along street curvature.
 - To provide visibility triangle (PER AASHTO) at residential street intersections.
 - To allow a 5' Utility Easement along the frontage of lots for franchise utility service.
 - To allow a 5' sidewalk along residential streets to be located 1' onto the residential lot with a 2' Sidewalk Easement along the frontage of the lot.
 - To allow for the public waterline to be located under street pavement.



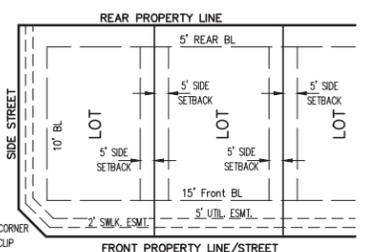
LEGEND

Visibility Triangle (Per AASHTO)



* Franchise utility locations are for reference only and subject to change.

Typical 50' R.O.W. Section (33' BB Pavement)



LOT DETAIL FOR 131 LOTS TO PD STANDARDS
(131 Lots/24.120 Acres = 5.43 units/acres)

Zoning Standard	ETH	PD-ETH
Minimum Lot Area	4000 sq. ft.	4000 sq. ft.
Minimum Lot Width	20 ft.	40 ft.
Minimum Dwelling Size	2000 sq. ft.	1800 sq. ft.
Minimum Lot Depth		85 ft.
Minimum Front Yard	0 ft. / 20 ft. (Garage)	15 ft. / 20 ft. (Garage)
Minimum Side Yard	0 ft. / 5 ft. (ROW)	5 ft. / 10 ft. (ROW)
Minimum Rear Yard	0 ft.	5 ft.
Maximum Lot Coverage	80 %	80%
Max. Height (stories/ft.)	2.5 / 35 ft.	2.5 / 35 ft.
Total Number Of Lots		135 Max.
Density		5.6 Units/Acre Max.

The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The Alignment is determined at time of final plat.

Floodplain does not exist on the property per FEMA FIRM Panel Map No. 48121C05706, dated April 18, 2011.

Screening walls along FM 544 and Windhaven Parkway will be maintained by the HOA.

EXHIBIT 'B' FOR 20-02-2-PZ

PARKER PLACE

24.120 ACRES OUT OF THE
 B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180,
 THE J. JOHNSTON SURVEY, ABSTRACT NO.1609, AND
 THE A. SINGLETON SURVEY, ABSTRACT NO.1138
 TOWN OF LEWISVILLE, DENTON COUNTY, TEXAS
 CURRENT ZONING: PU
 PROPOSED ZONING: PD-ETH

OWNER Lewisville Independent School District 1565 West Main Street Lewisville, Texas 75067 Telephone: (469) 713-5200	APPLICANT Arcadia Realty Corporation 3500 Maple Avenue, Suite 1165 Dallas, Texas 75219 Telephone: (214) 724-9281 Contact: Will Gietema	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Greg Helsel
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Exhibit B

Development Standards

Concept Plan

Windhaven Parkway Entry with Pocket Park Option 1

Windhaven Parkway Entry with Pocket Park Option 2

FM 544 Entry Plan

Landscape Berm Example

Screening Plan Exhibit

Wood Fence with Living Screen Exhibit

Wood Fence with Living Screen Example

Privacy Fence Exhibit

Entry Monument Example

Masonry Screening Example

Representative Architecture

Variance Exhibit

Project Narrative & Variance Request Letter

Visibility Exhibit

Typical Road Section Exhibit

PARKER PLACE PLANNER DEVELOPMENT STANDARDS

I. PROJECT LOCATION

Parker Place consists of 24.120 acres of land located at the North East corner of FM 544 and Windhaven Parkway within the B.B.B. & C.R.R. Survey Abstract Number 180, J. Johnson Survey Abstract Number 1609, and A Singleton Survey Abstract Number 1138. More generally described in Exhibit “A”.

II. PURPOSE AND INTENT

- A. Purpose:** The purpose of the district is to create a planned residential community with a base district of Estate Townhouse (E-TH) district as shown in Illustration “1” and
1. The purpose of this district is:
 - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
 2. The intent of this district is:
 - a. Develop a neighborhood that serves the needs of both future residents and the surrounding community.
 - b. Provide safe walkable streets that includes integrated pedestrian access to Independence Elementary School and Killian Middle School
 - c. Provide a public park for future residents of Parker Place and the surrounding community that is safe and walkable destination that satisfies the need for open space and strengthens the community.
 3. The Development and Design Standards herein shall apply to the entire Parker Place development unless indicated otherwise.
- B. Applicability:** These standards shall apply to all development within Parker Place boundaries
- C. Zoning Ordinance:** All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect on January 31, 2020.

III. Definitions

Open Space: Publicly accessible parks, parkways, medians, and paseos.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

IV. LOT TYPE REGULATIONS

Parker Place will include lots based on the Estate Townhouse (E-TH) district. The maximum number of dwelling units permitted within the Parker Place development shall not exceed 136. The lot requirements shall be as follows.

A. Lot Requirements:

1. Purpose: This lot type is designed to allow single-family detached dwellings on lots of not less than four thousand (4,000) square feet, with front entry garages, together with the allowed incidental and accessory uses.
2. Permitted Uses: Land use shall comply with residential uses permitted for the E-TH zoning district of the City of Lewisville Zoning Ordinance.
3. Height Regulations: No Building shall exceed thirty-five feet (35') or two and one-half (2 ½) stories in height.
4. Area Regulations: The following minimum standards shall be required as measured from property line:

Lot Size:	4,000 square feet
Lot Coverage:	The combined area covered by all main buildings and accessory structures shall not exceed eighty percent (80%) of the total lot area
Minimum Floor Area:	Homes shall have a minimum floor area of 1,800 square feet
Front Yard Set Back:	15 feet minimum
Garage Set Back:	20 feet minimum
Rear yard Set Back:	5 feet minimum
Side Yard Set Back:	5 feet minimum

Minimum Lot Width:	40 feet minimum at the front building line
Minimum Lot Depth	85 feet
Maximum Density:	The maximum density shall be 5.7 units per acre.

V. DEVELOPMENT AND DESIGN STANDARDS

A. Street Types: The following street types shall establish the criteria for streets allowed within Parker Place development

1. Local Street (Local Street, 50' Right-of-Way)

Classification:	Residential Street
Street Right of Way Width:	50'
Pavement Width:	33' B/B
Curb Radii:	25'
Minimum Centerline Radius for Curves:	200'
Minimum Tangent between Reverse Curves:	0'
Minimum Sidewalk Width:	5'
Parkway Width:	8.5'
Parking:	Allowed on both sides of street

The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis. All other exceptions to the Street Design Standards shall be approved by the City Council.

B. Screening and Fences: All screening and fences associated with Parker Place shall comply with Chapter 4, article X of the City of Lewisville Code of Ordinances, with the following modifications.

1. All screening walls and fences shall be private and privately maintained by the Parker Place Home Owners Association.
2. Screening and fences shall be required as shown in Illustration “6”.
3. A 6-foot wood fence with a fore-planted living screen along the North and East property line to provide screening for Independence Elementary School, Career Center East, and Killian Middle School shall be installed and generally comply with Illustration “7 & 8”.

4. A 6-foot masonry wall shall be constructed along FM 544 in the locations shown in Illustration “6”
5. Along Windhaven Parkway, a 6-foot wood fence with a fore-planted living screen shall be installed and generally comply with Illustration “7 & 8”.
6. Neighborhood entry feature shall generally comply with Illustration “10”
7. Rear and side yards of residential lots not prescribed masonry or wood fence with living screen in Illustration “6” shall be enclosed with stained 6-foot cedar wood board on board privacy fence and generally comply with Illustration “9”.

C. **Landscape Standards:** All development within Parker Place shall comply with the City of Lewisville’s Landscaping Ordinance and shall generally comply with Illustration “1”

1. The Pocket Park denoted in Illustration “1” shall be constructed and may through a development agreement between the City of Lewisville and the developer be accepted at a later date as a City Park. Contingent on a proposed development agreement The Pocket Park may consist of either a
 - a. Gazebo
 - b. Play scape age appropriate for children 2-5 years of age that incorporates rubber surfacing areasAdditionally the pocket park shall consist of the following improvements
 - a. Shade Trees around perimeter of Pocket Park
 - b. Benches
 - c. Enhanced Landscaping
 - d. 5’ Sidewalks
2. The neighborhood shall have street trees selected from the Lewisville IH35 E Corridor Overlay District as shown in Illustration “1”. The Typical Road Section with street trees shall be as shown in Illustration “16”. Each homeowner shall be responsible for the irrigation of the street trees associated with their lot.
3. One street tree is required per residential lot. Street trees shall be planted 5’ away from a driveway and approximately 40’ on center.
4. Street Trees planted in the Right-of-Way parkway that are selected from the IH35 E Corridor Overlay District amenity zone list shall not require additional root barriers.
5. Each individual open space shall have an irrigation meter maintained by the Homeowners Association. Irrigation systems shall not cross under a street.

