



151 W. Church Street  
Lewisville, TX 75057

**City of Lewisville, TX**  
**Agenda**  
**Joint Meeting of the Planning and Zoning Commission**  
**and Overlay District Board**

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**Tuesday May 19, 2020**

**6:30 P.M.**

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

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Due to the closing of all city facilities, the Planning and Zoning and Overlay District Board meeting scheduled for Tuesday, May 19<sup>th</sup>, 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://cityoflewisville.zoom.us/j/97734437998> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 977 3443 7998. 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](mailto: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](mailto: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.

**PLANNING AND ZONING COMMISSION MEETING**

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE MAY 5, 2020 MEETING.**
- 3. REGULAR HEARING – PLATS**

(The following plats have variances requested or are being recommended for disapproval with listed deficiencies and will be considered following a regular hearing in accordance with Local Government Code Section 212)

- A. Final Plat of Castle Hills Golf Course Addition Lots 6R-1, 6R-2, 6R-3 & 7, Block A; on 17.179 Acres out of the J. Dooley Survey, Abstract Number 343; With Estate Townhouse Residential (ETH) District and Single-Family Residential (R-12) District Zoning Designations; Located on the South Side of King Arthur Boulevard, Approximately 300 Feet West of Queen Peggy Lane, Being a Replat of Castle Hills Golf Course Addition Lots 6 and 7, Block A.
- B. Final Plat of Peck V.R. Addition Lot 7A, Block B; on 3.946 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Light Industrial (LI) District; Located on the South side of South

Valley Ridge Boulevard Approximately 320 Feet East of Kealy Avenue, Being a Replat of Peck V.R. Addition Lots 7&8, Block A.

**4. OTHER BUSINESS**

A. The Overlay District Board will meet following the Planning and Zoning Commission Meeting.

**5. ADJOURNMENT**

**OVERLAY DISTRICT BOARD MEETING**

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

**2. APPROVE MINUTES OF THE MARCH 3, 2020 MEETING.**

**3. Consideration of Three Alternative Standards Associated with Façade Changes for El Paisa on Two Lots Totaling 1.0542-Acres, Legally Described as Two Lots Out of the W. King Survey, Abstract Number 697; Located at 1342 E SH 121 Business; Zoned General Business (GB) District, as Requested by Ayman Alkurdi, of Moose Construction LLC, on Behalf of Jose Velasquez, the Business Owner (Case No. 20-04-3-AltStd).**

**4. 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  
MAY 5, 2020**

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**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:35 P.M. on Tuesday, May 5, 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) and Theresa Ernest, Planning Technician (Teleconference).

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**Item 2:**

The second item on the agenda was to approve the minutes from the April 21, 2020, meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

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**Item 3:**

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

- A. Preliminary Plat of Villas of Bellaire Addition; Containing 102 Residential Lots, Eight Open Space Lots and Seven Private Street Lots and; on 9.06 Acres out of the Eli Pickett Survey, Abstract Number 1014; Zoned Planned Development – Townhouse Two (PD-TH2) District; Located at the Northwest Corner of the Bellaire Boulevard and Southwest Parkway/Oakwood Lane Intersection, a Portion Being a Replat of Lot 2, Oakwood West Addition.

Staff gave a brief overview of the proposed preliminary plat with a recommendation of approval. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. *A motion was made by MaryEllen Miksa to approve the preliminary plat as presented. The motion was seconded by John Lyng. The motion passed unanimously (6-0).*

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**Item 4:**

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

- A. Final Plat of Castle Hills Tract Q Addition Lots 1R1, 4X, 5 & 6; on 0.86 Acres out of the W. J. Bonner Survey, Abstract Number 122; With General Business Two (GB2) and Estate

Townhomes (ETH) Zoning Designations; Located to the North of King Arthur Boulevard and Morgan LeFay Lane Intersection, Being a Replat of Castle Hills Tract Q Addition Lots 1, 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. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. 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:**

Other Business was next on the agenda. There was one item for discussion:

- A. The Transportation Board Meeting will meet following the Overlay Board Meeting. The agenda for the Transportation Board may be viewed at: <https://www.cityoflewsville.com/about-us/city-departments/planning-and-zoning/transportation-board> Citizens/Visitors wanting to access the Transportation Board meeting may go to <https://cityoflewsville.zoom.us/j/96110960506> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 961 1096 0506.

Staff gave a brief overview of the procedure to attend the Transportation Board meeting following the adjournment of the Planning and Zoning Commission meeting.

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There being no other business to discuss, the meeting was adjourned at 6:43 P.M.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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James Davis, Chairman  
Planning and Zoning Commission

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** June Sin, Planner  
**DATE:** May 19, 2020  
**SUBJECT:** **Regular Hearing: Final Plat of Castle Hills Golf Course Addition Lots 6R-1, 6R-2, 6R-3 & 7, Block A; on 17.179 Acres out of the J. Dooley Survey, Abstract Number 343; With Estate Townhouse Residential (ETH) District and Single-Family Residential (R-12) District Zoning Designations; Located on the South Side of King Arthur Boulevard, Approximately 300 Feet West of Queen Peggy Lane, Being a Replat of Castle Hills Golf Course Addition Lots 6 and 7, 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 Castle Hills Tract Q Addition Lots 1R1, 4X, 5 & 6 was submitted on April 6, 2020 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapters 6 & 17 of the Lewisville Code of Ordinances, Zoning Ordinance and 1996 Castle Hills Development Agreement.

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

- (1) Title block shall match Appendix I
- (2) Plan summary table is required for all residential subdivisions
- (24) Certification of ownership match what is found in the Chapter 6 appendix
- (25) City Signature block match what is found in the Chapter 6 appendix

