



151 W. Church Street
Lewisville, TX 75057

City of Lewisville, TX Agenda

Joint Meeting of the Planning and Zoning Commission, Overlay District Board, and Transportation Board

Tuesday July 7, 2020

6:30 P.M.

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

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

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/94966574767> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 949 6657 4767. 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.

PLANNING AND ZONING COMMISSION MEETING

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE JUNE 16, 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 Trinity Townhomes Addition Lots 1-8, Block A; on 0.302 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2) District; Located on the Northwest Corner of Main Street and Leonard Street.
- B. Final Plat of Villas of Bellaire Addition; Containing 102 Residential Lots, Eight Open Space Lots and Seven Private Street Lots; 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.

4. PUBLIC HEARINGS

- A. Public Hearing: Consideration of a Zone Change Request from Single Family Residential (R-7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.52 Acres, Legally Described as a Portion of Lot 2, Block E, O.T. Lewisville and Located at 135 West Walters Street; as Requested by William Peck of William Peck & Associates Inc., on Behalf of SJC Holdings, LLC, the Property Owner. (Case No. 20-06-2-Z)

5. OTHER BUSINESS

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

6. ADJOURNMENT

OVERLAY DISTRICT BOARD MEETING

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE JUNE 16, 2020 MEETING.**
- 3. Consideration of Two Alternative Standards Associated with a New Development on a 1.130-Acre Lot, Legally Described as The Hilton Garden Inn Addition, Block A, Lot 2; Located on the Southwest side of Lake Vista Drive, Approximately 570 Feet South of East Vista Ridge Mall Drive; Zoned Light Industrial (LI) District, as Requested by D.Y. Lee, of DL Architecture, on Behalf of Jang Myungsun, the Property Owner. (Case No. 20-06-5-ALTSTD)**
- 4. Consideration of Four Alternative Standards Associated with a Proposed Expansion of an Existing Industrial Building on a 25.263-Acre Lot, Legally Described as Summit Business Park Addition, Block A, Lot 3; Located at 1175 North Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Jason Russell of GSR Andrade Architects on Behalf of Norman International Dallas LLC, the Property Owner. (Case No. 20-05-5-ALTSTD)**
- 5. OTHER BUSINESS**

- B. The Transportation Board will meet following the Overlay District Board Meeting.

6. ADJOURNMENT

TRANSPORTATION BOARD

- 1. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT.**
- 2. APPROVAL OF THE MINUTES OF THE MAY 5, 2020 MEETING.**

3. **VISITORS/CITIZENS FORUM** - At this time, any person with business before the Board not scheduled on the Agenda may speak to the Board. No formal action can be taken on these items at this meeting.
4. **Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Specific Streets, of the Lewisville City Code to Establish the Speed Limit of 50 mph on State Highway 121 Frontage Roads (Northbound and Southbound) from Denton Tap Road to the East City Limits at Standridge Drive and Make a Recommendation to the City Council Regarding the Amendment.**
5. **Consideration of an Amendment to Section 15-204, Certain Turns Prohibited, of the Lewisville City Code to Prohibit U-Turns on Eastbound Windhaven Parkway at the first median opening east of Josey Lane and Make a Recommendation to the City Council Regarding the Amendment.**
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
JUNE 16, 2020

Item 1:

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

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

Staff members present: Michele Berry, Planning Manager; Jonathan Beckham, Planner; June Sin, Planner; Theresa Ernest, Planning Technician.

Item 2:

The second item on the agenda was to approve the minutes from the June 2, 2020, meeting. *A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).*

Item 3:

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

- A. Final Plat of Luna Benitez Addition Lot 1, Block A; on 1.14 Acres out of the J.W. King Survey, Abstract Number 695; Zoned Light Industrial (LI) District; Located on the North Side of McKenzie Street Approximately 100 Feet East of Willow Street.

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

- B. Final Plat of Kealy Addition Lots 1R1 & 1R2, Block 7; on 0.151 Acres; Zoned Old Town Mixed Use 2 (OTMU2) District; Located at 214 North Kealy Avenue, Being a Replat of a Portion of Lots 1 & 2, Block 7, Kealy Addition.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. *A motion was made by Erum Ali 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 (7-0).

- C. Final Plat of Castle Hills - Phase 10 Lewisville Addition; Lot 31R, Block H & Lot 1R, Block J; On approximately 1.165 Acres, with a Zoning Designation of Estate Townhouse (ETH); Located on the Northeast & Southwest Corners of the Intersection of Carlisle Drive and Clem Castle Drive, Being a Replat of Castle Hills – Phase 10 Lewisville Addition Lot 31, Block H & Lot 1, Block J.

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

Item 4:

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

- A. **Public Hearing:** Consideration of a Special Use Permit for a Minor Automobile Services Facility on Approximately 0.918-acres, Legally Described as Lot 2R, Block A, Razaz Lewisville Addition; Zoned Local Commercial District (LC); Located at 761 West Round Grove Road (F.M. 3040), as Requested by Gabriel Said, Lone Star Construction & Remodeling, on Behalf of Youssef Fawaz, YNA Food Export Inc, the Property Owner. (Case No. 20-05-3-SUP).

Staff gave a brief overview of the proposed special use permit request and recommended approval. Staff indicated that the applicant, property owner, and architect were present and available for questions. Chairman Davis then opened the public hearing. With no one coming forward to speak the public hearing was then closed. *A motion was made by John Lyng to recommend approval of the special use permit request as presented. The motion was seconded by William Meredith. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, July 6th, 2020 for a second public hearing and final decision.

- B. **Public Hearing:** Consideration of a Special Use Permit for a Gasoline Service Station on Approximately 1.80-acres, Legally Described as Lot 3, Block A, Vista Ridge/MacArthur Addition; Zoned Light Industrial District (LI); Located at 2801 MacArthur Boulevard, as Requested by Thomas Vilbig, Vilbig and Associates, on Behalf of Capital One, National Association, the Property Owner. (Case No. 20-04-2-SUP)

Staff gave a brief overview and presentation of the proposed special use permit request and recommended denial. Member William Meredith asked for confirmation of staff's recommendation of denial, which staff affirmed that the proposed use and property location would not meet the criteria of the Lewisville 2025 Plan as an employment center, would contribute to a proliferation of automobile uses in the area and is contrary to the goals of the IH-35E Overlay District. Member Erum Ali requested to see the property using Google Street view. Suzan Kedron, of Jackson Walker LLP, was present on behalf of the property owner. She spoke in support of the proposed QuikTrip and was available for questions. Jake Petras, QuikTrip, came forward to speak in favor of the proposed Special Use Permit request and was also available for questions. Staff added additional information about gas station uses over time, provided proposed elevations of the gas station, and a Google Street view of the area. Mr. Petras responded that QuikTrip would be open to working with staff to make some changes to their proposal should it be able to be approved. Member William Meredith asked if a different area might be suitable for the QuikTrip. Staff responded that they could potential support outside farther from State Highway 121. With no one else coming forward to speak the public hearing was then closed. Member William Meredith commented that he appreciated the guests for speaking at the meeting but felt that the item ultimately would not be approved by Lewisville City Council. *A motion was made by William Meredith to recommend denial of the special use permit request as presented. The motion was seconded by John Lyng. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, July 20th, 2020 for a second public hearing and final decision.

Item 5:

Other Business

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

Chairman Davis indicated that the Overlay District Board meeting would begin after the adjournment of the Planning and Zoning Commission meeting.