D. Enhanced Residential Architectural Standards: All development within Parker Place shall comply with the City Of Lewisville's Architectural Standards with the following requirements:

1. All dwelling units shall have a two-car garage at a minimum and two concrete parking spaces.
2. Building material minimums – A minimum of 70% of all exterior walls of a structure and 100% of the front façade of a structure shall be comprised of stone or masonry, exclusive of doors, windows, trim, and architectural features (ie. shutters, dormers, etc.).
3. Architectural Elements - The community will provide homes with a variety of architectural elements, and each home will incorporate a minimum of four of the below listed elements:
 - a. Shutters
 - b. Dormers
 - c. Corbels
 - d. Brackets
 - e. Brick details
 - f. Coach lights
 - g. Divided light windows
 - h. Exterior specialties
4. Proposed homes shall generally comply with representative photographs shown in Illustration "12"
5. Repeating Elevations – There shall be a minimum of 5 lots between any repeating elevation
6. Driveways – All driveways shall be finished with one of the below driveway enhancement options. All of the below driveway enhancement options shall be offered.
 - a. Salt finish
 - b. Aggregate finish
7. Garages - Shall not protrude past the front façade of the home (including front porches)

8. Garages shall consist at a minimum of one of the following architectural enhancements. All of the below enhanced garage architectural features shall be offered.
 - a. Windows
 - b. Cedar cladding
 - c. Split carriage style garage doors

VI. PARK AND OPEN SPACE REQUIREMENTS

- A. **Parks and Open Space:** Parks and Open Space shall be provided as shown on the Concept Plan.
 1. Parker Place Homeowner’s Association (the “HOA”) shall maintain the open spaces, common areas, right-of-way irrigation systems, landscaping, existing detention basin, and screening walls within the subdivision, notwithstanding the provisions below. The City shall maintain and operate the water, wastewater, and storm water infrastructure and maintain the streets and sidewalks. The City shall own the Drainage Right-of-Way and the HOA of Parker Place shall maintain said Drainage Right-of-Way.
 2. In the event the HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the neighborhood to assume the maintenance responsibility of the common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such even that the City agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public Right-of-Way. The City shall maintain the common areas in a consistent manner as the other public Right-of-Ways, without having any obligation for a higher level of maintenance within the neighborhood. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City’s ability to perform its maintenance obligations. The City shall have the right to assess the property owners for any incurred demolition costs.

VII. AMENITIES

A. Neighborhood Amenities: The following amenities shall be required for Parker Place

1. Entry areas shall feature enhanced landscaping which shall include seasonal color, ground cover, and ornamental trees as shown in Illustration “2 & 4”
2. Along FM 544 slip street frontage, an earthen berm with a maximum height of 3 feet shall be constructed to mitigate road noise as shown in Illustration “4”
3. Pedestrian paseo connection through the North tier of homes to facilitate walkability of the neighborhood for children attending Independence Elementary School and Killian Middle School.
4. Enhanced Entry Monuments at both the Windhaven Parkway and FM 544 entries as shown in Illustration “10”
5. Pedestrian path along the existing detention basin in North West corner of the property depicted in Illustration “1”.

VIII. REQUESTED DEVIATIONS

A. Lot Requirement Comparison

	Lot requirement Comparison	
	Required: E-TH	Requested: PD
Minimum Dwelling Size	2,000 square feet	1,800 square feet
Minimum Side Yard:	0’/5’ adjacent to street ROW	5’/10’ adjacent to street ROW
Minimum Rear Yard	0’	5’

IX. REQUESTED VARIANCES

A. List of Requested Variances

1. Modify screening requirements when adjacent to existing Public Use District (Lewisville Independent School District)

2. Modify screening requirements along FM 544 and Windhaven Parkway to allow a combination of masonry wall, living screen, and earthen berms as shown in Illustrations “5, 6, 7 & 8”.
3. To waive alley requirements and allow front entry for the residential development.
4. To allow non-radial lot lines along street curvature.
5. To provide visibility triangle (PER AASHTO) at residential street intersections (see Illustration “15”)
6. To allow a 5’ Utility Easement along the frontage of lots for franchise utility service.
7. To allow a 5’ sidewalk along residential streets to be located on the ROW line with a 2’ Sidewalk Easement along the frontage of the lot.
8. To allow for the public waterline to be located under street pavement.

B. Variance Exhibits

1. See Illustration “13, 14 & 15”

ILLUSTRATION 1
CONCEPT PLAN



- Plant Palette**
- **Shade Trees (in ROW):**
Red Oak
Lacebark Elm
Bigtooth Maple
Texas Ash
 - **Ornamental Trees:**
Yaupon Holly
Crape Myrtle
Deciduous Holly
Wax Myrtle
Desert Willow
 - **Living Screen:**
Wax Myrtle
Dwarf Wax Myrtle
Abelia
Texas Sage
Dwarf Maiden Grass
 - **Enhanced Landscaping:**
Dwarf Wax Myrtle
Dwarf Crape Myrtle
Lantana
Autumn Sage
Gulf Muhly
Mexican Feather Grass
 - **Groundcovers / Ornamental Grasses:**
Liriope
Mexican Feather Grass
Weeping Love Grass
 - **Lawns:**
Bermuda

NOTE: Trees along Windhaven Parkway may be planted on either side of the sidewalk depending on underground utilities.

- Legend**
- 01_ Entry monument
 - 02_ 3' ht. landscape berm
 - 03_ Enhanced landscaping
 - 04_ Shade tree
 - 05_ Landscape screening
 - 06_ School connection
 - 07_ Pocket park
 - 08_ Wood fence with living screen



TBG

Parker Place

Illustrative Site Plan

Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

TBG
1306 May St.
Suite 200
Fort Worth, Texas 76104
[817] 870 9848 -- tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



ILLUSTRATION 2
WINDHAVEN PARKWAY ENTRY WITH POCKET PARK OPTION 1



Legend

- 01_ Entry monument
- 02_ Enhanced landscaping
- 03_ Masonry screen wall
- 04_ Lawn
- 05_ Gazebo
- 06_ Bench



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Parker Place

Windhaven Parkway Entry with
Pocket Park Option 1 Enlargement

Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

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Suite 200
Fort Worth, Texas 76104
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the best information available and is
subject to change without notice.



ILLUSTRATION 3
WINDHAVEN PARKWAY ENTRY WITH POCKET PARK OPTION 2



Legend

- 01_ Entry monument
- 02_ Lawn
- 03_ Living screen fence
- 04_ Bench
- 05_ Enhanced landscaping



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Parker Place

Windhaven Parkway Entry with Pocket
Park Option 2 Enlargement

Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

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Suite 200
Fort Worth, Texas 76104
[817] 870 9848 -- tbgpartners.com

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subject to change without notice.