#### Section 17-23 (Zoning Ordinance)

- (c)(1) 20' building setback is required for front entry garages

#### Section V 5& 6 (1996 Castle Hills Development Agreement)

- 5(C) 20' building shall be provided from the drainage easement/flood plain

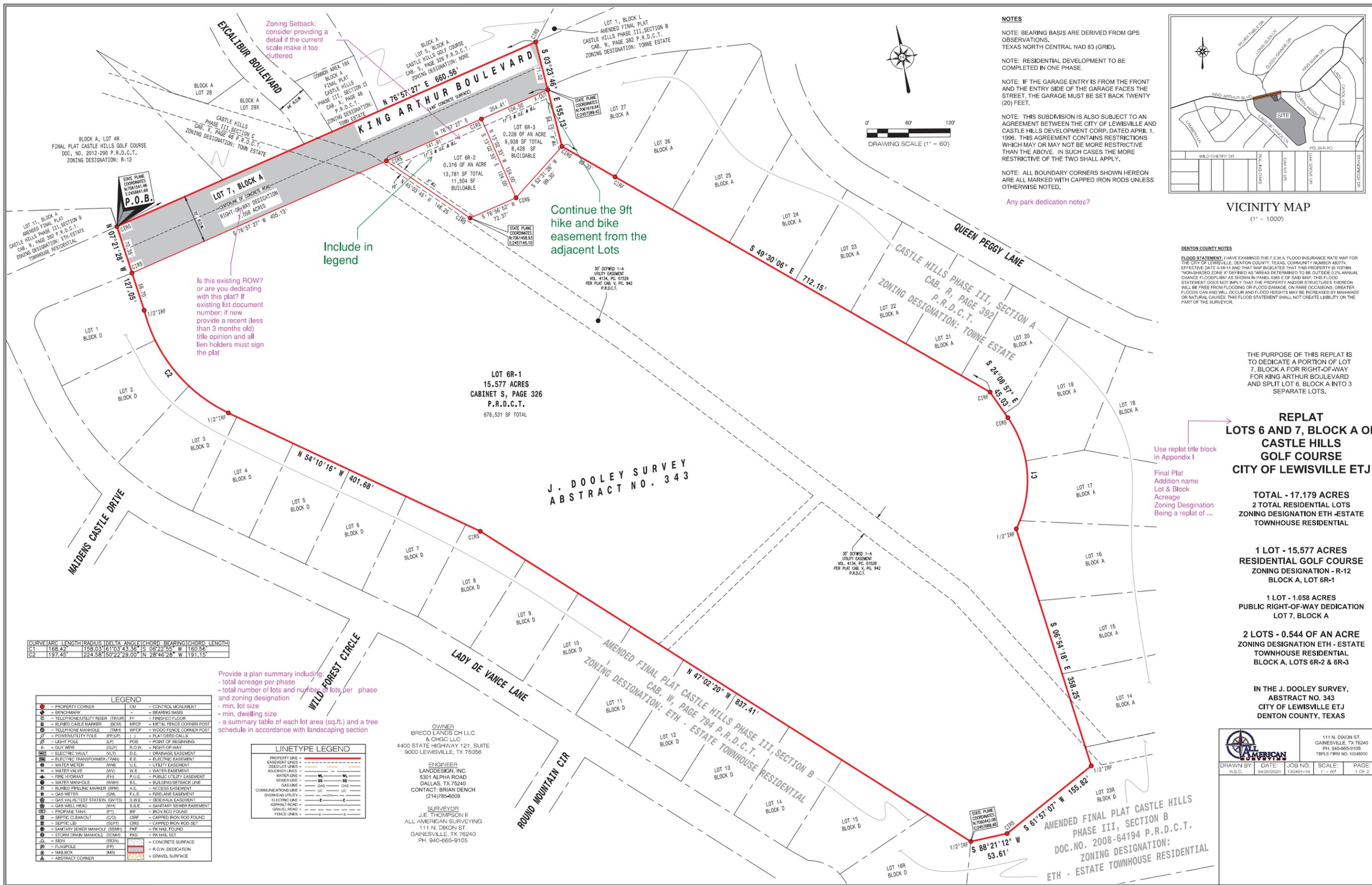
The applicant may resubmit a revised final plat reflecting discrepancies cited by Staff comments. Staff shall then determine within 15 days if the revised application and response adequately addresses each reason for the disapproval. City is currently working to obtain slope and wall easement. Once the 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 Castle Hills Golf Course Addition Lots 6R-1, 6R-2, 6R-3 & 7, Block A for the deficiencies enumerated above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chairman for signature.

Show adjacent easements

Sheet size should be 22"x34" (providing extra margins for County Filing is okay. County requires 24"x36")



NOTES

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83 (GRID).  
NOTE: RESIDENTIAL DEVELOPMENT TO BE COMPLETED IN ONE PHASE.  
NOTE: IF THE GARAGE ENTRY IS FROM THE FRONT AND THE ENTRY SIDE OF THE GARAGE FACES THE STREET, THE GARAGE MUST BE SET BACK TWENTY (20) FEET.  
NOTE: THIS SUBDIVISION IS ALSO SUBJECT TO AN AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP., DATED APRIL 1, 1996. THIS AGREEMENT CONTAINS RESTRICTIONS WHICH MAY OR MAY NOT BE MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.  
NOTE: ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH CAPPED IRON RODS UNLESS OTHERWISE NOTED.

Any park dedication notes?



VICINITY MAP (1" = 1000')

DENTON COUNTY NOTES  
FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN PANEL 0105 OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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 MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE PURPOSE OF THIS REPLAT IS TO DEDICATE A PORTION OF LOT 7, BLOCK A FOR RIGHT-OF-WAY FOR KING ARTHUR BOULEVARD AND SPLIT LOT 6, BLOCK A INTO 3 SEPARATE LOTS.

REPLAT LOTS 6 AND 7, BLOCK A OF CASTLE HILLS GOLF COURSE CITY OF LEWISVILLE ETJ

TOTAL - 17.179 ACRES  
2 TOTAL RESIDENTIAL LOTS  
ZONING DESIGNATION ETH - ESTATE TOWNHOUSE RESIDENTIAL  
  
1 LOT - 15.577 ACRES  
RESIDENTIAL GOLF COURSE  
ZONING DESIGNATION - R-12  
BLOCK A, LOT 6R-1  
  
1 LOT - 1.058 ACRES  
PUBLIC RIGHT-OF-WAY DEDICATION  
LOT 7, BLOCK A  
  
2 LOTS - 0.544 OF AN ACRE  
ZONING DESIGNATION ETH - ESTATE TOWNHOUSE RESIDENTIAL  
BLOCK A, LOTS 6R-2 & 6R-3

IN THE J. DOOLEY SURVEY, ABSTRACT NO. 343 CITY OF LEWISVILLE ETJ DENTON COUNTY, TEXAS

AMERICAN SURVEYING & MAPPING, INC. 111 N. DIXON ST. GAINESVILLE, TX 76240 PH: 940-665-9105 TBPUS FIRM NO. 10048000  
DRAWN BY: H.S.C. DATE: 04/25/2020 JOB NO.: 130491-19 SCALE: 1" = 60' PAGE: 1 OF 2

Zoning Setback: consider providing a detail if the current scale make it too cluttered

Continue the 9ft hike and bike easement from the adjacent Lots

Include in legend

Is this existing ROW? or are you dedicating with this plat? If existing list document number; if new provide a recent (less than 3 months old) title opinion and all lien holders must sign the plat

Use replat title block in Appendix I  
Final Plat Addition name Lot & Block Acreage Zoning Designation Being a replat of ...

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows include C1 and C2.

Provide a plan summary including:  
- total acreage per phase  
- total number of lots and number of lots per phase and zoning designation  
- min. lot size  
- min. dwelling size  
- a summary table of each lot area (sq.ft.) and a tree schedule in accordance with landscaping section

LEGEND table listing symbols for property corners, easements, utility lines, and other survey features.

LINETYPE LEGEND table listing line styles for property lines, easements, utility lines, and other features.

OWNER BRECO LANDS CH LLC & CHGO LLC 4400 STATE HIGHWAY 121, SUITE 9000 LEWISVILLE, TX 75056

ENGINEER LANDDESIGN, INC. 5301 ALPHA ROAD DALLAS, TX 75240 CONTACT: BRIAN DENCH (214)785-0009

SURVEYOR J.E. THOMPSON II ALL AMERICAN SURVEYING 111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105

VARIANCES FROM THE LEWISVILLE GENERAL DEVELOPMENT ORDINANCE DATED JANUARY 22, 1994 III. PLAN SUBMITTAL AND APPROVAL PROCEDURES:

- FOR THE BRIGHT RANCH DEVELOPMENT, THE FOLLOWING PUBLIC PARK CRITERIA WILL BE ACCEPTABLE:
(A) PARKS LOCATED IN THE 100 YEAR FLOOD PLAIN.
(B) PARKS THAT CONTAIN LAKES, CREEKS OR WATER DRAINAGE COURSES THAT MAY NOT CONFORM TO CITY ENGINEERING STANDARDS, BUT ARE IMPROVED TO RESIST EROSION.
(C) PARKS THAT ARE LESS THAN ONE ACRE.
(D) PARKS HAVING UNUSUAL TOPOGRAPHY OR SLOPES.