There being no other business to discuss, the meeting was adjourned at 7:02 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: July 7, 2020
SUBJECT: **Final Plat of Trinity Townhomes Addition Lots 1-8, Block A; on 0.302 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2) District; Located on the Northwest Corner of Main Street and Leonard Street.**

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 Trinity Townhomes was submitted on June 6, 2020 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 9.5 Old Town Development Ordinance of the Lewisville Code of Ordinances

Section 9.5-26 Title Opinion

- A title opinion needs to be submitted for R.O.W dedication, including written approval by the lien holder(s).

Section 9.5-27 Tax Certificate

- A zero-balance tax certificate needs to be submitted.

Section 9.5-71(f) Final Plat

- (1) Title Block
- (2) Summary table for residential subdivisions
- (6) Location Map must have a scale of 1" = 1,000'
- (8) Location of corner pins and monuments
- (10) Label all setbacks
- (11) Label the zoning of adjacent lots
- (14) Street ROW shall be shown on the plat
- (24) Property owner should match the owner on record

Section 9.5-72 Improvements on land that is served by substandard public improvements

- Street escrow is required at time of platting.

Section 9.5-95 Easements/R.O.W.s

- Include a 7.5-foot utility easement
- Lot lines should end at the end of the private access easement
- HOA is required to maintain the private access easement

Section 9.5-53

- Park dedication for residential development shall be in accordance with the city park dedication ordinance

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 Trinity Townhomes 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.

The IR locations are hard to view on this. Please place them above the property line layer.

EAST 10' OF LOT 3, LOTS 4, 5, AND 6
BLOCK 14
KEALY'S ADDITION
CABINET A, PAGE 175
ZONING - LI
LIGHT INDUSTRIAL

CURRENT DEED
LINDA MYERS PURCELL
DOCUMENT NUMBER 2000-121212
(VOLUME 4740, PAGE 2345)
Please label this IR

Make this an "X" Lot Maintained by the HOA

Provide HOA documents for staff to review

CURRENT DEED
BEDROS YERGANIAN
AND VARTOUI YERGANIAN
DOCUMENT NUMBER 1993-3851
(VOLUME 3430, PAGE 47)
LOT 10A
BLOCK 14
KEALY ADDITION
CABINET F, PAGE 14
ZONING - LI
LIGHT INDUSTRIAL

7.5' UTILITY EASEMENT
OPEN SPACE EASEMENT
PRIVATE ACCESS EASEMENT

CURRENT DEED
YOUNG JUN SUNG
DOCUMENT NUMBER 7
2019-97991
LOT 7
BLOCK 14
KEALY'S ADDITION
CABINET A, PAGE 175
Is this an IR?

List the ROW shown in the thoroughfare plan [Sec. 6-27(c)(14)]

CURRENT DEED
TRACT ONE
IRINEO PALAFOX
AND TERESA ARNESEN
DOCUMENT NUMBER
1997-61343
LOT 12
BLOCK 19
KEALY'S ADDITION
CABINET A, PAGE 175
ZONING - OTMU2
OLD TOWN MIXED USE 2

Please increase the scale of the survey

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	90°02'43"	5.00'	7.86'	7.07'	N44°20'48"E
2.	89°14'00"	5.00'	7.85'	7.07'	S45°39'12"E

Park fees required at time of platting. [Sec. 6-36]

Park Development Fee is: \$8,000.00
Park Dedication Fee is \$36,626.64

LOT SIZE TABLE	
BLOCK A	
LOT	SF
1	1394
2	1067
3	1067
4	1067
5	1327
6	3035
7	1745
8	2247

Add a plan summary table including:
- total acreage per phase
- total number of lots per phase and zoning
- minimum lot size
- minimum dwelling size
- density per acre
[Sec.6-73(c)(2)]

Include a note that the open space and private access easement will be maintained by the HOA

Add zoning of this lot [Sec.6-73(c)(10)]

Please label all the setbacks [Sec.6-73(C)(10)]

Include a continuous 7.5-ft utility easement at either the front or rear of the residential lots per Ch 9.5-95. The utility easement should be consistent and connect to the R.O.W.

Lot lines should end at the private access easement

The open space and private access easement should be on X Lots

Include a note that street escrow will be paid at the time of Platting and it's X amount. (Email Engineering for amount)

Now therefore, know all men by these presents: that YOUNG JUN SUNG., does hereby adopt this plat designating the herein above described property as TRINITY TOWNHOMES, 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 does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City 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 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 according to the building lines shown on the plat.

YOUNG JUN SUNG
STATE OF TEXAS
COUNTY OF DALLAS
This does not match the county record. Please update to match current owner (John D Lim) or provide deed.

Before me, the undersigned authority, on this day personally appeared YOUNG JUN SUNG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas My Commission Expires:

LEGAL DESCRIPTION Block A

WHEREAS, YOUNG JUN SUNG is the owner of a tract of land situated in the A.G. King Survey, Abstract No. 698, in the City of Lewisville, Denton County, Texas, being all of Lots 7 & 8 Block 14, out of the Kealy Addition, in the City of Lewisville, Denton County, Texas, as described in Cab. A, Pg. 175 in the Plat Records in Denton County Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of said Lot 7, Block 14, being in the north right of way line of Main Street/FM 1171 (80' R.O.W.) and also being in the west right of way line of Leonard Street (variable R.O.W.):

THENCE, South 89° 25' 00" West, with the south line of said Lot 7 and the north right of way line of Main Street/FM 1171, passing at 50.00 feet a 1/2 inch iron rod found at the southwest corner of said Lot 7, also being the southeast corner of said Lot 8, and continuing with the south line of said Lot 8 for a total distance of 100.00 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 8, also being the southeast corner of a tract of land as described in Volume 2060, Page 140, in the Deed Records in Denton County, Texas:

THENCE, North 04° 38' 30" West, departing said north right of way line, and with the west line of said lot 8, for a distance of 132.00 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 8, also being in the south line of Lots 4, 5, and 6, Block 14, of said Kealy Addition:

THENCE, North 89° 25' 00" East, with said south line and the north line of said Lot 8, passing at 50.00 feet a 1/2 inch iron rod found at the northeast corner of said Lot 8, also being the northwest corner of said Lot 7, and continuing with the north line of said Lot 7 for a total distance of 100.00 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 7, also being in the west right of way line of said Leonard Street:

THENCE, South 04° 38' 30" East, with said west line and the east line of said Lot 7, for a distance of 132.00 feet to the POINT OF BEGINNING and containing 0.302 acres of land.

Please include the P&Z signature block [Sec.6-73(c)(25)]

Please show the following:
- Gross ROW
- ROW Dedication
- Net ROW

A Title Opinion is required with all ROW dedications. Please include this in the next submittal. [Sec. 6-27]

SCALE: 1" = 20'

Please increase the scale of the survey

Park fees required at time of platting. [Sec. 6-36]

Park Development Fee is: \$8,000.00
Park Dedication Fee is \$36,626.64

LOT SIZE TABLE	
BLOCK A	
LOT	SF
1	1394
2	1067
3	1067
4	1067
5	1327
6	3035
7	1745
8	2247

Add a plan summary table including:
- total acreage per phase
- total number of lots per phase and zoning
- minimum lot size
- minimum dwelling size
- density per acre
[Sec.6-73(c)(2)]

Include a note that the open space and private access easement will be maintained by the HOA

SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Lewisville, Texas.