ILLUSTRATION 4
FM 544 ENTRY EXHIBIT



- Legend
- 01_ Entry monument
 - 02_ Enhanced landscaping
 - 03_ 3' ht. landscape berm
 - 04_ Masonry screen wall



Parker Place

FM 544 Entry Enlargement

Lewisville, Texas
 04/13/2020
 Arcadia Realty Corporation

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 Fort Worth, Texas 76104
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ILLUSTRATION 5
LANDSCAPE BERM EXAMPLE



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Parker Place

Landscape Berming
Character Images

Lewisville, Texas
04/13/2020
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ILLUSTRATION 6
SCREENING PLAN EXHIBIT



Legend

-  Wood Fence with living screen
-  Masonry Wall
-  Privacy Fence



TBG

Parker Place

Screening Exhibit

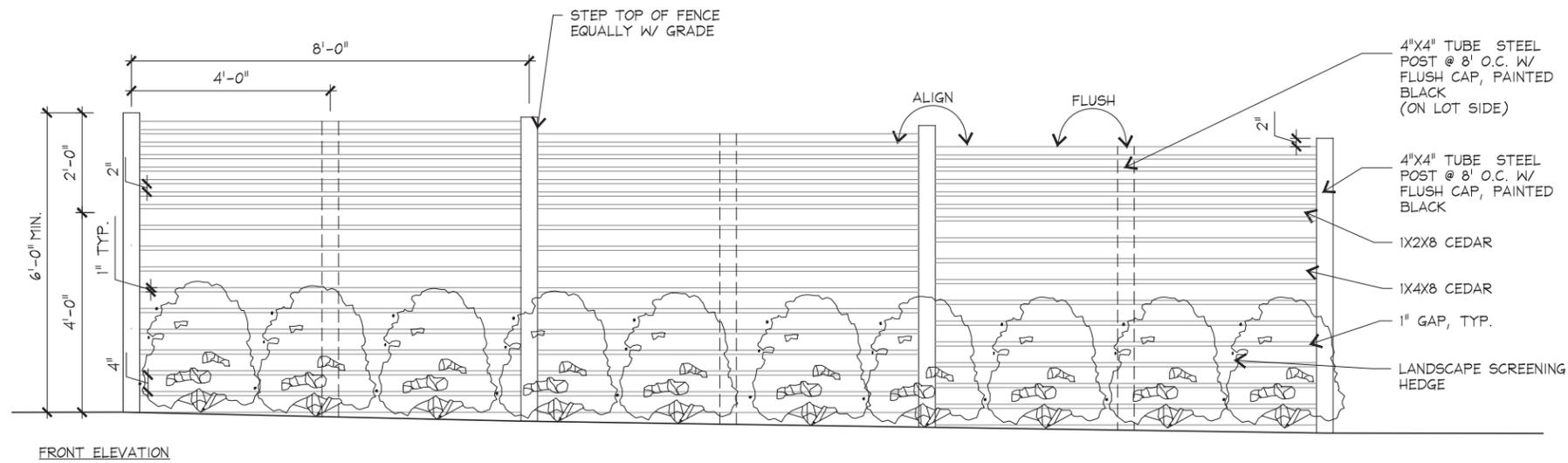
Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

TBG
1306 May St.
Suite 200
Fort Worth, Texas 76104
[817] 870 9848 -- tbgpartners.com

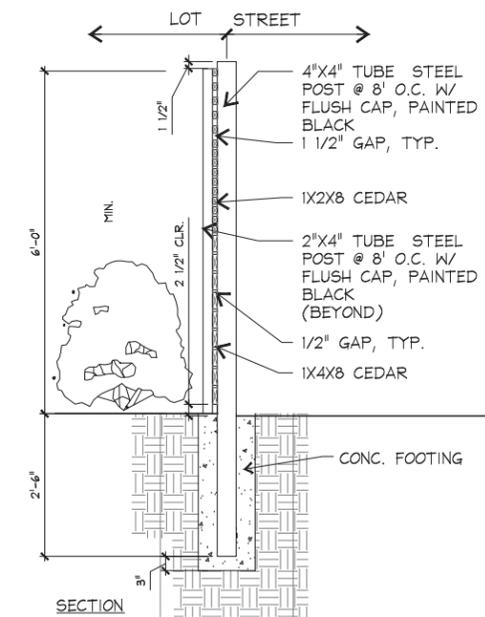
The information shown is based on the best information available and is subject to change without notice.



ILLUSTRATION 7
WOOD FENCE WITH LIVING SCREEN EXHIBIT



NOTE: Wood to be stained with Cabot Semi-Transparent Stain in Oak Brown. See Screening exhibit for fence locations.



Parker Place

Wood Fence with Living Screen Exhibit

Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

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Suite 200
Fort Worth, Texas 76104
[817] 870 9848 -- tbgpartners.com

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ILLUSTRATION 8
WOOD FENCE WITH LIVING SCREEN EXAMPLE



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Parker Place

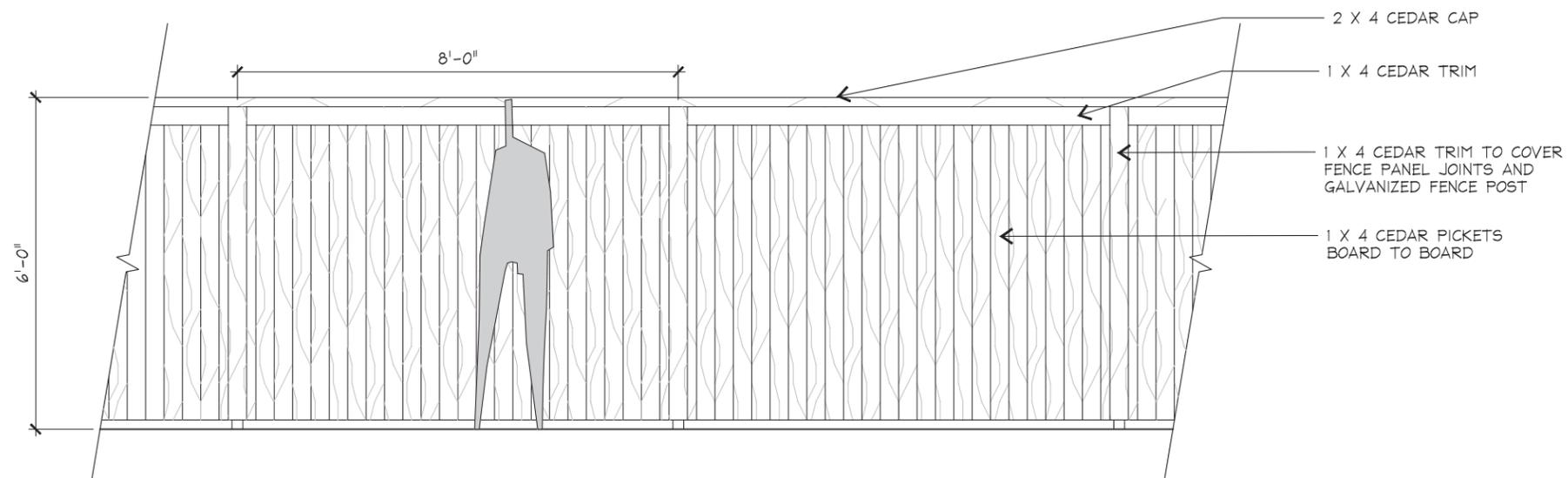
Wood Fence with Living
Screen Character Images

Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

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Suite 200
Fort Worth, Texas 76104
[817] 870 9848 -- tbgpartners.com

The information shown is based on
the best information available and is
subject to change without notice.

ILLUSTRATION 9
WOOD PRIVACY FENCE EXHIBIT



NOTE: Wood to be stained with Cabot Semi-Transparent Stain in Oak Brown. See Screening exhibit for fence locations.