V. PUBLIC IMPROVEMENTS:

1. CONSTRUCTION STANDARDS: UNTIL THE "BRIGHT RANCH" PROPERTY IS ANNEXED INTO THE CITY OF LEWISVILLE, CONSTRUCTION PERMITS WILL NOT BE REQUIRED AND CONSTRUCTION INSPECTION FEES WILL NOT BE IMPOSED ON STREETS, UTILITIES, BUILDINGS OR OTHER IMPROVEMENTS ON THE "BRIGHT RANCH" PROPERTY. HOWEVER, SUCH IMPROVEMENTS WILL BE BUILT TO CITY OF LEWISVILLE CONSTRUCTION STANDARDS OR BETTER. CONSTRUCTION STANDARDS CONFORMANCE WILL BE DOCUMENTED BY A MUTUALLY ACCEPTABLE INDEPENDENT QUALIFIED AGENCY OR CONTRACTOR.

2. PAVING: THE FOLLOWING CHANGES SHALL BE MADE FOR THE "BRIGHT RANCH" PROPERTY.
(A) STREETS - STREETS MAY INTERSECT AT LESS THAN 90 DEGREES IF ADEQUATE SIGHT LINES ARE PROVIDED AT THE INTERSECTION AS SPECIFIED IN THE 1973 AASHTO RED BOOK.
1. LAYDOWN CURB WILL BE USED ON ALL STREETS AND ALLEYS.
(B) SIDEWALKS - SIDEWALKS WILL NOT BE REQUIRED ON BOTH SIDES OF THE STREET IF ONE SIDE OF THE STREET IS A PARK OR GREENBELT.
(C) DRIVEWAYS
1. ALLOW DRIVEWAYS TO ACCESS ONTO RESIDENTIAL STREETS, RESIDENTIAL 2 LANE COLLECTOR STREETS AND RESIDENTIAL 4 LANE DIVIDED STREETS.
2. ALLOW MINIMUM DRIVEWAY WIDTH OF 9 FEET 6 INCHES.
3. ALLOW THE RADIUS OR FLAIR POINT AT THE STREET OR ALLEY OF ANY SINGLE FAMILY DRIVEWAY TO EXTEND BEYOND THE PROPERTY LINE.

(D) ALLEYS
1. ALLOW ALLEYS TO INTERSECT STREETS AT LESS THAN 90 DEGREES IF ADEQUATE SIGHT LINES ARE PROVIDED AT THE INTERSECTION.
2. NO ALLEYS NEED TO BE PROVIDED FOR LOTS IN SUBDIVISIONS WHERE LOTS AVERAGE 10,000 SQUARE FEET OR MORE.
3. LAYDOWN CURB WILL BE USED ON ALL STREETS AND ALLEYS.

3. LOTS: SIDE LINES OF LOTS SHALL NOT BE REQUIRED TO BE AT RIGHT ANGLES TO STRAIGHT STREET LINES AND RADIAL TO CURVED STREET LINES. SINGLE FAMILY AND DUPLEX LOTS ARE ALLOWED TO ADJOIN A PRIVATE STREET IF THE PRIVATE STREET IS WITHIN A CONTROLLED ACCESS RESIDENTIAL SUBDIVISION.

4. EASEMENTS:
(A) GENERAL PROVISIONS - ALLOW A 15' EASEMENT ON ONE SIDE OF A WATER COURSE, DRAIN WAY, CHANNEL OR STREAM.
(B) WATER AND SANITARY SEWER LINE EASEMENTS - A 10 FOOT SET-BACK REQUIREMENT FROM A SECONDARY 4 INCH OR SMALLER PRESSURIZED WATER LINE IN AN ALLEY AND A 5 FOOT SET-BACK REQUIREMENT FROM A NON-PRESSURIZED UTILITY LINE EASEMENT SHALL NOT BE REQUIRED.
(C) STORM DRAINAGE EASEMENTS - A STREET SHALL BE CONSIDERED AN EASEMENT ADJACENT TO AN OPEN STORM DRAINAGEWAY.
FIGURE 6 - CONTROL OF ACCESS LIMITATION
THE RESIDENTIAL ACCESS LIMITATION FROM THIS ILLUSTRATION WILL NOT BE APPLICABLE.

FIGURE 7 - STREET DESIGN CRITERIA
RESIDENTIAL STREET, 2 LANE, 31' (B-B):
ADD MAX. DEGREE OF CURVATURE OF 40 DEGREES/200'
ALLOW INTERSECTION CURB RADIUS OF 20'
RESIDENTIAL STREET, 2 LANE, 37' (B-B):
ADD MAX. DEGREE OF CURVATURE OF 30 DEGREES/300'
ALLOW INTERSECTION CURB RADIUS OF 20'

5. DRAINAGE:
(A) A 15' WIDE MAINTENANCE EASEMENT ALONG BOTH SIDES OF A DRAINAGE WAY OR A 20' WIDE EASEMENT ALONG ONE SIDE WILL NOT BE REQUIRED ON A GOLF COURSE.
(B) DRAINAGE COURSES WILL NOT BE REQUIRED TO HAVE AN ENCLOSED STORM SEWER SYSTEM OR CONCRETE OR COMPOSITE CHANNEL IF THE DRAINAGE COURSE IS LANDSCAPED AND ENGINEERED TO HANDLE WATER FLOWS AND TREATED TO LOOK LIKE A NATURAL STATE.

6. WATER LINES:
ALLOW WATER METERS ON A PRIVATE PROPERTY IF ADJACENT TO AN ALLEY
(A) METER REQUIREMENTS - ELECTRONIC REMOTE READ METERS WILL BE ALLOWED BY THE CITY OF LEWISVILLE.
FIGURE 24 - UTILITIES PLAN WITHIN STREET R.O.W
UTILITIES ARE NOT REQUIRED TO BE LOCATED BETWEEN THE CURB AND THE SIDEWALK.

7. HEIGHT REGULATIONS:
NO BUILDING SHALL EXCEED 35 FT. OR TWO AND ONE HALF 2 1/2 STORIES IN HEIGHT. THIS SUBDIVISION IS ALSO SUBJECT TO AN AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP. DATED APRIL 1, 1996. THIS AGREEMENT CONTAINS RESTRICTIONS WHICH MAY OR MAY NOT BE MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S. TEXAS REGISTRATION NO. 4857

STATE OF TEXAS COUNTY OF DENTON Notary not required for surveyor signatures

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_, 2020.

NOTARY PUBLIC, TEXAS



WHEREAS CHGC LLC, AND BRECO LANDS CH LLC, ARE THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. DOOLEY SURVEY, ABSTRACT NUMBER 343, DENTON COUNTY, TEXAS, BEING A PART OF LOT 7, BLOCK A AND ALL OF LOT 6, BLOCK A, OF THE CASTLE HILLS GOLF COURSE ADDITION, AN ADDITION TO CITY OF LEWISVILLE ETJ, DENTON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET S, PAGE 326 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREON AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 4R, BLOCK A, OF SAID CASTLE HILLS GOLF COURSE COMMON TO THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 29X IN THE NORTH LINE OF KING ARTHUR BOULEVARD;

THENCE NORTH 76 DEGREES 57 MINUTES 27 SECONDS EAST WITH A NORTH LINE OF KING ARTHUR BOULEVARD A DISTANCE OF 680.56 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 28;

THENCE SOUTH 03 DEGREES 23 MINUTES 46 SECONDS EAST PASSING EN ROUTE AT A DISTANCE OF 71.02 FEET AN X-CUT IN CONCRETE CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 155.12 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF LOT 27, BLOCK A OF CASTLE HILLS PHASE II, SECTION A RECORDED IN CABINET R, PAGE 392, PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 49 DEGREES 30 MINUTES 06 SECONDS EAST WITH A SOUTH LINE OF SAID SECTION A, A DISTANCE OF 712.15 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 24 DEGREES 08 MINUTES 57 SECONDS EAST WITH A SOUTH LINE OF SAID SECTION A, A DISTANCE OF 45.03 FEET TO A CAPPED IRON ROD SET FOR A POINT;