Registered Professional Land Surveyor
Registration No. 4621
Date:

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

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

Please correct

NOTARY PUBLIC, STATE OF TEXAS

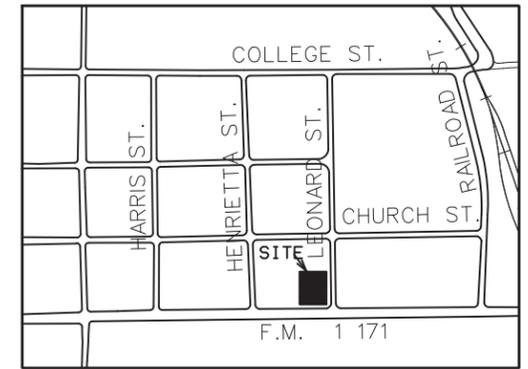
The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the PARK CENTRAL TERRACES Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City 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 _____, 2020.

Julie Worster, City Secretary
City of Lewisville, Texas

Please separate this information from the Title Block. See Lewisville Code of Ordinances Chapter 6 Appendix for a Title Block example

Add the following language: Filed: _____ DOC.# _____, P.R.D.C.T.



VICINITY MAP Location map needs a scale of 1"=1,000' [Sec.6.73(c)(6)]

- NOTES:
- EXISTING ZONING - OTMU2 - OLD TOWN MIXED USE 2
 - SITE AREA - 13,167 S.F. (0.302 ACRES)
 - DENSITY - 26.5 UNITS PER ACRE

APPROVED FOR CONSTRUCTION		
CITY DEPARTMENT	DATE	SIGNATURE
PLANNING & ZONING		
ENGINEERING		
BUILDING INSPECTION		
FIRE PREVENTION		
PARKS & LEISURE		
PUBLIC WORKS		
ADA		

APPROVED FOR CONSTRUCTION			
UTILITY	COMPANY NAME	DATE	SIGNATURE
ELECTRIC			
GAS			
PHONE			
CABLE			
SOLID WASTE			

City Staff does not sign off on the plat.

3x4" space needed here for the Denton County Sticker

REPLAT OF
TRINITY TOWNHOMES
LOTS 1-8, BLOCK A
BEING A REPLAT OF LOTS 7 AND 8, BLOCK 14
KEALY ADDITION, CABINET A, PAGE 175
TOTAL ACREAGE - 0.302 ACRES
ZONING - OTMU2
A.G. KING SURVEY ABSTRACT NO. 698
IN THE
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

OWNER/APPLICANT
YOUNG JUN SUNG
4321 MILSOP DR
CARROLLTON, TX 75010
214-207-9151
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200
MAX 2020 SCALB: 10'x10'



LEWISVILLE
 Deep Roots. Broad Wings. Bright Future.

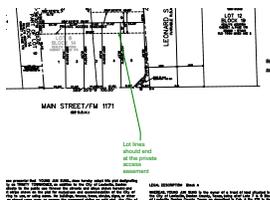
Trinity Townhomes Plat 1st Markup Summary

DRussell (6)



Author: DRussell

Include a continuous 7.5-ft utility easement at either the front or rear of the residential lots per Ch 9.5-95. The utility easement should be consistent and connect to the R.O.W.



Author: DRussell

Lot lines should end at the private access easement

The open space and private access easement should be on X Lots

Author: DRussell

The open space and private access easement should be on X Lots

TON, Block A
 O JUN SUNG is the owner of a tract of land situated in the A.G. King Survey, Abstra Survey, Denton County, Texas, being all of Lots 7 & 8, Block 14, out of the Andy Adair Unit, Denton County, Texas, as described in Case A-79-175 in the Plat Record in Denton Co. County described as follows:

BEARING	6	7	8
16°20'48"E	2320	1745	2527
10°33'12"E			

Include a note that the open space and private access easement will be maintained by the HOA

Author: DRussell

Include a note that the open space and private access easement will be maintained by the HOA

IT'S CERTIFICATE
 I, WARREN L. CORWIN, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from actual and accurate survey of the land shown hereon, and that the same were correctly plotted under my personal supervision.



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Author: DRussell

Provide HOA documents for staff to review

Provide HOA documents for staff to review

Author: DRussell

Include a note that street escrow will be paid at the time of Platting and it's X amount. (Email Engineering for amount)