TBG

Parker Place

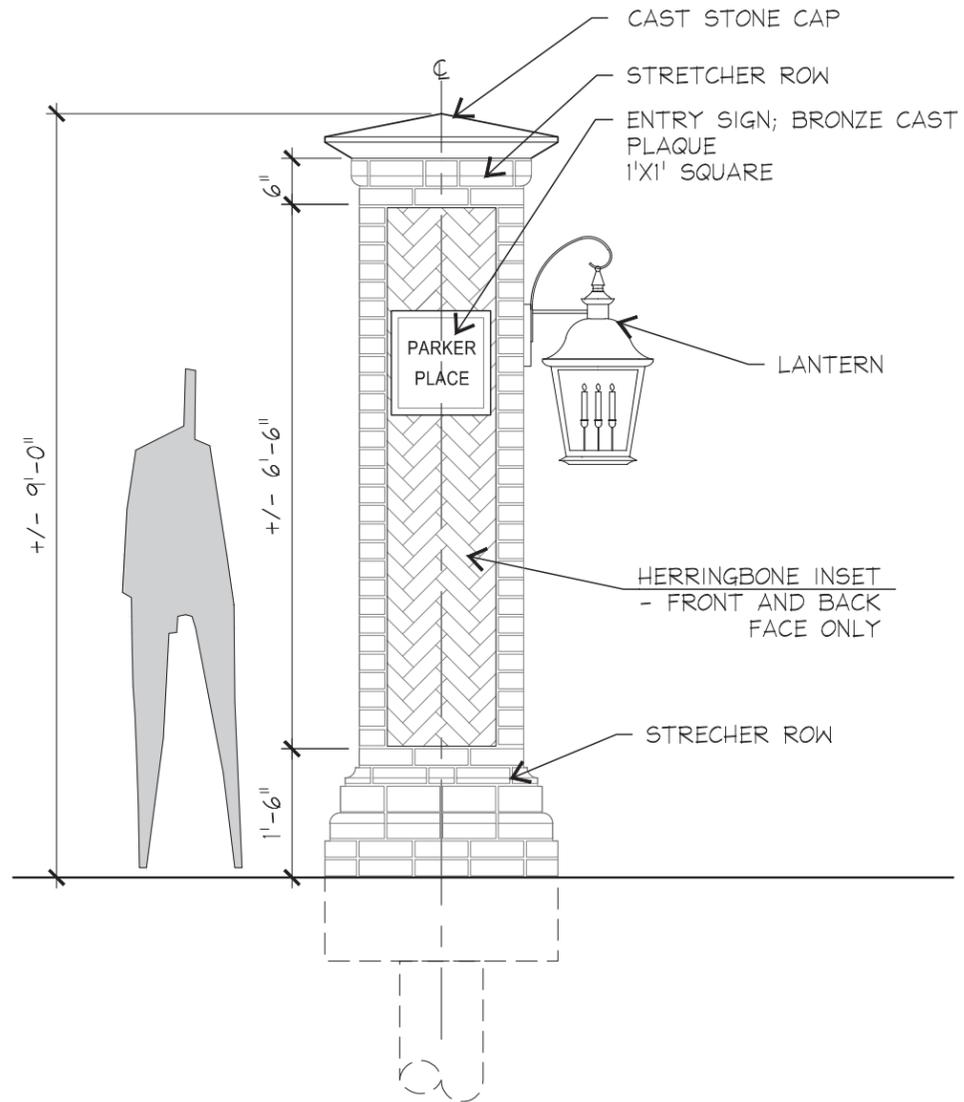
Privacy Fence Exhibit

Lewisville, Texas
04/13/2020
Arcadia Realty Corporation

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1306 May St.
Suite 200
Fort Worth, Texas 76104
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The information shown is based on the best information available and is subject to change without notice.

ILLUSTRATION 10
ENTRY MONUMENT EXAMPLE



TBG

Parker Place

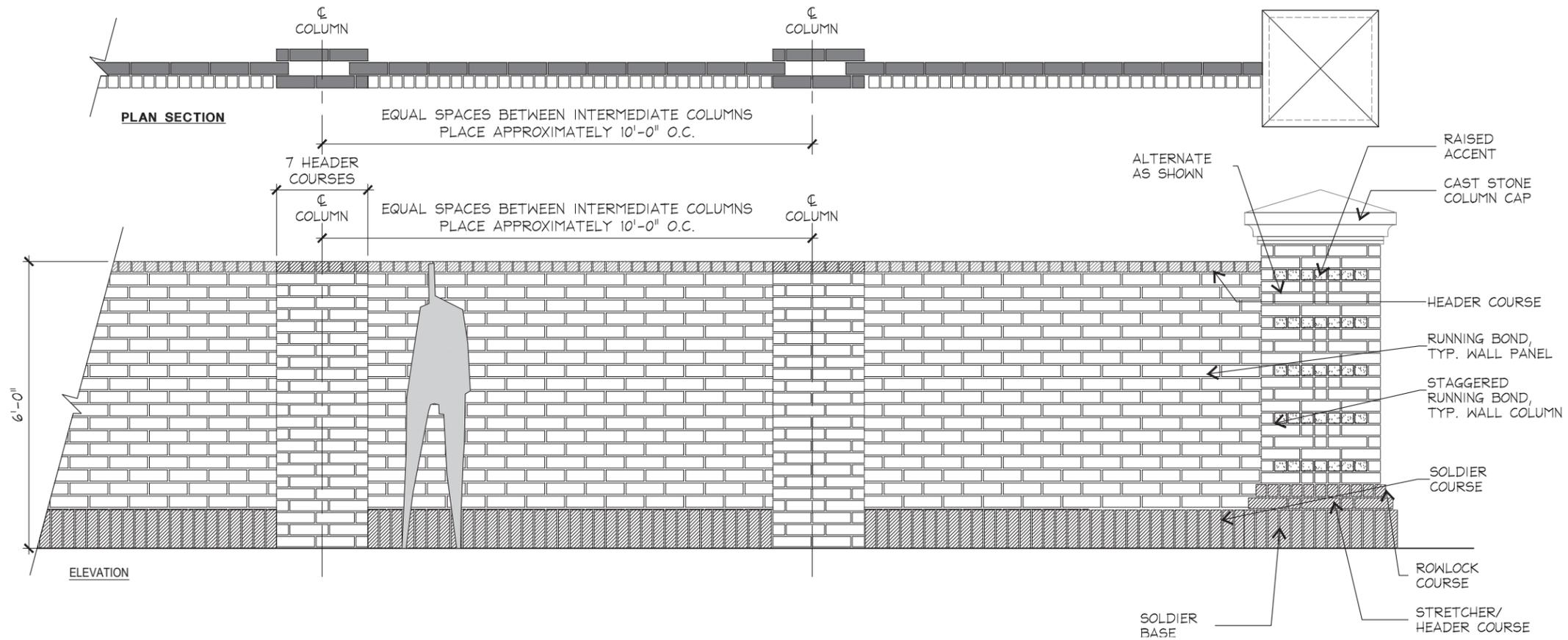
Entry Monument Exhibit

Lewisville, Texas
 04/13/2020
 Arcadia Realty Corporation

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 1306 May St.
 Suite 200
 Fort Worth, Texas 76104
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The information shown is based on the best information available and is subject to change without notice.

ILLUSTRATION 11
MASONRY SCREENING EXAMPLE



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Masonry Wall Exhibit

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04/13/2020
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ILLUSTRATION 12
REPRESENTATIVE ARCHITECTURE





ILLUSTRATION 13
VARIANCE EXHIBIT

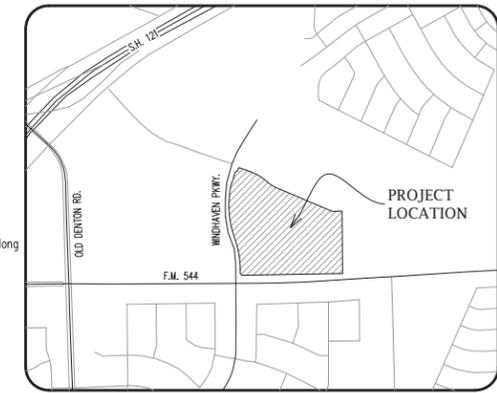
**Lot 2, Block A
L.I.S.D. WINDHAVEN
CAMPUSES ADDITION**
Doc. No. 2009-97 PRDCT
Current Zoning: PU
Current Use: Elementary School

**Remainder of Lot 1, Block A
L.I.S.D. WINDHAVEN
CAMPUSES ADDITION**
Doc. No. 2009-97 PRDCT
Current Zoning: PU
Current Use: Elementary School

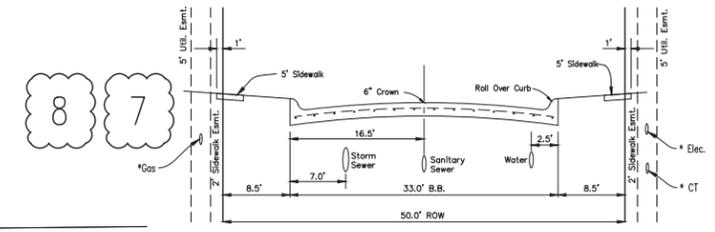
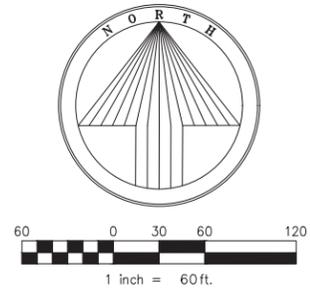
**Lot 3, Block A
L.I.S.D. WINDHAVEN
CAMPUSES ADDITION**
Doc. No. 2009-97 PRDCT
Current Zoning: PU
Current Use: Career And
Technology Center

**Lot 4, Block A
L.I.S.D. WINDHAVEN
CAMPUSES ADDITION**
Doc. No. 2009-97 PRDCT
Current Zoning: PU
Current Use: Middle School

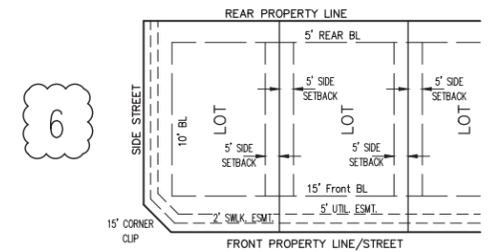
- VARIANCES APPROVED BY CITY COUNCIL ON _____
1. To modify screening requirements when adjacent to existing Public Use District.
 2. To modify screening requirements along FM 544 and Windhaven Parkway.
 3. To waive alley requirements and allow front entry for the residential development.
 4. To allow non-radial lot lines along street curvature.
 5. To provide visibility triangle (PER AASHTO) at residential street intersections (see visibility exhibits).
 6. To allow a 5' Utility Easement along the frontage of lots for franchise utility service.
 7. To allow a 5' sidewalk along residential streets to be located 1' onto the residential lot with a 2' Sidewalk Easement along the frontage of the lot.
 8. To allow for the public waterline to be located under street pavement.