THENCE WITH A WESTERLY LINE OF SAID SECTION A AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.42 FEET, A DELTA ANGLE OF 61 DEGREES 03 MINUTES 43.36 SECONDS AND WHOSE CHORD BEARS SOUTH 06 DEGREES 22 MINUTES 55 SECONDS WEST A DISTANCE OF 160.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 06 DEGREES 54 MINUTES 18 SECONDS EAST A WESTERLY LINE OF SAID SECTION A AND A DISTANCE OF 358.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN RE-ENTRANT CORNER OF LOT 23R, BLOCK D OF CASTLE HILLS, PHASE III, SECTION B AS RECORDED IN DOCUMENT NUMBER 2008-64194, PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 61 DEGREES 57 MINUTES 07 SECONDS WEST A DISTANCE OF 155.82 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 88 DEGREES 21 MINUTES 12 SECONDS WEST A DISTANCE OF 53.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 23R;

THENCE NORTH 47 DEGREES 02 MINUTES 20 SECONDS WEST WITH A NORTHEAST LINE OF CASTLE HILLS, PHASE III, SECTION B AS RECORDED IN CABINET W, PAGE 794 PLAT RECORDS OF DENTON COUNTY, TEXAS A DISTANCE OF 837.41 FEET TO A CAPPED IRON ROD SET FOR A POINT;

THENCE NORTH 54 DEGREES 10 MINUTES 16 SECONDS WEST WITH A NORTHEAST LINE OF SAID CABINET W, PAGE 794 A DISTANCE OF 401.68 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT;

THENCE WITH A NORTHEAST LINE OF SAID CABINET W, PAGE 794 AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 197.45 FEET, A RADIUS OF 224.58 FEET, A DELTA ANGLE OF 50 DEGREES 22 MINUTES 29.00 SECONDS AND WHOSE CHORD BEARS NORTH 28 DEGREES 46 MINUTES 28 SECONDS WEST A DISTANCE OF 191.15 FEET TO AA 1/2 INCH IRON ROD FOUND FOR A POINT;

THENCE NORTH 07 DEGREES 21 MINUTES 28 SECONDS WEST WITH THE EAST LINE OF SAID CABINET W, PAGE 794 A DISTANCE OF 56.70 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SOUTH LINE OF KING ARTHUR BOULEVARD, CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 127.05 FEET TO THE POINT OF BEGINNING AND ENCLOSING 17,179 ACRES OF LAND, MORE OR LESS.

This plat will be scheduled for P&Z meeting 5/18 to be disapproved with reasons. This allows staff to wait for resubmittals with corrections and approve it when review is complete.

Text Overlapping
Use correct City Secretary Signature block and PZ block per Appendix I

NOTES

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83 (GRID).

NOTE: RESIDENTIAL DEVELOPMENT TO BE COMPLETED IN ONE PHASE.

NOTE: IF THE GARAGE ENTRY IS FROM THE FRONT AND THE ENTRY SIDE OF THE GARAGE FACES THE STREET, THE GARAGE MUST BE SET BACK TWENTY (20) FEET.

NOTE: THIS SUBDIVISION IS ALSO SUBJECT TO AN AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP. DATED APRIL 1, 1996. THIS AGREEMENT CONTAINS RESTRICTIONS WHICH MAY OR MAY NOT BE MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

NOTE: ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH CAPPED IRON RODS UNLESS OTHERWISE NOTED.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHGC LLC, AND BRECO LANDS CH LLC, THE UNDERSIGNED AUTHORITY, DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF LOTS 6 AND 7, BLOCK A CASTLE HILLS GOLF COURSE, AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HERE BY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ITS ETJ AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, WITH THE EXCEPTION OF ANY USES FOR TELE-COMMUNICATION, CABLE TELEVISION, OR ANY OTHER COMMUNICATION USES; THESE EXCEPTED USES BEING RESERVED UNTO CHGC LLC, AND BRECO LANDS CH LLC, OR ITS FUTURE GRANTEE OR ASSIGNEE; 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 TO WHICH AN EASEMENT HAS BEEN DEDICATED 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 TO WHICH AN EASEMENT HAS BEEN DEDICATED SHALL AT ALL TIME 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 OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER 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.

BY: CH GC, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: CHRISTOPHER ROBERTS BRIGHT, CHIEF EXECUTIVE OFFICER CH GC, LLC.

BY: BRECO DEVELOPMENT MANAGER, LLC A TEXAS LIMITED LIABILITY COMPANY

BY: CHRISTOPHER ROBERTS BRIGHT, CHIEF EXECUTIVE OFFICER BRECO LANDS CH, LLC.

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY APPEARED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED EXECUTING THE FOREGOING OWNER'S CERTIFICATE OF DEDICATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON \_\_\_\_, 2020.

EXPIRATION DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ NOTARY PUBLIC IN AND FOR DENTON COUNTY, TEXAS

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY APPEARED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED EXECUTING THE FOREGOING OWNER'S CERTIFICATE OF DEDICATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON \_\_\_\_, 2020.

EXPIRATION DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE ETJ, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL REPLAT OF LOTS 6 AND 7, BLOCK A CASTLE HILLS GOLF COURSE 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 SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREIN ABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS \_\_\_ DAY OF \_\_\_\_, 2020.

JULIE WORSTER CITY SECRETARY CITY OF LEWISVILLE, TEXAS

JAMES DAVIS CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF LEWISVILLE, TEXAS



VICINITY MAP (1" = 1000')

Linetype Legend table with symbols for Property Line, Easement Lines, Deed Lot Lines, Adjacent Lines, Water Lines, Sewer Lines, Gas Lines, Communications Lines, Overhead Utility, Electric Lines, Asphalt Road, Gravel Road, and Fence Lines.

Use correct Title block per Appendix I for replat

REPLAT LOTS 6 AND 7, BLOCK A OF CASTLE HILLS GOLF COURSE CITY OF LEWISVILLE ETJ

TOTAL - 17.179 ACRES
2 TOTAL RESIDENTIAL LOTS
ZONING DESIGNATION ETH - ESTATE TOWNHOUSE RESIDENTIAL

1 LOT - 15.577 ACRES
RESIDENTIAL GOLF COURSE
ZONING DESIGNATION - R-12
BLOCK A, LOT 6R-1

1 LOT - 1.058 ACRES
PUBLIC RIGHT-OF-WAY DEDICATION
LOT 7, BLOCK A

2 LOTS - 0.544 OF AN ACRE
ZONING DESIGNATION ETH - ESTATE TOWNHOUSE RESIDENTIAL
BLOCK A, LOTS 6R-2 & 6R-3

IN THE J. DOOLEY SURVEY, ABSTRACT NO. 343 CITY OF LEWISVILLE ETJ DENTON COUNTY, TEXAS

THE PURPOSE OF THIS REPLAT IS TO DEDICATE A PORTION OF LOT 7, BLOCK A FOR RIGHT-OF-WAY FOR KING ARTHUR BOULEVARD AND SPLIT LOT 6, BLOCK A INTO 3 SEPARATE LOTS.