Block A
Block B
Block C
Block D
Block E
Block F
Block G
Block H
Block I
Block J
Block K
Block L
Block M
Block N
Block O
Block P
Block Q
Block R
Block S
Block T
Block U
Block V
Block W
Block X
Block Y
Block Z
Block AA
Block AB
Block AC
Block AD
Block AE
Block AF
Block AG
Block AH
Block AI
Block AJ
Block AK
Block AL
Block AM
Block AN
Block AO
Block AP
Block AQ
Block AR
Block AS
Block AT
Block AU
Block AV
Block AW
Block AX
Block AY
Block AZ
Block BA
Block BB
Block BC
Block BD
Block BE
Block BF
Block BG
Block BH
Block BI
Block BJ
Block BK
Block BL
Block BM
Block BN
Block BO
Block BP
Block BQ
Block BR
Block BS
Block BT
Block BU
Block BV
Block BW
Block BX
Block BY
Block BZ
Block CA
Block CB
Block CC
Block CD
Block CE
Block CF
Block CG
Block CH
Block CI
Block CJ
Block CK
Block CL
Block CM
Block CN
Block CO
Block CP
Block CQ
Block CR
Block CS
Block CT
Block CU
Block CV
Block CW
Block CX
Block CY
Block CZ
Block DA
Block DB
Block DC
Block DD
Block DE
Block DF
Block DG
Block DH
Block DI
Block DJ
Block DK
Block DL
Block DM
Block DN
Block DO
Block DP
Block DQ
Block DR
Block DS
Block DT
Block DU
Block DV
Block DW
Block DX
Block DY
Block DZ
Block EA
Block EB
Block EC
Block ED
Block EE
Block EF
Block EG
Block EH
Block EI
Block EJ
Block EK
Block EL
Block EM
Block EN
Block EO
Block EP
Block EQ
Block ER
Block ES
Block ET
Block EU
Block EV
Block EW
Block EX
Block EY
Block EZ
Block FA
Block FB
Block FC
Block FD
Block FE
Block FF
Block FG
Block FH
Block FI
Block FJ
Block FK
Block FL
Block FM
Block FN
Block FO
Block FP
Block FQ
Block FR
Block FS
Block FT
Block FU
Block FV
Block FW
Block FX
Block FY
Block FZ
Block GA
Block GB
Block GC
Block GD
Block GE
Block GF
Block GG
Block GH
Block GI
Block GJ
Block GK
Block GL
Block GM
Block GN
Block GO
Block GP
Block GQ
Block GR
Block GS
Block GT
Block GU
Block GV
Block GW
Block GX
Block GY
Block GZ
Block HA
Block HB
Block HC
Block HD
Block HE
Block HF
Block HG
Block HH
Block HI
Block HJ
Block HK
Block HL
Block HM
Block HN
Block HO
Block HP
Block HQ
Block HR
Block HS
Block HT
Block HU
Block HV
Block HW
Block HX
Block HY
Block HZ
Block IA
Block IB
Block IC
Block ID
Block IE
Block IF
Block IG
Block IH
Block II
Block IJ
Block IK
Block IL
Block IM
Block IN
Block IO
Block IP
Block IQ
Block IR
Block IS
Block IT
Block IU
Block IV
Block IW
Block IX
Block IY
Block IZ
Block JA
Block JB
Block JC
Block JD
Block JE
Block JF
Block JG
Block JH
Block JI
Block JJ
Block JK
Block JL
Block JM
Block JN
Block JO
Block JP
Block JQ
Block JR
Block JS
Block JT
Block JU
Block JV
Block JW
Block JX
Block JY
Block JZ
Block KA
Block KB
Block KC
Block KD
Block KE
Block KF
Block KG
Block KH
Block KI
Block KJ
Block KK
Block KL
Block KM
Block KN
Block KO
Block KP
Block KQ
Block KR
Block KS
Block KT
Block KU
Block KV
Block KW
Block KX
Block KY
Block KZ
Block LA
Block LB
Block LC
Block LD
Block LE
Block LF
Block LG
Block LH
Block LI
Block LJ
Block LK
Block LL
Block LM
Block LN
Block LO
Block LP
Block LQ
Block LR
Block LS
Block LT
Block LU
Block LV
Block LW
Block LX
Block LY
Block LZ
Block MA
Block MB
Block MC
Block MD
Block ME
Block MF
Block MG
Block MH
Block MI
Block MJ
Block MK
Block ML
Block MM
Block MN
Block MO
Block MP
Block MQ
Block MR
Block MS
Block MT
Block MU
Block MV
Block MW
Block MX
Block MY
Block MZ
Block NA
Block NB
Block NC
Block ND
Block NE
Block NF
Block NG
Block NH
Block NI
Block NJ
Block NK
Block NL
Block NM
Block NN
Block NO
Block NP
Block NQ
Block NR
Block NS
Block NT
Block NU
Block NV
Block NW
Block NX
Block NY
Block NZ
Block OA
Block OB
Block OC
Block OD
Block OE
Block OF
Block OG
Block OH
Block OI
Block OJ
Block OK
Block OL
Block OM
Block ON
Block OO
Block OP
Block OQ
Block OR
Block OS
Block OT
Block OU
Block OV
Block OW
Block OX
Block OY
Block OZ
Block PA
Block PB
Block PC
Block PD
Block PE
Block PF
Block PG
Block PH
Block PI
Block PJ
Block PK
Block PL
Block PM
Block PN
Block PO
Block PP
Block PQ
Block PR
Block PS
Block PT
Block PU
Block PV
Block PW
Block PX
Block PY
Block PZ
Block QA
Block QB
Block QC
Block QD
Block QE
Block QF
Block QG
Block QH
Block QI
Block QJ
Block QK
Block QL
Block QM
Block QN
Block QO
Block QP
Block QQ
Block QR
Block QS
Block QT
Block QU
Block QV
Block QW
Block QX
Block QY
Block QZ
Block RA
Block RB
Block RC
Block RD
Block RE
Block RF
Block RG
Block RH
Block RI
Block RJ
Block RK
Block RL
Block RM
Block RN
Block RO
Block RP
Block RQ
Block RR
Block RS
Block RT
Block RU
Block RV
Block RW
Block RX
Block RY
Block RZ
Block SA
Block SB
Block SC
Block SD
Block SE
Block SF
Block SG
Block SH
Block SI
Block SJ
Block SK
Block SL
Block SM
Block SN
Block SO
Block SP
Block SQ
Block SR
Block SS
Block ST
Block SU
Block SV
Block SW
Block SX
Block SY
Block SZ
Block TA
Block TB
Block TC
Block TD
Block TE
Block TF
Block TG
Block TH
Block TI
Block TJ
Block TK
Block TL
Block TM
Block TN
Block TO
Block TP
Block TQ
Block TR
Block TS
Block TT
Block TU
Block TV
Block TW
Block TX
Block TY
Block TZ
Block UA
Block UB
Block UC
Block UD
Block UE
Block UF
Block UG
Block UH
Block UI
Block UJ
Block UK
Block UL
Block UM
Block UN
Block UO
Block UP
Block UQ
Block UR
Block US
Block UT
Block UY
Block UZ
Block VA
Block VB
Block VC
Block VD
Block VE
Block VF
Block VG
Block VH
Block VI
Block VJ
Block VK
Block VL
Block VM
Block VN
Block VO
Block VP
Block VQ
Block VR
Block VS
Block VT
Block VY
Block VZ
Block WA
Block WB
Block WC
Block WD
Block WE
Block WF
Block WG
Block WH
Block WI
Block WJ
Block WK
Block WL
Block WM
Block WN
Block WO
Block WP
Block WQ
Block WR
Block WS
Block WT
Block WY
Block WZ
Block XA
Block XB
Block XC
Block XD
Block XE
Block XF
Block XG
Block XH
Block XI
Block XJ
Block XK
Block XL
Block XM
Block XN
Block XO
Block XP
Block XQ
Block XR
Block XS
Block XT
Block XU
Block XV
Block XW
Block XX
Block XY
Block XZ
Block YA
Block YB
Block YC
Block YD
Block YE
Block YF
Block YG
Block YH
Block YI
Block YJ
Block YK
Block YL
Block YM
Block YN
Block YO
Block YP
Block YQ
Block YR
Block YS
Block YT
Block YU
Block YV
Block YW
Block YX
Block YZ
Block ZA
Block ZB
Block ZC
Block ZD
Block ZE
Block ZF
Block ZG
Block ZH
Block ZI
Block ZJ
Block ZK
Block ZL
Block ZM
Block ZN
Block ZO
Block ZP
Block ZQ
Block ZR
Block ZS
Block ZT
Block ZU
Block ZV
Block ZW
Block ZX
Block ZY
Block ZZ

Include a note that street escrow will be paid at the time of Platting and it's X amount. (Email Engineering for amount)

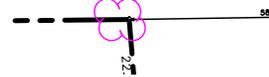
Jon Beckham (24)

Author: Jon Beckham

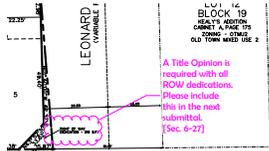
FED
URCELL
2000-121212
(GE 2345)

Please label this IR

Please label this IR



Author: Jon Beckham



A Title Opinion is required with all ROW dedications. Please include this in the next submittal. [Sec. 6-27]

Author: Jon Beckham

Violation of city ordinance and state law and is sub witholding of utilities and building permits.

5. All homes to be fire sprinklered.

6. Park fees to be paid at time of building permit.

Park Development Fee is: \$8,000.00
Park Dedication Fee is \$36,626.64

Park Development Fee is: \$8,000.00
Park Dedication Fee is \$36,626.64

LOT SIZE
BLOCK A
1
2
3
4
5



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Author: Jon Beckham

The IR locations are hard to view on this. Please place them above the property line layer.

The IR locations are hard to view on this. Please place them above the property line layer.