LOCATION MAP
1" = 1000'



Typical 50' R.O.W. Section
(33' BB Pavement)



LOT DETAIL FOR 131 LOTS
TO PD STANDARDS
(131 Lots/24.120 Acres =
5.43 units/acre)

Zoning Standard	ETH	PD-ETH
Minimum Lot Area	4000 sq. ft.	4000 sq. ft.
Minimum Lot Width	20 ft.	40 ft.
Minimum Dwelling Size	2000 sq. ft.	1800 sq. ft.
Minimum Lot Depth		85 ft.
Minimum Front Yard	0 ft. / 20 ft. (Garage)	15 ft. / 20 ft. (Garage)
Minimum Side Yard	0 ft. / .5 ft. (ROW)	5 ft. / 10 ft. (ROW)
Minimum Rear Yard	0 ft.	5 ft.
Maximum Lot Coverage	80 %	80%
Max. Height (stories/ft.)	2.5 / 35 ft.	2.5 / 35 ft.
Total Number Of Lots		135 Max.
Density		5.6 Units/Acre Max.

VARIANCE EXHIBIT
PARKER PLACE
 24.120 ACRES
 CURRENT ZONING: PU
 PROPOSED ZONING: PD-ETH
 TOWN OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER
 Lewisville Independent
 School District
 1565 West Main Street
 Lewisville, Texas 75067
 Telephone: (469) 713-5200

APPLICANT
 Arcadia Realty Corporation
 3500 Maple Avenue, Suite 1165
 Dallas, Texas 75219
 Telephone: (214) 724-9281
 Contact: Will Gietema

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

FARM TO MARKET ROAD 544
variable width R.O.W.

ILLUSTRATION 14
PROJECT NARRATIVE & VARIANCE REQUEST LETTER

April 9, 2020

Ms. Michele Berry
City of Lewisville
151 W. Church Street
Lewisville, TX 75057

Re: Project Narrative & Variance Request Letter
Parker Place
Lewisville, Texas
SEI Project No.: 19-194

Dear Ms. Berry:

Parker Place is a proposed single-family residential development located on approximately 24 acres at the NEC of Windhaven Parkway and FM 544 in the City of Lewisville. The intent of the development is to provide quality and desirable community living for future residents.

The applicant is requesting approval of a Planned Development with base zoning of Estate Townhouse Residential (ETH). The proposed development will be compatible and contiguous with the surrounding developments which includes existing single-family residential subdivisions and Lewisville Independent School District facilities (Independence Elementary School, Killian Middle School, and Career Center East), with adjacency to City thoroughfares.

Variations Requested:

1. Modify screening requirements when adjacent to existing Public Use District (Lewisville Independent School District). – *Per Sec. 6-144 requires masonry or wrought iron perimeter screening. We are requesting the City to allow deviation from this requirement to a wooden fence and living screen.*
2. Modify screening requirements along FM 544 and Windhaven Parkway. – *Per Sec. 6-142 requires masonry or wrought iron combination perimeter screening. We are requesting the City to allow deviation from this requirement to a wooden fence and living screen, and no screening along slip road.*
3. Waive alley requirements. – *Per Sections 6-94(i) and 6-92(k), residential developments require alley access (with driveway access from alley). We are requesting the City to allow deviation from this requirement for front entry lots for the development (driveways will access the public streets).*
4. Allow non-radial lot lines. – *Per Section 9.5-94(a) lots lines shall be radial to curved streets. We are requesting the City to allow deviation from this requirement for layout efficiency and fit (no adverse impact).*
5. Allow visibility triangles (per AASHTO) at residential intersections. – *Per Section 6-103 Figure 6, a clear vision area of 45'x45' measured at the face of curb is required. We are requesting the City to allow deviation from this requirement to use of visibility sight triangles that meet AASHTO requirements.*
6. Allow 5-foot Utility Easement along the frontage of lots for franchise utilities (emails provided). – *Per Section 9.5-95(a), a 7.5-foot utility easement is required for franchise utilities. We are requesting the City to allow deviation from this requirement to a 5-foot utility easement. Increased clearance from home/porch structure (acceptable to Grande and CoServ).*

7. Allow 5-foot sidewalk to be located on 1-foot onto the residential lot with a 2-foot Sidewalk Easement along the frontage of lots. – *Per Section 9.5-102 Figure 28C, a 4-foot sidewalk is required 1-foot off of the ROW. We are requesting the City to allow deviation from this requirement to a 5-foot sidewalk located on the ROW with a 2-foot sidewalk easement on the lot for access/maintenance. Pedestrian safety (proximity from street)*
8. Allow for the waterline to be located under the street pavement. – *Per Section 6-97(c)(3), the City reserves the right to consider alternate alignments on a case-by-case basis when field conditions warrant. The City has requested that the waterline be located under the street pavement to allow room for street trees.*

Should you have any questions, please do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.



Greg T. Helsel, P.E.



April 1, 2020

Re: CoServ easement requirements

CoServ Electric and CoServ Gas have variable easement requirements depending on the size, type, use and location of its facilities. Generally, for service internal to a single-family development utilizing pad-mounted electrical equipment and standard gas service equipment CoServ Electric and CoServ Gas typically require a dedicated or platted UE with a minimum width of 5 feet.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Crawford". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Ben Crawford
Manager of Project Engineering
www.CoServ.com
bcrawford@coserv.com
Office - (940) 270-6823



April 1, 2020

SPIARS Engineering & Surveying
Greg Helsel, PE
765 Custer Rd., Suite 100
Plano, TX 75075

Re: 24 acres – 131 lots, Windhaven Pkwy & FM-544

Mr. Helsel:

Please allow this letter to serve as confirmation that Grande Communications can utilize a 5 foot wide utility easement for the single-family development described above and located in Lewisville TX.

Grande has existing fiber facilities near the development site providing voice, video and high-speed (Gigabit) internet services. These services exceed all applicable local, state and federal standards and are further described at: www.mygrande.com

If you need more information, please call me at 972-410-0625.