OWNER BRECO LANDS CH LLC & CHGC LLC 4400 STATE HIGHWAY 121, SUITE 9000 LEWISVILLE, TX 75056

ENGINEER LAND DESIGN, INC. 5301 ALPHA ROAD DALLAS, TX 75240 CONTACT: BRIAN DENCH (214)785-6009

SURVEYOR J.E. THOMPSON II ALL AMERICAN SURVEYING 111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105

Professional seal and title block for J.E. Thompson II, Registered Professional Land Surveyor, No. 4857, State of Texas. Includes drawing date (04/29/2020), job number (130491-19), scale (1" = 80'), and page number (2 of 2).

# CH Golf Course FPCP\_Markup Summary

DRussell (5)

Author: DRussell

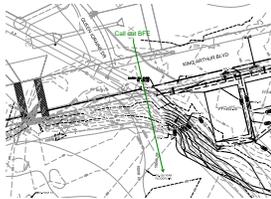
Show adjacent easements

Show adjacent easements



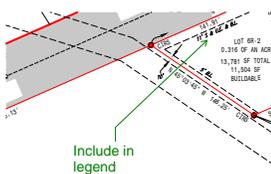
Author: DRussell

Call out BFE



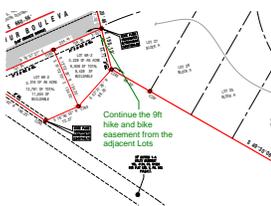
Author: DRussell

Include in legend



Author: DRussell

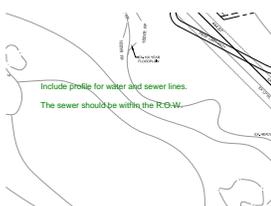
Continue the 9ft hike and bike easement from the adjacent Lots



Author: DRussell

Include profile for water and sewer lines.

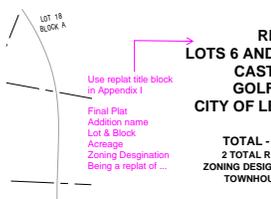
The sewer should be within the R.O.W.



Jsin (15)

Author: Jsin

Use replat title block in Appendix I



RI  
LOTS 6 ANC  
CAST  
GOLF  
CITY OF LI

Use replat title block in Appendix I

Final Plat  
Addition name  
Lot & Block  
Acreage  
Zoning Designation  
Being a replat of ...

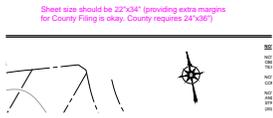
TOTAL -  
2 TOTAL RI  
ZONING DESIG  
TOWNHOU

Final Plat  
Addition name  
Lot & Block  
Acreage  
Zoning Designation  
Being a replat of ...



Author: Jsin

Provide a plan summary including:  
 - total acreage per phase  
 - total number of lots and number of lots per phase and zoning designation  
 - min. lot size  
 - min. dwelling size  
 - a summary table of each lot area (sq.ft.) and a tree schedule in accordance with landscaping section



Author: Jsin

Sheet size should be 22"x34" (providing extra margins for County Filing is okay. County requires 24"x36")

THIS SURVEY PLAN WAS PREPARED FROM AN ALIQUOT AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS.

L.S.  
NO. 4857

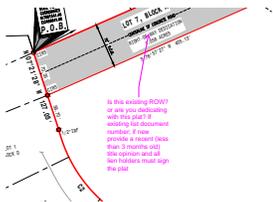
Notary not required for surveyor signatures

RESIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS THE OWNER OF THE PROPERTY DESCRIBED THEREIN IN THE CAPACITY THEREIN STATED.

D AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 2020.

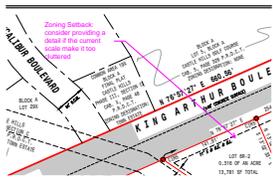
Author: Jsin

Notary not required for surveyor signatures



Author: Jsin

Is this existing ROW? or are you dedicating with this plat? If existing list document number; if new provide a recent (less than 3 months old) title opinion and all lien holders must sign the plat



Author: Jsin

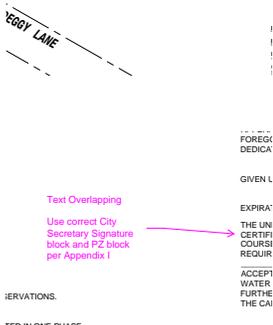
Zoning Setback: consider providing a detail if the current scale make it too cluttered

1996. THIS AGREEMENT CONTAINS RESTRICTIONS WHICH MAY OR MAY NOT BE MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

NOTE: ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH CAPPED IRON RODS UNLESS OTHERWISE NOTED.

Author: Jsin

Any park dedication notes?



Author: Jsin

Text Overlapping

Use correct City Secretary Signature block and PZ block per Appendix I

Author: Jsin

Use correct Title block per Appendix I for replat

Use correct Title block per Appendix I for replat  
LOT:  
CIT

Author: Jsin

This plat will be scheduled for P&Z meeting 5/18 to be disapproved with reasons. This allows staff to wait for resubmittals with corrections and approve it when review is complete.

This plat will be scheduled for P&Z meeting 5/18 to be disapproved with reasons. This allows staff to wait for resubmittals with corrections and approve it when review is complete.

Author: Jsin

Each department uses a different color for their comments. If you have a question about a certain comment, please contact the appropriate department:

Each department uses a different color for their comments. If you have a question about a certain comment, please contact the appropriate department:  
Pink Planning  
Green Engineering  
Red Building  
Blue Fire  
Orange Public Works

Pink Planning  
Green Engineering  
Red Building  
Blue Fire  
Orange Public Works

Author: Jsin

Any site plans or landscape plans?

C4-00
C4-01
C5-00 - C5-01

Any site plans or landscape plans?

Author: Jsin

Is this page supposed to function as site plan?  
provide information typically require on construction plans as much as it is applicable.

Is this page supposed to function as site plan?  
provide information typically require on construction plans as much as it is applicable.  
Summary table?  
List zoning  
Label any easements  
List any new or existing screening devices  
Any side walks?  
Any connection to trails proposed?  
Landscaping?

Summary table?

List zoning

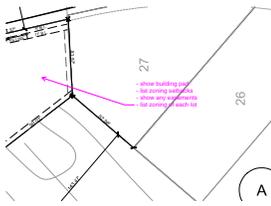
Label any easements

List any new or existing screening devices

Any side walks?

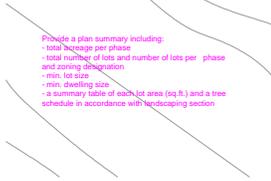
Any connection to trails proposed?

Landscaping?



Author: Jsin

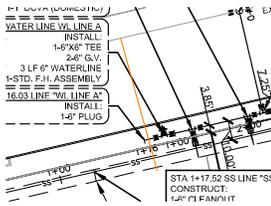
- show building pad
- list zoning setbacks
- show any easements
- list zoning of each lot



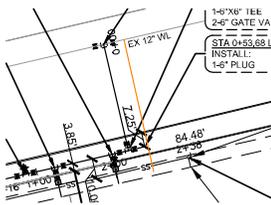
Author: Jsin

- Provide a plan summary including:
- total acreage per phase
  - total number of lots and number of lots per phase and zoning designation
  - min. lot size
  - min. dwelling size
  - a summary table of each lot area (sq.ft.) and a tree schedule in accordance with landscaping section

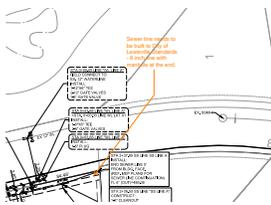
kchearon (8)



Author: kchearon

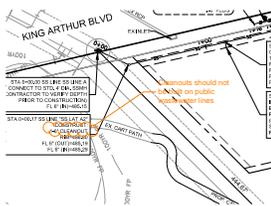


Author: kchearon



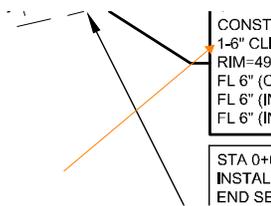
Author: kchearon

Sewer line needs to be built to City of Lewisville Standards - 8 inch line with manhole at the end.