Author: Jon Beckham

TRINITY TOWNHOMES
APPLICANT: TRINITY TOWNHOMES
PROJECT: TRINITY TOWNHOMES
ALL ENCL. SHOW DISTRICT REVISIONS
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
CORNER ENGINEERING, INC.
11015 FINEWOOD DRIVE
LEWISVILLE, TEXAS 75040
DATE: 08/11/11
BY: JWB

Add the following language: Filed:

____ DOC.#

____,
P.R.D.C.T.

Author: Jon Beckham

TRINITY TOWNHOMES
APPLICANT: TRINITY TOWNHOMES
PROJECT: TRINITY TOWNHOMES
ALL ENCL. SHOW DISTRICT REVISIONS
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
CORNER ENGINEERING, INC.
11015 FINEWOOD DRIVE
LEWISVILLE, TEXAS 75040
DATE: 08/11/11
BY: JWB

3x4" space needed here for the Denton County Sticker

Author: Jon Beckham

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	90°00'43"	5.00'	7.86'	7.01'	N44°20'48"E
2.	89°14'00"	5.00'	7.85'	7.01'	S40°39'12"E

Add a plan summary table including:
- total acreage per phase
- total number of lots per phase and zoning
- minimum lot size
- minimum dwelling size
- density per acre
[Sec.6-73(c)(2)]

SURVEYOR'S CERTIFIC
I, WARREN L. G
do hereby certify, the
above work conforms to the

Add a plan summary table including:
- total acreage per phase
- total number of lots per phase and zoning
- minimum lot size
- minimum dwelling size
- density per acre
[Sec.6-73(c)(2)]

Author: Jon Beckham

Make this an "X" lot maintained by the HOA

Make this an "X" Lot Maintained by the HOA

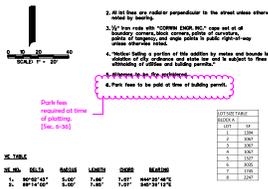


LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Author: Jon Beckham

Please label all the setbacks
[Sec.6-73(C)(10)]

Please label all the setbacks
[Sec.6-73(C)(10)]



Author: Jon Beckham

Park fees required at time of platting.
[Sec. 6-36]

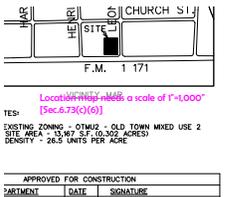
Author: Jon Beckham

Add a note stating that the HOA will maintain the open space and access easement in the "x" lot.

ADD A NOTE STATING THAT THE HOA WILL MAINTAIN THE OPEN SPACE AND ACCESS EASEMENT IN THE "X" LOT.
NOTES:
Setbacks are referenced to Board Addition, an addition to the City of Lewisville, as recorded in Civil & Prop. Div. in the Plat Records of Denton County, Texas.
All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
If from road with "CORMIER ENGINEERING" case, set of all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
Notice: Setback a portion of this addition by metes and bounds is a

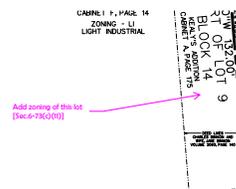
Author: Jon Beckham

Location map needs a scale of 1"=1,000"
[Sec.6.73(c)(6)]



Author: Jon Beckham

Add zoning of this lot
[Sec.6-73(c)(11)]



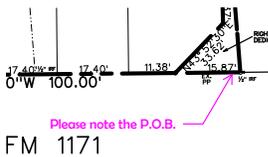


LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



Author: Jon Beckham

Please separate this information from the Title Block. See Lewisville Code of Ordinances Chapter 6 Appendix for a Title Block example



Author: Jon Beckham

Please note the P.O.B.

TRINITY TOWNHOMES
...
Please include the P&Z signature block [Sec.6-73(c)(25)]

Author: Jon Beckham

Please include the P&Z signature block [Sec.6-73(c)(25)]

Author: Jon Beckham

City Staff does not sign off on the plat.

Lewisville and any public utility...
...
Please update to match current owner (John D Lim) or provide deed.

Author: Jon Beckham

This does not match the county record. Please update to match current owner (John D Lim) or provide deed.



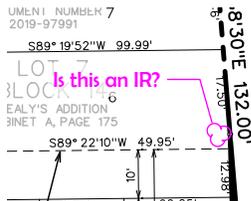
LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Author: Jon Beckham

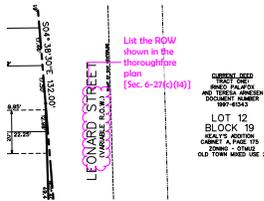
Please show the following:
- Gross ROW
- ROW Dedication
- Net ROW

Please show the following:
- Gross ROW
- ROW Dedication
- Net ROW



Author: Jon Beckham

Is this an IR?



Author: Jon Beckham

List the ROW shown in the thoroughfare plan [Sec. 6-27(c)(14)]



Author: Jon Beckham

Please increase the scale of the survey

Please increase the scale of the survey

Before me, the undersigned, a Notary Public in and for the personally appeared WARREN L. CORWIN, known to me to be the subscribed to the foregoing instrument, and acknowledged to me purpose and consideration therein expressed.

Author: Jon Beckham

Please correct

Given under my hand and seal of office, this ____ day of ____
Please correct
NOTARY PUBLIC, STATE OF TEXAS
The undersigned, the City Secretary of the City of Lewisville, Texas, on behalf of the City of Lewisville, Texas, hereby accepted the dedication of streets, alleys and sewer lines, as shown and set forth in and upon authorized the acceptance thereof by signing as heretofore authorized.
Witness my hand this ____ day of ____ 2021

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Michele Berry, Planning Manager
DATE: July 7, 2020
SUBJECT: **Final Plat of Villas of Bellaire Addition; Containing 102 Residential Lots, Eight Open Space Lots and Seven Private Street Lots ; 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.**

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:

The plat is in conformance with the zoning and land development code excluding the 37 identified deficiencies. Many deficiencies are Scribner's errors or items where clarification is needed in addition to not adhering to the requirements below.

Section 6-27

1. ROW is dedicated and we need a current title opinion.

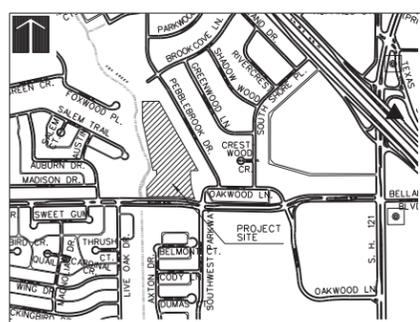
Section 6-73 – Development Code

2. Add Zoning of adjacent properties (c.11).
3. Show all needed easements (c.15 & c.18).
4. Correct all signature blocks to be that from the appendix (c.24 & c.25).
5. Correct Title Block to format like that from the appendix (c.1)
6. Label all lots correctly (c.10)
7. Include tree preservation plan (c.2 & c.27)
8. Ensure boundary line on plat face matches meets and bounds (c.8)
9. Label all needed lines (c.13)
10. Add street names (c.14)
11. Clarify floodplain boundary (c.15 & c.19)

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Villas of Bellaire and delegate to staff the authority to approve should the proposed planned development zoning be passed and all deficiencies are addressed.

Need a current title opinion as Row is being dedicate per Sec's 6-27 and 6-28.



Vicinity Map
Scale: 1"=1000'