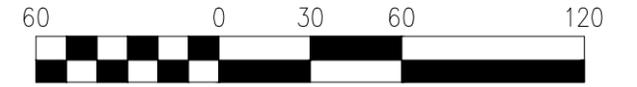
Sincerely,

Grande Communications
Les Linenschmidt

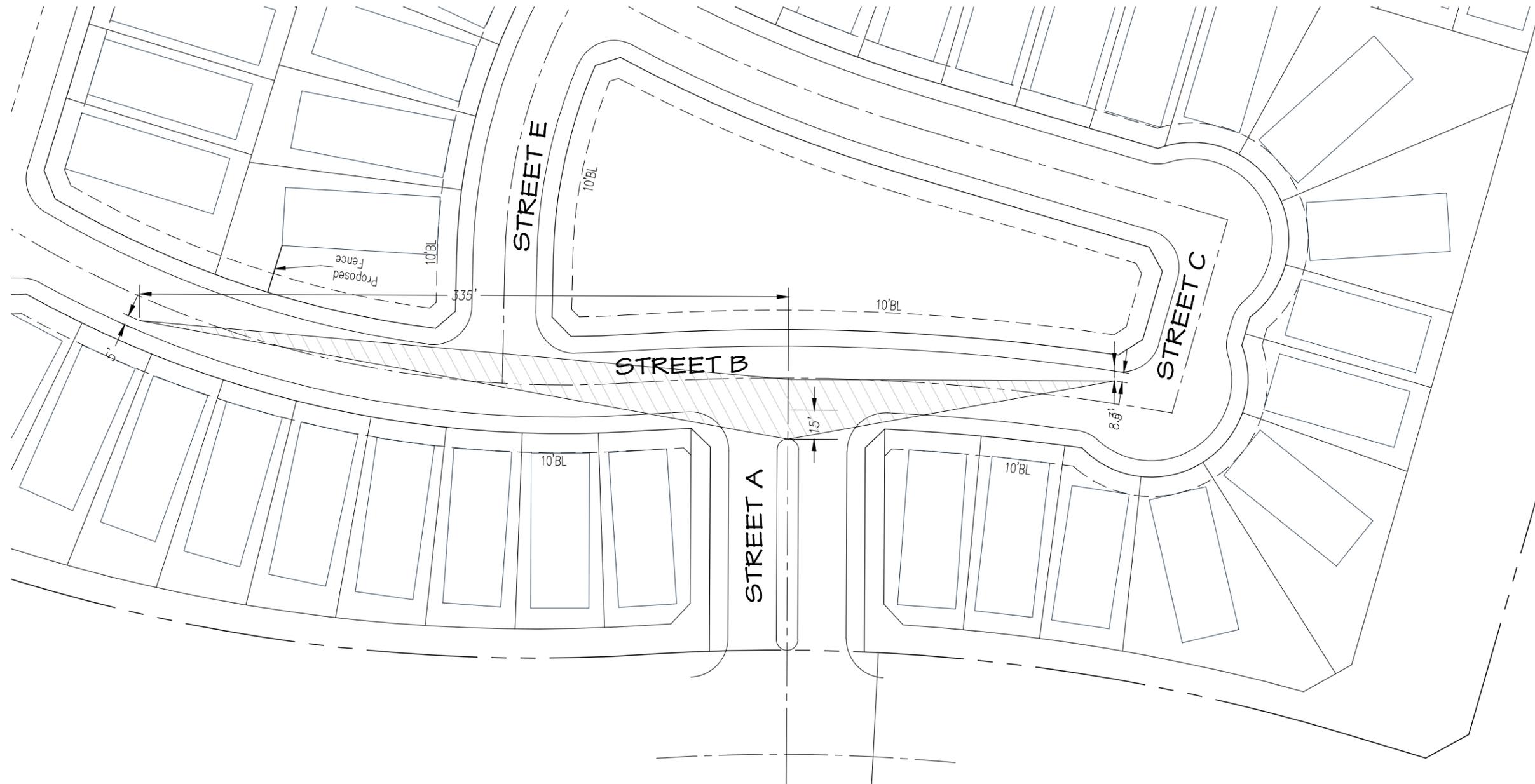
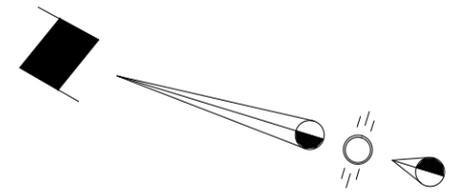
Les Linenschmidt

Business Development
les.linenschmidt@mygrande.com

ILLUSTRATION 15
VISIBILITY EXHIBIT



1 inch = 60 ft.



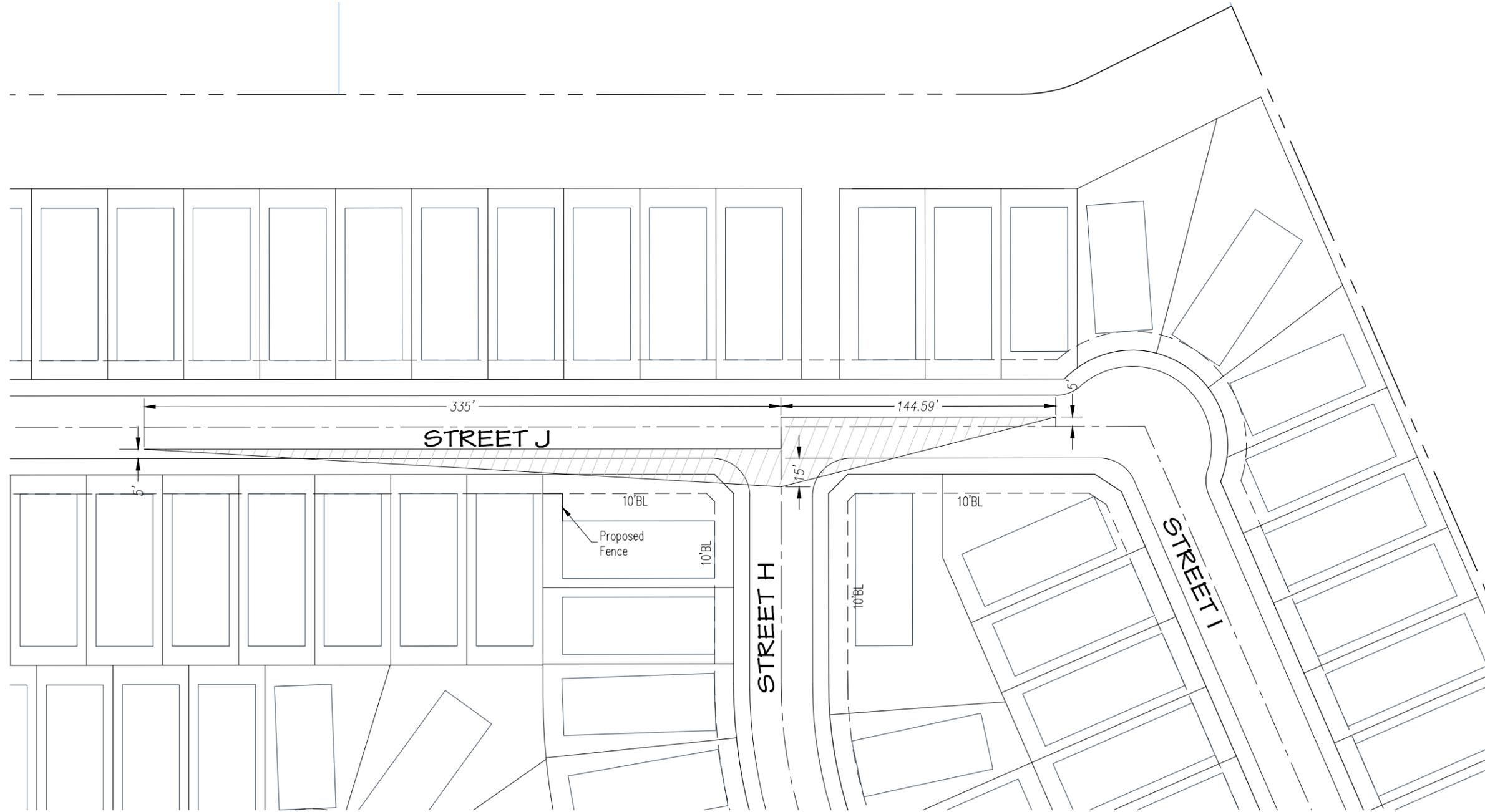
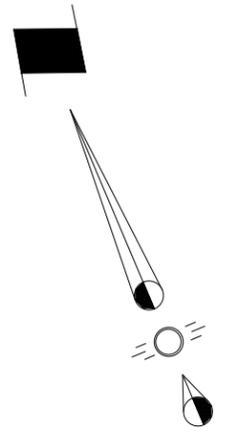
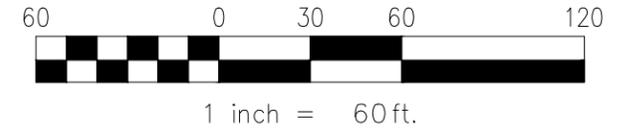
LEGEND