Author: kchearon

Cleanouts should not be built on public wastewater lines



Author: kchearon



## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** June Sin, Planner  
**DATE:** May 19, 2020  
**SUBJECT:** **Regular Hearing: Final Plat of Peck V.R. Addition Lot 7A, Block B; on 3.946 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Light Industrial (LI) District; Located on the South side of South Valley Ridge Boulevard Approximately 320 Feet East of Kealy Avenue, Being a Replat of Peck V.R. Addition Lots 7&8, 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 Peck V.R. Addition Lot 7A was submitted on April 20, 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))

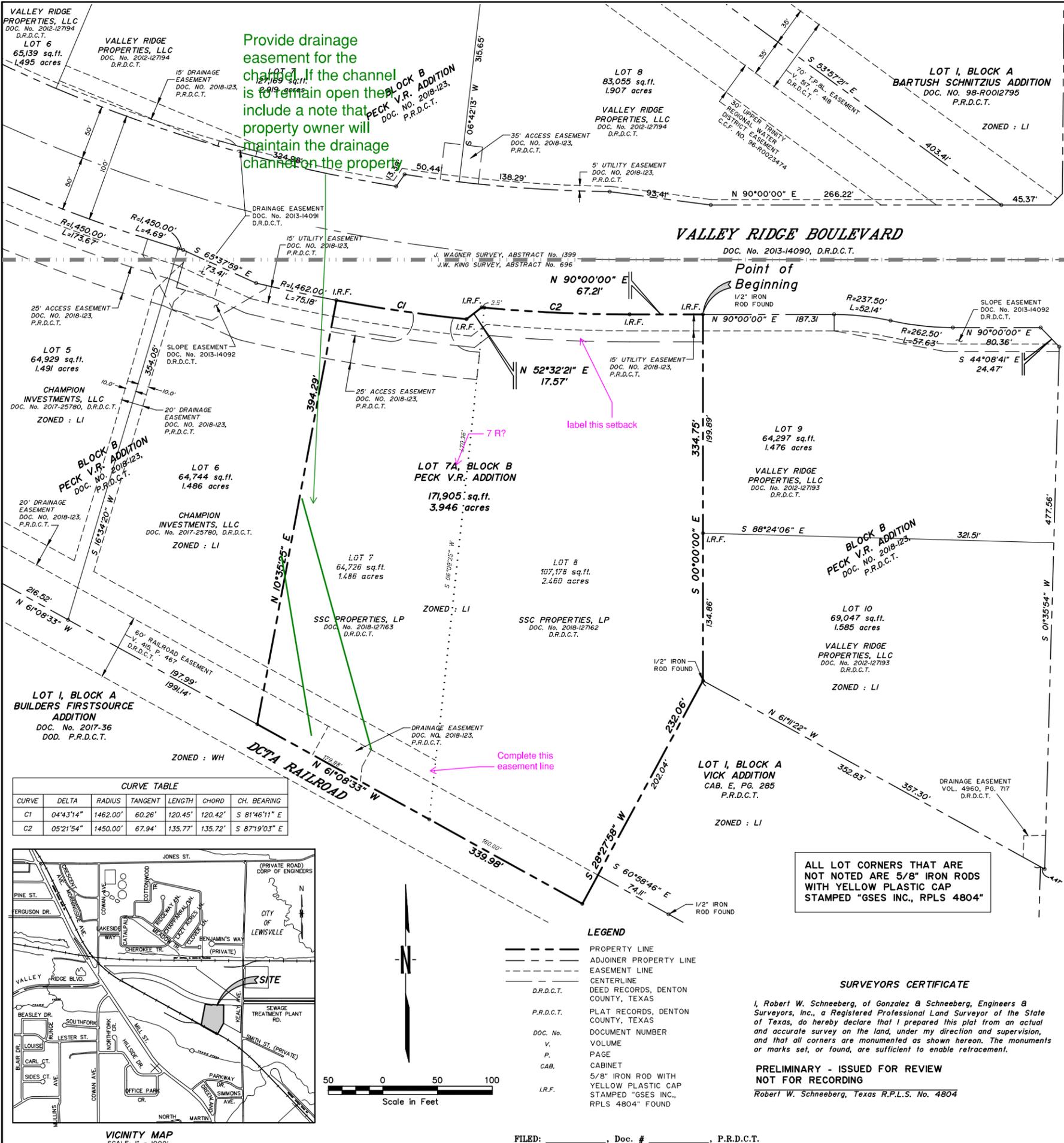
(10) Lot number and block letter designations

(15) Easements, deed restrictions or encumbrances which impact development of the lot

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 Peck V.R. 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.



Provide drainage easement for the channel. If the channel is to remain open then include a note that property owner will maintain the drainage channel on the property.

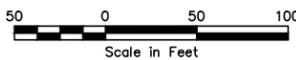
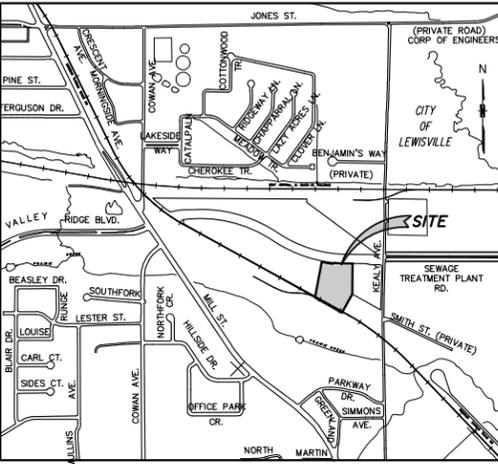
label this setback

Complete this easement line

Add a note regarding park fees - is it paid at the time of building permit? or was it paid with last plat?

Is the lot really 7 A? Typically A & B are used is lots are subdivided. Is it typo for 7R?

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	04°43'14"	1462.00'	60.26'	120.45'	120.42'	S 81°46'11" E
C2	05°21'54"	1450.00'	67.94'	135.77'	135.72'	S 87°19'03" E



- LEGEND**
- PROPERTY LINE
  - - - ADJOINER PROPERTY LINE
  - - - EASEMENT LINE
  - - - CENTERLINE
  - DEED RECORDS, DENTON COUNTY, TEXAS
  - D.R.D.C.T.
  - P.R.D.C.T.
  - DOC. No.
  - V.
  - P.
  - CAB.
  - I.R.F.
  - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GSES INC., RPLS 4804" FOUND

**SURVEYORS CERTIFICATE**

I, Robert W. Schneeberg, of Gonzalez & Schneeberg, Engineers & Surveyors, 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, and that all corners are monumented as shown hereon. The monuments or marks set, or found, are sufficient to enable retracement.