NUMBER	DIRECTION	ANGLE	CHORD	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
L1	S 02°18'57" E	30.21	0.9740	21.06	277.68	42.05	42.01
L2	S 87°14'46" W	14.88	4.7391	10.20	180.07	146.30	146.30
L3	S 87°14'46" W	18.41	4.5777	10.20	180.07	146.30	146.30
L4	S 10°10'21" E	18.41	10.7024	25.32	152.97	27.16	27.12
L5	S 44°14'30" W	21.78	11.7024	11.56	11.50	22.24	22.27
L6	N 54°09'59" W	23.55	11.5238	N 82°21'03" W	35.06	137.09	69.75
L7	S 11°11'44" E	25.68	10.2143	N 82°21'03" W	35.06	137.09	69.75
L8	S 32°55'35" E	15.58	42.1404	N 32°21'21" E	18.03	41.50	30.59
L9	S 62°11'18" E	21.22	17.2304	N 82°21'03" W	25.32	152.97	80.72
L10	S 02°18'57" E	24.72	10.2113	N 87°18'55" W	10.20	181.61	11.56
L11	S 32°55'35" E	17.11	11.7111	N 87°18'55" W	10.20	181.61	20.76
L12	S 02°18'57" E	12.54	11.7111	N 87°18'55" W	10.20	181.61	15.83
L13	N 87°14'46" E	31.29	11.7111	N 87°18'55" W	10.20	181.61	15.83
L14	S 02°18'57" E	11.50	11.7111	N 87°18'55" W	10.20	181.61	15.83
L15	S 28°44'42" W	15.47	11.7111	N 87°18'55" W	10.20	181.61	15.83
L16	S 42°41'46" W	21.21	11.7111	N 87°18'55" W	10.20	181.61	15.83
L17	N 87°14'46" W	18.46	11.7111	N 87°18'55" W	10.20	181.61	15.83
L18	S 61°15'18" E	25.70	11.7111	N 87°18'55" W	10.20	181.61	15.83
L19	S 87°14'46" W	28.12	11.7111	N 87°18'55" W	10.20	181.61	15.83
L20	N 32°15'22" E	5.80	11.7111	N 87°18'55" W	10.20	181.61	15.83
L21	N 32°15'22" E	17.95	11.7111	N 87°18'55" W	10.20	181.61	15.83
L22	N 32°15'22" E	17.95	11.7111	N 87°18'55" W	10.20	181.61	15.83
L23	N 18°13'18" W	14.71	11.7111	N 87°18'55" W	10.20	181.61	15.83
L24	N 18°13'18" W	14.71	11.7111	N 87°18'55" W	10.20	181.61	15.83
L25	S 87°14'46" W	3.58	11.7111	N 87°18'55" W	10.20	181.61	15.83
L26	N 32°15'22" E	5.00	11.7111	N 87°18'55" W	10.20	181.61	15.83
L27	N 32°15'22" E	5.00	11.7111	N 87°18'55" W	10.20	181.61	15.83
L28	N 32°15'22" E	5.00	11.7111	N 87°18'55" W	10.20	181.61	15.83
L29	N 32°15'22" E	5.00	11.7111	N 87°18'55" W	10.20	181.61	15.83
L30	S 02°18'57" E	13.08	11.7111	N 87°18'55" W	10.20	181.61	15.83
L31	N 42°58'24" E	12.62	11.7111	N 87°18'55" W	10.20	181.61	15.83

LOT SUMMARY TABLES			
LOT BLOCK ANALYSIS			
Block	Square Feet	Acres	
BLOCK A	36,115	0.83	
BLOCK B	46,578	1.07	
BLOCK C	33,181	0.76	
BLOCK D	55,637	1.28	
BLOCK E	92,181	2.12	
BLOCK F	128,265	2.94	
ROW DEDICATION TABLE			
ITEM	Square Feet	Acres	
CURRENT TOTAL ACREAGE	394,795	9.06	
ROW DEDICATION	2,661	0.06	
REMAINING ACREAGE	392,134	9.00	
SUMMARY			
PRESUB	A, B, & C	21	10
PRESUB	C, D, & E	71	35
FOOTNOTES		182	15
Density per Acre	11.3 Units/Acre		
Minimum Residential Lot Size	1,700 sq ft		
Minimum Dwelling Unit Size	1,800 sq ft		

Confirm all streets with phase 1. Unclear if need to phase if these is the case.

Can lot number labels for new lots be shown in black, grayed out labels generally indicate it is an old lot being amended or replatted, like the drainage easements you show in grey.

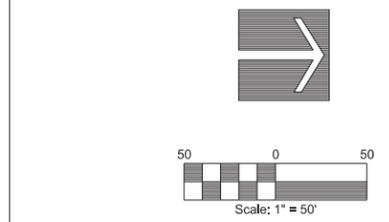
Clarify the public utility easement includes water and sewer in addition to drainage and sidewalk.

remove lines showing existing improvements like pavement, show ROW, property lines, easements, etc.

Show off-site easement or fire access. Show on site access easement too, appears to go through

Can lot number labels for new lots be shown in black, grayed out labels generally indicate it is an old lot being amended or replatted, like the drainage easements you show in grey.

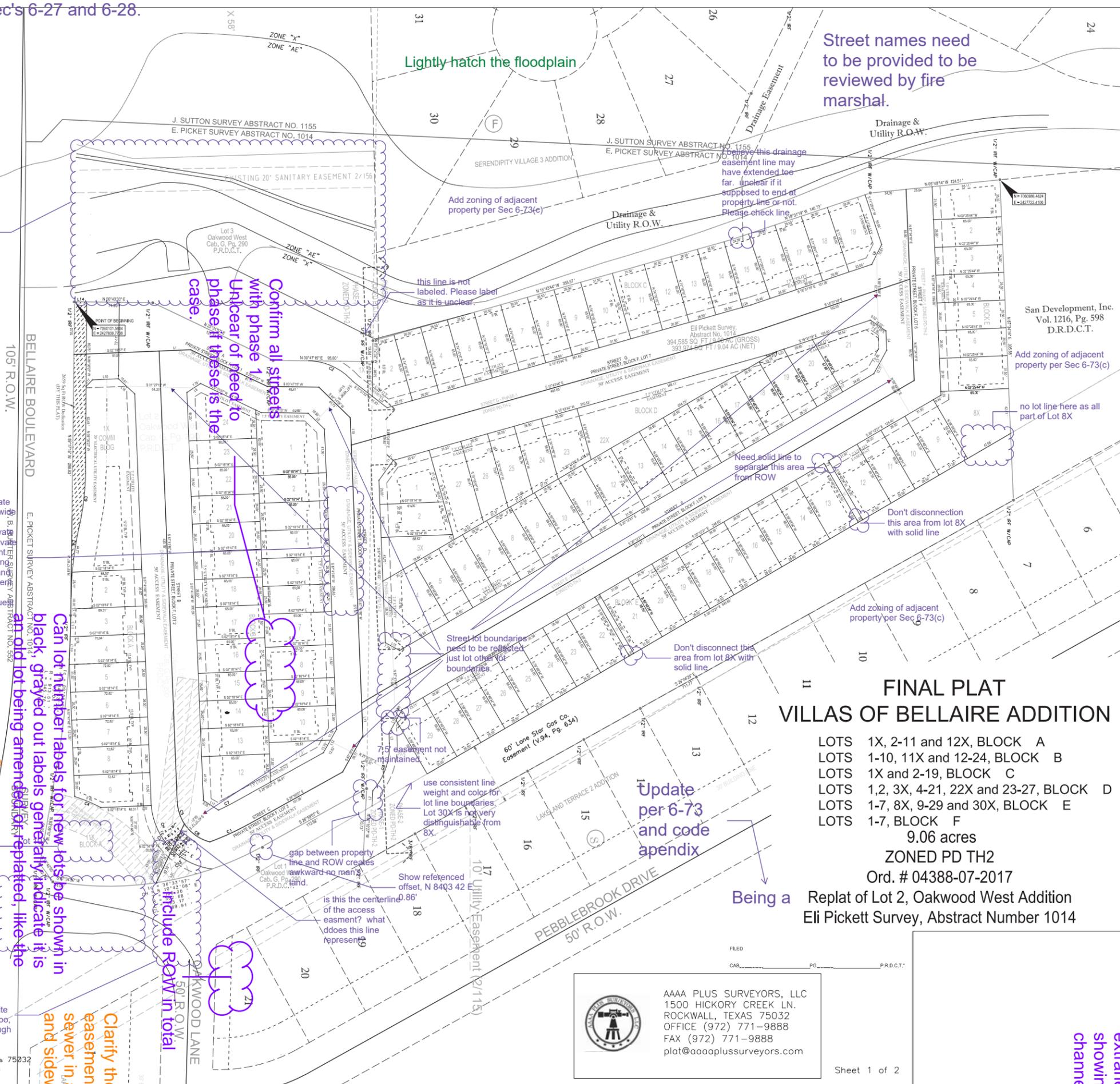
Clarify the public utility easement includes water and sewer in addition to drainage and sidewalk.