SIGHT VISIBILITY

Design Speed: 30 mph

VISIBILITY EXHIBIT
FM 544 Tract
LEWISVILLE, TEXAS

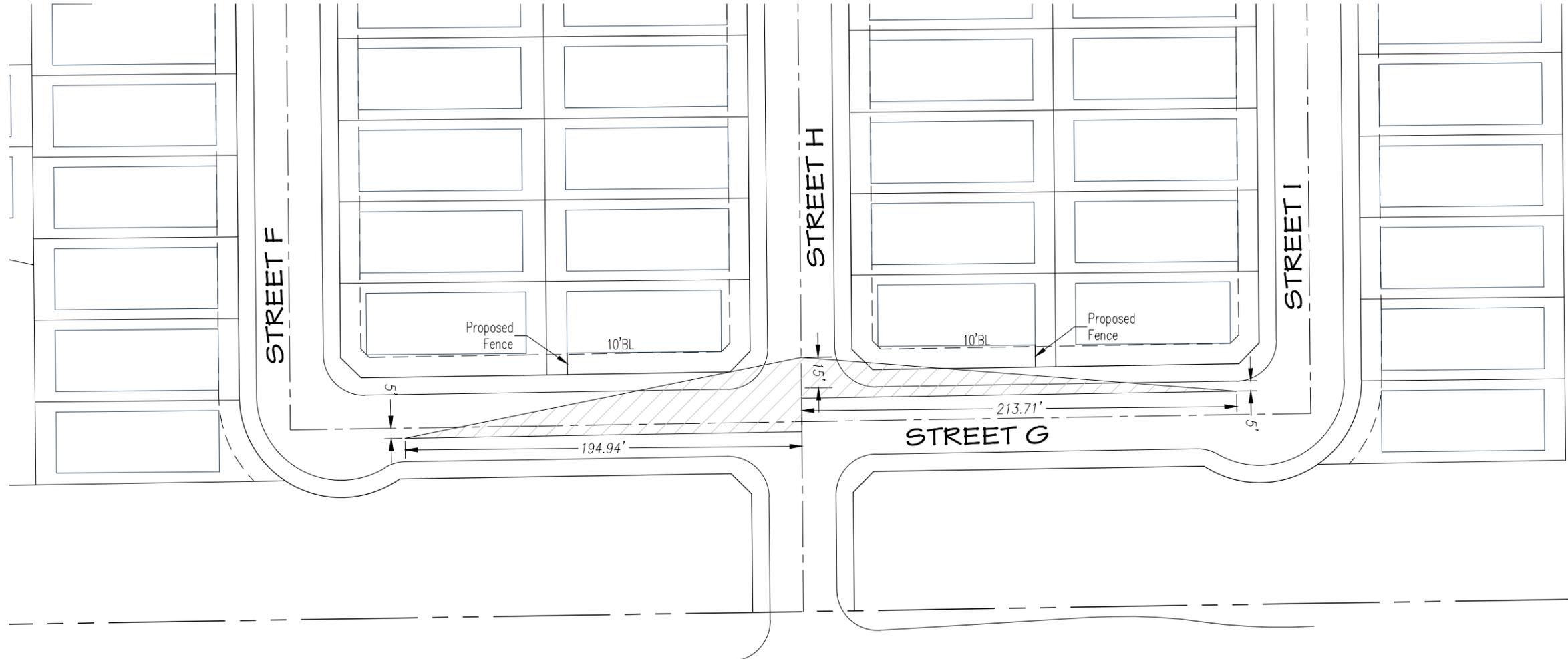
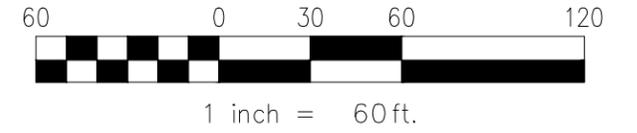


LEGEND

 SIGHT VISIBILITY

Design Speed: 30 mph

**VISIBILITY EXHIBIT
FM 544 Tract
LEWISVILLE, TEXAS**

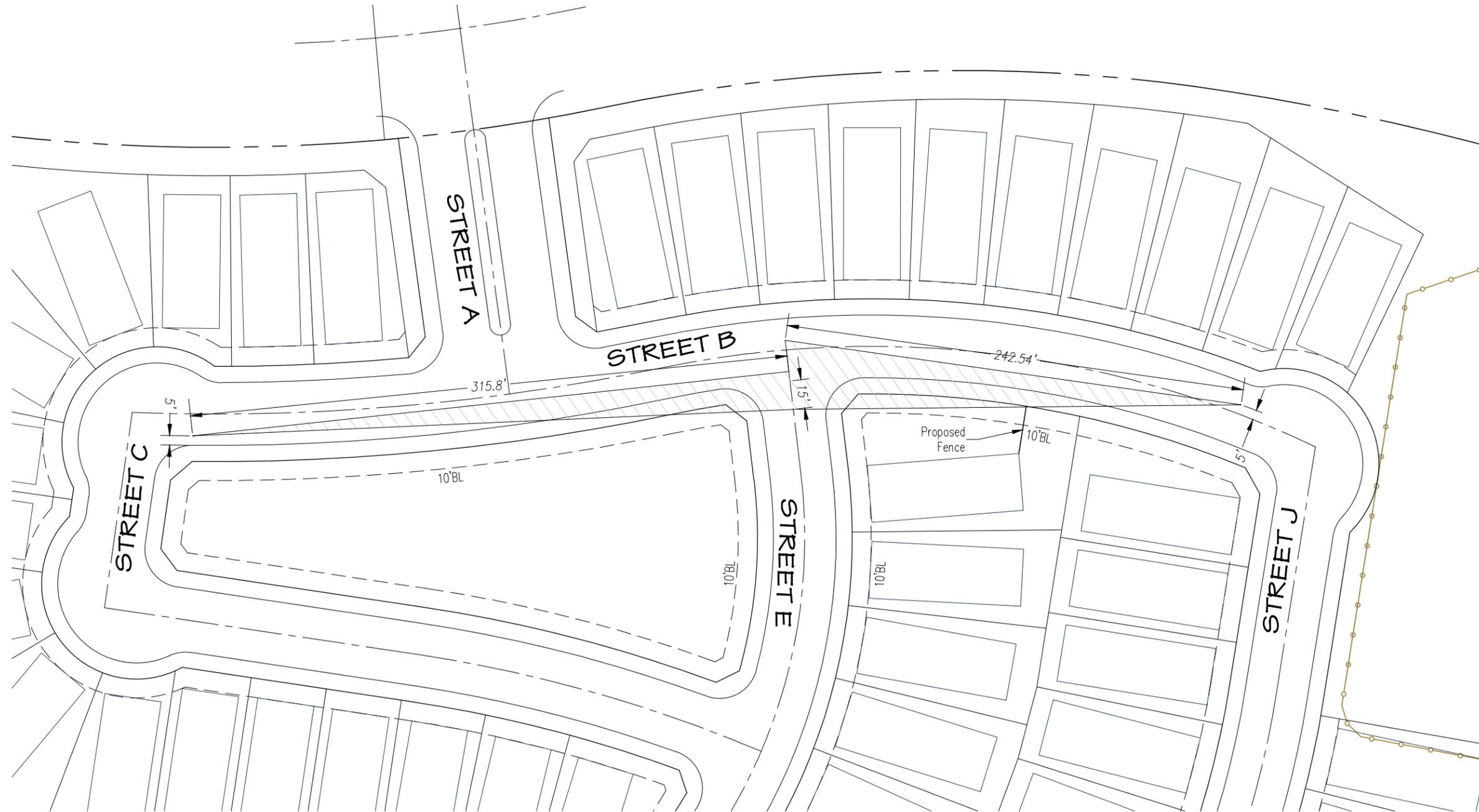
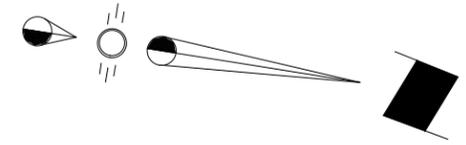
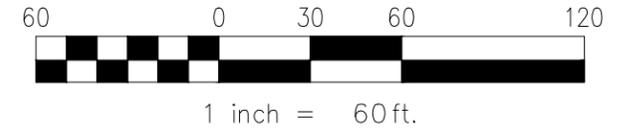