**PRELIMINARY - ISSUED FOR REVIEW NOT FOR RECORDING**

Robert W. Schneeberg, Texas R.P.L.S. No. 4804

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
CITY OF DENTON §  
CITY OF LEWISVILLE §

WHEREAS SSC Properties LP; is the owner of a 3.946 acre tract of land out of the J. W. KING SURVEY, ABSTRACT NO. 696, in the City of Lewisville, Denton County, Texas, said tract of land being all of Lots 7 and Lot 8, Block B, Peck V.R. Addition, an addition to the City of Lewisville, Texas according to the plat thereof recorded in Document Number 2018-123, Plat Records, Denton County, Texas; said Lot 7 having been conveyed to SSC Signs by Special Warranty Deed recorded in County Clerks Instrument Number 2018-127163, Official Records of Denton County, Texas; said Lot 8 having been conveyed to SSC Signs by Special Warranty Deed recorded in County Clerks Instrument Number 2018-127162, Official Records of Denton County, Texas; said 3.946 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the northeast corner of said Lot 8 and the northwest corner of Lot 9, Block B of said Peck V.R. Addition; said point being also on the south right-of-way line of Valley Ridge Boulevard (a variable width public right-of-way) as created by instrument recorded in County Clerks Instrument Number 2013-14090, Official Records of Denton County, Texas;

THENCE, South 00 degrees 00 minutes 00 seconds East, with the common line between said Lots 8 and 9, at a distance of 199.89 feet passing a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the southwest corner of said Lot 9 and the northwest corner of Lot 10, Block A, of said Peck V.R. Addition, continuing, with the common line between said Lots 8 and 10, in all, a distance of 334.75 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the most easterly southeast corner of said Lot 8 and the southwest corner of said Lot 10 and the north corner of Lot 1, Block A, Vick Addition, an addition to the City of Lewisville, Texas as recorded in Document Number 2018-123, Plat Records, Denton County, Texas;

THENCE, South 28 degrees 27 minutes 58 seconds West, with the common line between said Lots 8 and 1, a distance of 232.06 feet to a point for the south corner of said Lot 8 on the centerline of the DCTA Railroad tracks;

THENCE, North 61 degrees 09 minutes 33 seconds West, with said centerline, at distance of 160.00 feet passing the southwest corner of said Lot 8 and the southeast corner of said Lot 7, continuing, with said centerline, in all, distance of 339.98 feet to a point for the southwest corner of said Lot 7 and the southeast corner of Lot 6, Block B of said Peck V.R. Addition;

THENCE, North 10 degrees 35 minutes 25 seconds East, with the common line between said Lots 6 and 7, a distance of 394.29 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the northwest corner of said Lot 7 and the northeast corner of said Lot 6; said point being on said south right-of-way line; said point being also on a circular curve to the left having a radius of 1462.00 feet;

THENCE, with said south right-of-way line, the following metes and bounds:

easterly, and said curve to the left, through a central angle of 04 degrees 43 minutes 14 seconds, an arc distance of 120.45 feet (Chord bears South 81 degrees 46 minutes 11 seconds East, 120.42 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the end of said curve;

North 52 degrees 32 minutes 21 seconds East, with said right-of-way line, a distance of 17.57 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the beginning of a circular curve to the left having a radius of 1450.00 feet;

easterly, with said curve to the left, through a central angle of 05 degrees 21 minutes 54 seconds, an arc distance of 135.77 feet (Chord bears South 87 degrees 19 minutes 03 seconds East, 135.72 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the end of said curve;

North 90 degrees 00 minutes 00 seconds East, a distance of 67.21 feet to the POINT OF BEGINNING;

CONTAINING, 171,905 square feet or 3.946 acres of land more or less

**OWNER'S CERTIFICATE OF DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SSC Properties, LP, do hereby adopt this plat designating the herein above described property as **PECK V.R. ADDITION, LOT 7A, 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 of 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.

By: SSC Properties L.P.  
By: \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
CITY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of May, 2020.

Notary Public, State of Texas

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

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

The undersigned, the city secretary of the City of Lewisville, Texas hereby certifies that the foregoing final plat of **PECK V.R. 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 February, 2018, 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 May, 2020.

Julie Worster, City Secretary  
City of Lewisville, Texas

SHEET 1 OF 1  
FINAL PLAT

**PECK V.R. ADDITION  
LOT 7A, BLOCK B**

3.946 ACRES  
ZONED: "LI"

BEING A REPLAT OF  
LOTS 7-8, BLOCK B  
PECK V.R. ADDITION  
DOC. NO. 2018-123, P.R.D.C.T.  
OUT OF THE

J.W. KING SURVEY, ABSTRACT No. 696  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

**Gonzalez & Schneeberg**  
engineers & surveyors

2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
Phone: (972) 516-8855

**OWNERS:**  
SSC PROPERTIES, LP  
14085 RED OAK CIRCLE SOUTH  
MCKINNEY, TX 76226

**ENGINEER - SURVEYOR:**  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 LAKESIDE BLVD., SUITE 200  
RICHARDSON, TEXAS 75082  
Phone: 972-516-8855

TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00  
SCALE 1" = 50' DATE March, 2020 PROJ. NO. 6143-20-03-18 DWG. NO. 6143 Rak Bros replat.dwg

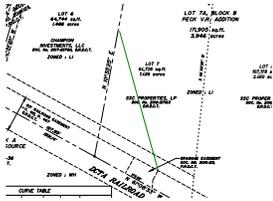
(C1)

# Peck VR Addition\_1st Markup Summary

DRussell (3)



Author: DRussell



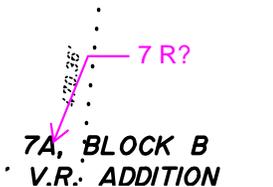
Author: DRussell



Author: DRussell

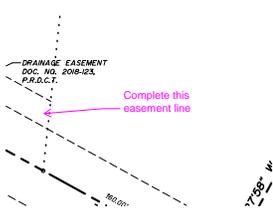
Provide drainage easement for the channel. If the channel is to remain open then include a note that property owner will maintain the drainage channel on the property

Jsin (6)



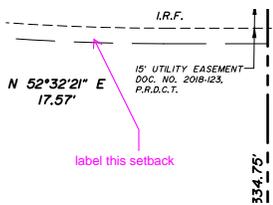
Author: Jsin

7 R?



Author: Jsin

Complete this easement line



Author: Jsin

label this setback

**NOW** Author: Jsin

7R?

7R? That here 7A, Texa  
e tract of  
in the City

Author: Jsin

Is the lot really 7 A? Typically A & B are used is lots are subdivided. Is it s typo for 7R?

Is the lot really 7 A? Typically A & B are used is lots are subdivided. Is it s typo for 7R?

PECK LOT

BELL

Author: Jsin

Add a note regarding park fees - is it paid at the time of building permit? or was it paid with last plat?

feet) in a 5/8-inch iron rod with yellow plastic cap stamped "OSE INC RPLS 4804" found for the end of said curve;  
North 90 degrees 00 minutes 00 seconds East, a distance of 67.21 feet to the POINT OF BEGINNING;  
CONTAINING 17,905 square feet or 3.946 acres of land more or less

Add a note regarding park fees - is it paid at the time of building permit? or was it paid with last plat?

SHEET 1  
FINAL F  
OF  
PECK V.R. /  
LOT 7A B'

**MINUTES**  
**IH-35E OVERLAY DISTRICT BOARD**  
**MARCH 3, 2020**

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**Item 1:**

The Lewisville IH-35E Overlay District Board meeting was called to order at 6:30 pm. Members present: William Meredith, John Lyng, James Davis, Alvin Turner, Karen Locke and Erum Ali. Member MaryEllen Miksa was absent.

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; June Sin, Planner

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**Item 2:**

The second item on the agenda was to approve minutes from the February 4, 2020 meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).

**Item 5:**

Consideration of Two Alternative Standards to the IH-35E Corridor Overlay District Regarding Sidewalks and the Amenity Zone Landscaping Associated with Proposed 151 Coffee on a 0.53-Acre Lot, Legally Described as Valley Square Addition, Block A, Lot 7; Zoned General Business (GB) District, as Requested by Clay Cristy, of Clay Moore Engineering, on Behalf of LRIC Lewisville, LP, the Property Owner (Case No. ODB-2020-02-01).