LEGEND	
PK NAIL W/SHINER	
IRON ROD (Size As Noted)	
IRON PIPE (Size As Noted)	
IRON PIPE W/CAP	
MAG NAIL W/REF. WASHER	
BRASS DISC	
CUT CENTERLINE MARK	
ANGLE IRON	
BENCHMARK	
CUT "X" IN CONCRETE	
60-D NAIL	
GPS MONUMENT	
CM (Controlling Monument)	

OWNER / DEVELOPER:
ARK DESIGN CONCEPTS
1701 Legacy Drive, Suite 1400, Frisco, TX 75034
T: (214) 876-5662
Nos@arkdesignconcepts.com
www.arkdesignconcepts.com

AAA PLUS Surveyors, LLC open space lot.
1500 Hickory Creek Lane ~ Rockwall, Texas 75087
Office: (972) 771-9888 ~ Fax: (972) 771-9888
plat@aaaaplussurveyors.com



Street names need to be provided to be reviewed by fire marshal.

Lightly-hatch the floodplain

Don't show any pavement boundaries or physical improvements on plat. Remove extraneous lines, showing drainage channel pavement.

Confirm all streets with phase 1. Unclear if need to phase if these is the case.

Add zoning of adjacent property per Sec 6-73(e)

this drainage easement line may have extended too far. Unclear if it supposed to end at property line or not. Please check line.

Add zoning of adjacent property per Sec 6-73(c)

no lot line here as all part of Lot 8X

Need solid line to separate this area from ROW

Don't disconnect this area from lot 8X with solid line

Add zoning of adjacent property per Sec 6-73(c)

Street lot boundaries need to be reflected just lot other lot boundaries.

Don't disconnect this area from lot 8X with solid line

FINAL PLAT VILLAS OF BELLAIRE ADDITION

- LOTS 1X, 2-11 and 12X, BLOCK A
- LOTS 1-10, 11X and 12-24, BLOCK B
- LOTS 1X and 2-19, BLOCK C
- LOTS 1, 2, 3X, 4-21, 22X and 23-27, BLOCK D
- LOTS 1-7, 8X, 9-29 and 30X, BLOCK E
- LOTS 1-7, BLOCK F

9.06 acres
ZONED PD TH2
Ord. # 04388-07-2017

Replat of Lot 2, Oakwood West Addition
Eli Pickett Survey, Abstract Number 1014

Being a

Update per 6-73 and code appendix



AAA PLUS SURVEYORS, LLC
1500 HICKORY CREEK LN.
ROCKWALL, TEXAS 75032
OFFICE (972) 771-9888
FAX (972) 771-9888
plat@aaaaplussurveyors.com

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, VILLAS AT BELLAIRE LLC is the owner of an 9.059 acre tract of land situated in the Eli Pickett Survey, Abstract Number 1014, City of Lewisville, Denton County, Texas, being all of Lot 2, of Oakwood West, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof, as recorded in Cabinet G, Page.290, of the Plat Records of Denton County, Texas (P.R.D.C.T.), together with a tract of land described by deed to Lewisville (U.S.) joint venture, a Texas joint venture, as recorded in Volume 2713, Page 325, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly describe as follows:

BEGINNING at a 1/2-inch Iron Rod found for the Southwest corner of herein described tract, same being the Southeast corner of Lot 3, of said Oakwood West, also being in the North line of Bellaire Boulevard;

THENCE North 00°40'33" East, with the East line of said Lot 3, a distance of 74.99 feet to a 1/2-inch Iron Rod with yellow cap stamped "Arthur Surveying Company" found for corner;

THENCE North 25°31'57" East, with the East line of said Lot 3, a distance of 127.54 feet to a 1/2-inch Iron Rod with yellow cap stamped "Arthur Surveying Company" found for corner;

THENCE North 00°47'15" East, with the East line of said Lot 3, a distance of 95.00 feet to a 1/2-inch Iron Rod with yellow cap stamped "Arthur Surveying Company" found for corner;

THENCE North 89°12'32" West, with the North line of said Lot 3, a distance of 19.84 feet to a 1/2 inch Iron Rod found for corner, same being the southeast corner of a drainage and utility right-of-way dedicated by record plat of Serendipity Village No. 3.; an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof, as recorded in Cabinet A, Page 156, P.R.D.C.T.;

THENCE North 15°43'44" West, with the East line of said drainage and utility right-of-way, a distance of 355.57 feet to a 1/2 inch Iron Rod found for corner, same being the Northeast corner of said drainage and utility right-of-way, also being the Southeast corner of a drainage and utility right-of-way dedicated by plat of Serendipity Village No. 5.; an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof, as recorded in Volume 12, Page 4, P.R.D.C.T.;

THENCE North 18°31'19" West, with the East line of said drainage and utility right-of-way (Volume 12, Page 4), a distance of 140.73 feet to a 1/2-inch Iron Rod found for corner;

THENCE North 05°48'14" West, with the East line of said drainage and utility right-of-way (Volume 12, Page 4), a distance of 124.51 feet to a 1/2 inch Iron Rod found for with yellow cap stamped "Arthur Surveying Company" found for corner; same being the Southwest corner of a tract of land described by deed to San Development, Inc., as recorded in Volume 1216, Page 598, D.R.D.C.T.;

THENCE North 87°34'16" East, with the South line of said San Development, Inc., a distance of 305.88 feet to a point for the Southeast corner thereof, said point being in the Southwest line of Lot 7, in Block 5, of Lakeland Terrace No. 2, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof, as recorded in Volume 2, Page 115, D.R.D.C.T., from which a 1/2 inch Iron Rod found bears South 87°34'16" West, a distance of 0.94 feet;

THENCE South 29°04'25" East, with the Southwest line of said Lakeland Terrace No. 2, a distance of 711.77 feet to a 1/2-inch Iron Rod found corner in the Southwest line of Lot 18, in said Block 5, same being the Northeast corner of Lot 1, of said Oakwood West;

THENCE North 87°10'27" West, with the North line of said Lot 1, a distance of 70.73 feet to a 1/2-inch Iron Rod with yellow cap stamped "Arthur Surveying Company" found for corner, same being the Northwest corner of said Lot 1;

THENCE South 28°59'07" East, with the West line of said Lot 1, a distance of 113.92 feet to a point for corner from which a 1/2 inch Iron Rod found bears North 84°03'41" East, a distance of 0.86 feet, said point being the beginning of a tangent curve to the right, having a radius of 302.68 feet, and whose chord bears South 10°42'08" East, a distance of 189.91 feet;

THENCE Southerly along said curve to the right, with the West line of said Lot 1, through a central angle of 36°33'57", for an arc distance of 193.17 feet to a 1/2-inch Iron Rod with yellow cap stamped "Arthur Surveying Company" found for corner;

THENCE South 07°34'50" West, with the West line of said Lot 1, a distance of 14.00 feet to a point within a traffic signal box;