LEGEND

 SIGHT VISIBILITY

Design Speed: 30 mph

**VISIBILITY EXHIBIT
FM 544 Tract
LEWISVILLE, TEXAS**

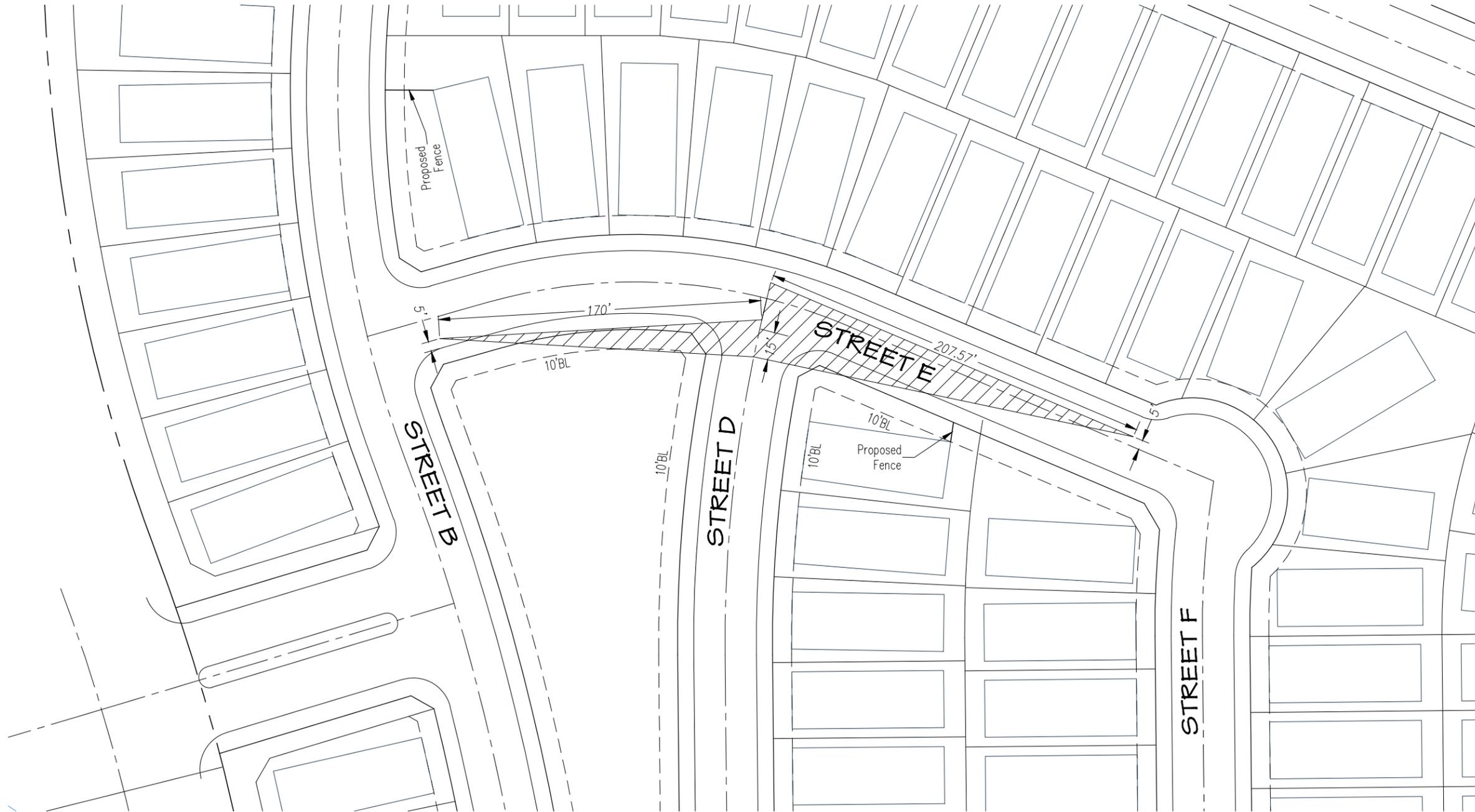
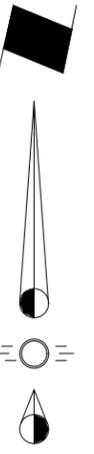
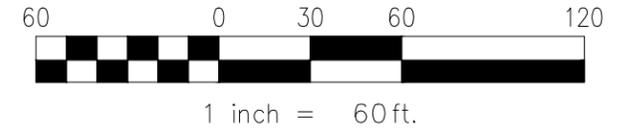


LEGEND

 SIGHT VISIBILITY

Design Speed: 30 mph

**VISIBILITY EXHIBIT
FM 544 Tract
LEWISVILLE, TEXAS**



LEGEND

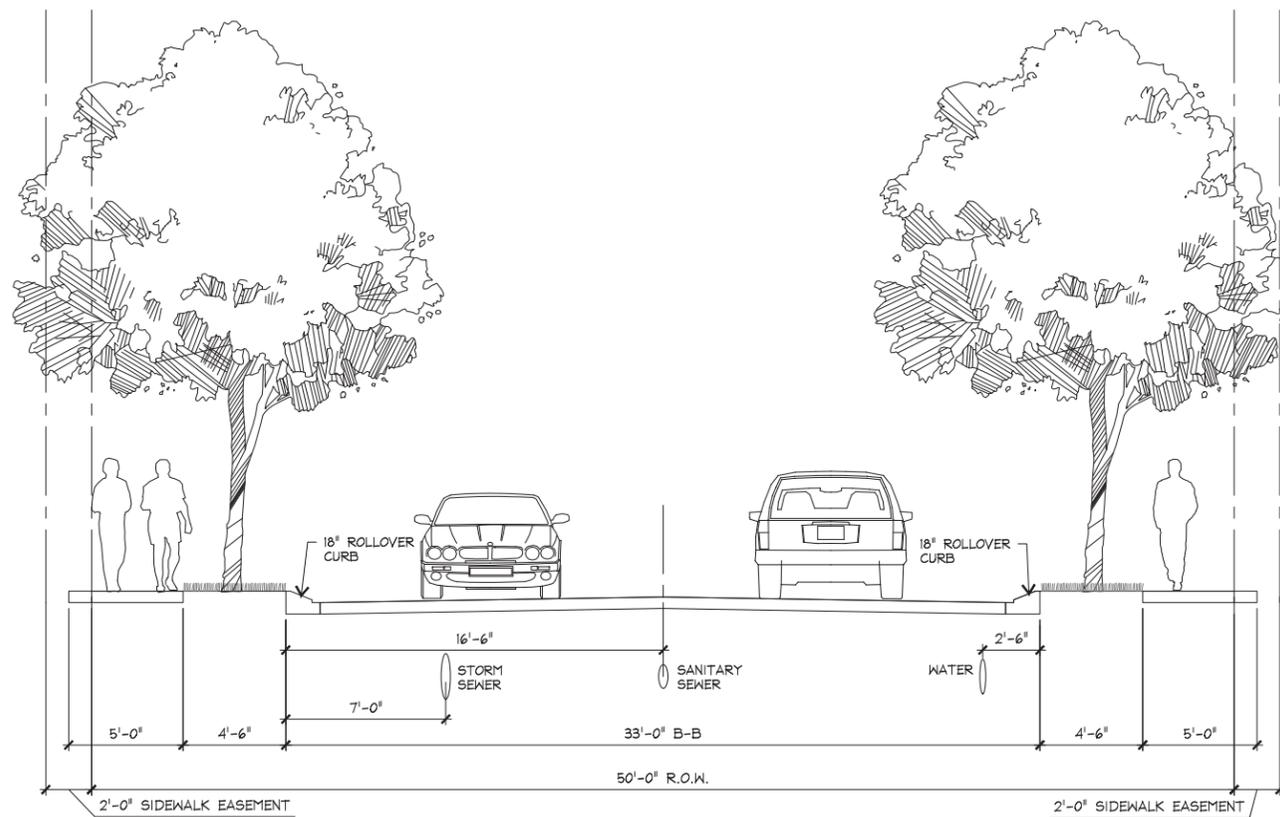
 SIGHT VISIBILITY

Design Speed: 30 mph

**VISIBILITY EXHIBIT
FM 544 Tract
LEWISVILLE, TEXAS**

Drawing: G:\2019_0805\19-1M 544 Tract - 24 Acres\PHILLIP\MW\Corner 19b.mxd Date: 3/17/2020 11:08:40 AM
 Plotted by: amcdell File Date: 3/17/2020 12:35 PM

ILLUSTRATION 16
TYPICAL ROAD SECTION EXHIBIT



TBG

Parker Place

Typ. Road Section

Lewisville, Texas
 04/13/2020
 Arcadia Realty Corporation

TBG
 1306 May St.
 Suite 200
 Fort Worth, Texas 76104
 [817] 870 9848 -- tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.