Staff gave a brief overview of the two proposed alternative standards and recommended approval. A motion was made by William Meredith to recommend approval of alternative standard a), and to approve alternative standard b) with the condition that the existing shrub row is maintained. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that alternative standard a) would appear before the Lewisville City Council on Monday, March 16, for final decision.

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There being no other business to discuss, the meeting was adjourned at 6:37 p.m.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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James Davis, Chairman  
Overlay District Board

## MEMORANDUM

**TO:** Overlay District Board

**FROM:** Jonathan Beckham, Planner

**DATE:** May 19, 2020

**SUBJECT:** **Consideration of Three Alternative Standards Associated with Façade Changes for El Paisa on Two Lots Totaling 1.0542-Acres, Legally Described as Two Lots Out of the W. King Survey, Abstract Number 697; Located at 1342 E SH 121 Business; Zoned General Business (GB) District, as Requested by Ayman Alkurdi, of Moose Construction LLC, on Behalf of Jose Velasquez, the Business Owner (Case No. 20-04-3-AltStd).**

### BACKGROUND:

El Paisa is a Mexican Food restaurant that is looking to operate out of an existing building at 1342 East State Highway 121 Business. This building was built in 1960 per Denton County Appraisal District information and previously used as a retail store for a Skate Outlet. The Overlay District Board may approve or recommend Alternative Standards if the Board finds that hardship or practical difficulties may result from strict compliance with the Overlay District regulations, provided that such exception shall not have the effect of nullifying the intent and purpose of the regulations.

### ANALYSIS:

The subject property, 1342 East State Highway 121 Business, is in Lewisville's IH-35E Overlay District in the Core Sub-District. For the conversion to a restaurant use, the property owner completed a patio addition to the south face of the building and made changes to the west, south and north facades without prior City approval. Both the addition of non-air-conditioned spaces and the change of the street facing façade require compliance with the architectural and landscaping section of the Overlay District. The applicant is looking for approval of alternative standards relating to the existing building materials and building colors. An alternative standard is also requested for two landscape islands, where site constraints make it difficult to comply.

#### *Building Design*

This building lies in the IH-35E Corridor Overlay Core Sub-District, and as such has enhanced requirements to the design and materials used for the front façade. The enhancements the applicant completed include: adding stucco and stone to the front and side elevations. The proposed front façade will be comprised of 33.33% brick and stone, the south façade 33.89% and the north façade 38.6% which does not meet the 80% requirement. Prior to the improvements there was no masonry on the structure.

### Landscaping

Currently no landscaping exists at 1342 E SH 121 Bus. The applicant is proposing to plant fifteen new shade trees, add fifteen new landscape islands, plant a shrub row along SH 121 Bus, and construct a new sidewalk. All landscape standards required in the Core-Subdistrict regulations are met with the exception of two landscape islands which have a width of eight feet, two feet short of the ten-foot requirement.

### Alternative Standards & Administrative Modifications

The applicant is requesting three Alternative Standards in conjunction with the façade changes and required landscape improvements. One of these alternative standards will need final approval from City Council, and two will need final approval from the Overlay District Board. Staff has no objections to any of these Alternative Standards.

#### Alternative Standards:

- a. To reduce the brick or stone façade requirement from 80% to 33.33% on the front/west elevation, a 42.36% reduction. [Sec. 17.5-4 (c)(3)a.]

The Overlay Sub-District Architectural Standards require that a minimum of 80% of each building façade consist of brick or stone. The applicant has installed 33.3% stone on the front elevation. The previous building did not have any brick or stone. This Alternative Standard may be recommended by the Overlay District Board to City Council.

- b. To allow four (4) colors be used on each elevation in lieu of the required three (3), an increase of 33percent. [Sec. 17.5-4 (c)(3)b.]

The Overlay Sub-District Architectural Standards require that a minimum of two colors and a maximum of three colors be used on each elevation. El Paisa is proposing to use four colors, three of the colors are natural colors, while a blue color is used around the window frame and is the existing color of the awning. This Alternative Standard may be approved by the Overlay District Board.

- c. To reduce the parking island width from 10 feet to 8 feet for two parking islands, a 20% reduction. [Sec. 17.5-4 (d)(1)h.1]

The applicant is proposing to add fifteen new parking lot islands to this site. Per the code, a ten-foot parking island is required at the end of each parking row. One row of parking containing five spaces is located adjacent to the northern edge of the building. The site constrains limit the space available for a ten-foot island. This Alternative Standard may be approved by the Overlay District Board.

### **RECOMMENDATION:**

That Overlay District Board approve Alternative Standard b. and c. and recommend approval for Alternative Standards a. as presented.



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9111 Cotoneaster Ct  
Irving TX 75063  
972-365-8127

May 11, 2020

City of Lewisville  
Economic Development & Planning  
151 W Church St  
Lewisville, TX 75057  
972-219-3455

Re. El Paisa Mexican Restaurant  
1342 E SH 121 Bus  
Lewisville TX 75067

Dear Mr. Beckham,

Please let this letter serve as an alternative compliance request for the 1342 E SH 121 Bus address. The following alternative standards are being requested.

- A. Sec 17.5-4(c)(3)a.1. - To allow a reduction in the 80% brick/stone building material requirement.
- B. Sec 17.5-4(c)(3)b. - To allow for more than 3 colors
- C. Sec 17.5-4(d)(1)h.1. - To allow two of the parking landscape islands to be reduced to 8'.

We formally request these variances be incorporated into our site plan. Please let me know if you have any questions.

Sincerely,

*Ayman Alkurdi*  
Ayman Alkurdi, President  
Moose Construction LLC



# EL Paisa Alternative Standard Exhibit: Elevation



01 FRONT (WEST) ELEVATION  
SCALE: 3/16" = 1'-0"

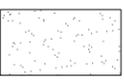
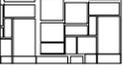


**Alternative Standard:**  
 a. To reduce the brick or stone facade requirement from 80% to 33.33% on the street facing facade.

MATERIAL BREAKDOWN MINUS DOORS AND WINDOWS

MATERIAL	PERCENTAGE
STUCCO	66.66%
STONE	33.33%
TOTAL	100%

**WALL FINISH LEGEND**

-  STUCCO (EFIS)
-  STONE
-  GLAZING

MATERIAL	PERCENTAGE
STUCCO	50%
STONE	25%
GLAZING	25%
TOTAL	100%

EXISTING FENESTRATIONS AND GLAZING MAINTAINED AS ARCHITECTURAL ELEMENTS.  
 NEW STONE AND STUCCO MATERIAL SELECTED FOR AESTHETICS  
 FOR COLOR SELECTION SEE COLOR RENDERING

CONSTRUCTION:  
**MOOSE CONSTRUCTION**  
 11265 Goodnight Lane, Suite 1023  
 Dallas, TEXAS 75237  
 (972) 365-8127

PROJECT: RESTAURANT  
**EL PAISA**  
 1342 S. STATE HWY 121  
 LEWISVILLE, TEXAS

PROJ. NO.  
 2019-16  
 ISSUE DATE:  
 DEC 23, 2019  
 REVISIONS  
 ▲ MATERIAL  
 04/21/2020

# EL Paisa Alternative Standard Exhibit: Color Elevation



West Elevation—Current



West Elevation— Previous

## Alternative Standard:

b. To allow four (4) colors be used on each elevation in lieu of the required three (3), an increase of 33 percent.