THENCE South 53°42'50" West, with the West line of said Lot 1, a distance of 20.79 feet to a 1/2-inch Iron Rod with yellow cap stamped "Arthur Surveying Company" found for corner, same being the Southwest corner of said Lot 1, also being in the North line of said Bellaire Boulevard;

THENCE North 80°09'10" West, with the North line of said Bellaire Boulevard, a distance of 93.92 feet to a 1/2 inch Iron Rod found for corner, said point being the beginning of a tangent curve to the left, having a radius of 913.61 feet, and whose chord bears North 84°43'24" West, a distance of 145.61 feet;

THENCE Westerly along said curve to the left, with the West line of said Bellaire Boulevard, through a central angle of 09°08'29", for an arc distance of 145.76 feet to a 1/2-inch Iron Rod found for corner;

THENCE North 89°17'16" West, with the North line of said Bellaire Boulevard, a distance of 298.83 feet to the POINT OF BEGINNING and containing 9.06 acres or 394585 square feet of land, more or less, and being subject to any and all easements that may affect;

OWNER / DEVELOPER:

ARK DESIGN CONCEPTS
1701 Legacy Drive, Suite 1400, Frisco, TX 75034
T: (214) 876-5662
Nas@arkdesignconcepts.com
www.arkdesignconcepts.com

SURVEYOR:



AAAA Plus Surveyors, LLC
Boundary ~ Platting ~ Construction
1500 Hickory Creek Lane ~ Rockwall, Texas 75082
Office (972) 771-9888 ~ Fax (972) 771-9888
plat@aaaaplusurveyors.com

OWNER'S CERTIFICATE OF DEDICATION

Just name goes here

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALI HAIDER Rizvi, of the undersigned authority, do/does hereby adopt this plat designating the herein above described property as VILLAS OF BELLAIRE, LOTS 1X, 2-11 and 12X, BLOCK A, LOTS 1-10, 11X and 12-24, BLOCK B, LOTS 1X and 2-19, BLOCK C, LOTS 1, 2, 3X, 4-21, 22X and 23-27, BLOCK D, LOTS 1-7, 8X, 9-29 and 30X, BLOCK E, and LOTS 1-7, BLOCK F, 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 does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City 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 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.

Ali Haider Rizvi, CEO
Ark Design Concepts

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, a Notary Public In and for the State of Texas, on this day personally appeared Ali Haider known to me to be the same person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ___ day of ___, 20__.

Notary Public
Dallas County, Texas
My Commission Expires: _____

ZONE CHANGE
An ordinance of the Lewisville city council, amending the zoning ordinance by rezoning an approximately 9.059-acre tract of land out of the E. Pickett Survey, Abstract No. 1014; located at the northwest corner of Bellaire Boulevard and oakwood lane; from townhouse district (TH) zoning to planned development- townhouse 2 district (PD-TH2) zoning; correcting the official zoning map; preserving all other portions of the zoning ordinance; determining that the public interests and general welfare demand this zoning change and amendment therein made; providing for a repealer, severability, and a penalty; and declaring an emergency

SIGNATURE BLOCK FOR CITY SECRETARY:
The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the VILLAS OF BELLAIRE 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 ___, 20___, 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 Heinze, City Secretary
City of Lewisville, Texas

Update to Julie Worster

SIGNATURE BLOCKS

All variances previously approved by City Council on

July 3, 2017

- A. To waive the alley requirement and allow front entry
B. To allow a gated community with private streets
C. To allow an alternative street intersection layout

No additional variance from the General Development Ordinance Requested.
Approved for preparation of final plat.

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

Notes:

- 1. Parks Development fee due at time of building permit. \$750 dollars per unit.
2. All streets will be privately owned and maintained by the HOA.
3. The HOA shall be responsible to manage and repair:
- Street and concrete damages from the City of Lewisville or the City of Lewisville's contract due to maintenance or repairs to City maintained storm sewer, sanitary sewer, or water lines.
- Landscaping and irrigation including ATMOS easement green spaces.
- Sidewalks and additional flatwork.
- Fences, walls and screens as shown on the fencing plan of the Planned Development, Ordinance No 4388-07-2017.
- Retaining walls. Signage.
- Entrance with a call station and enhanced landscaping off Belaire Blvd.
4. 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 subdivision to assume maintenance responsibility of the common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event 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 with other public right-of-ways, without having any obligation for a higher level of maintenance within the subdivision. 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.
5. The front setbacks are 17.5' for front doors and 20' for garage

remove, not required language, this is not a zone change.

Update to final plat signature block per Sec 6-73 and appendix.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Wilkens A. Engmann, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lewisville, Texas.



Wilkens A. Engmann
Registered Professional Land Surveyor No. 5629

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Wilkens A. Engmann known to me to be the same person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ___ day of ___, 20__.

Notary Public
Dallas County, Texas
My Commission Expires: _____

Not required to notarize surveyor signature but you may leave if desired.

FINAL PLAT
VILLAS OF BELLAIRE ADDITION

- LOTS 1X, 2-11 and 12X, BLOCK A
LOTS 1-10, 11X and 12-24, BLOCK B
LOTS 1X and 2-19, BLOCK C
LOTS 1, 2, 3X, 4-21, 22X and 23-27, BLOCK D
LOTS 1-7, 8X, 9-29 and 30X, BLOCK E
LOTS 1-7, BLOCK F

9.06 acres
ZONED PD TH2
Ord. # 04388-07-2017
Replat of Lot 2, Oakwood West Addition
Eli Pickett Survey, Abstract Number 1014
May, 2020

Update per page 1

FILED
CAB _____ PG _____ P.R.D.C.T. # _____



AAAA PLUS SURVEYORS, LLC
1500 HICKORY CREEK LN.
ROCKWALL, TEXAS 75032
OFFICE (972) 771-9888
FAX (972) 771-9888
plat@aaaaplusurveyors.com

Villas of Bellaire FPCP 1st_Markup Summary

DRussell (1)

Author: DRussell

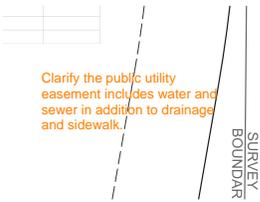
Lightly hatch the floodplain



kchearon (1)

Author: kchearon

Clarify the public utility easement includes water and sewer in addition to drainage and sidewalk.



mberry (35)

Author: mberry

Don't disconnect this area from lot 8X with solid line



Author: mberry

Don't disconnection this area from lot 8X with solid line





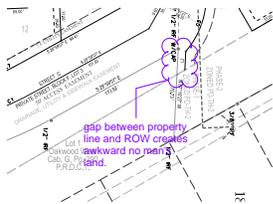
LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



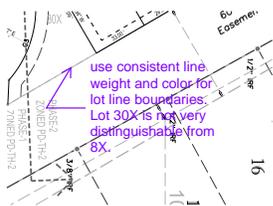
Author: mberry

Need solid line to separate this area from ROW



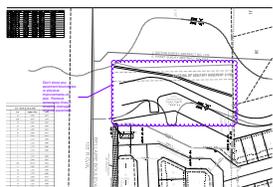
Author: mberry

gap between property line and ROW creates awkward no man's land.



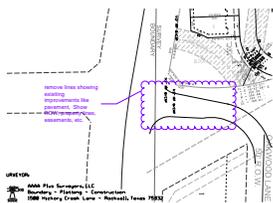
Author: mberry

use consistent line weight and color for lot line boundaries. Lot 30X is not very distinguishable from 8X.



Author: mberry

Don't show any pavement boundaries or physical improvements on plat. Remove extraneous lines, I showing drainage channel pavement.



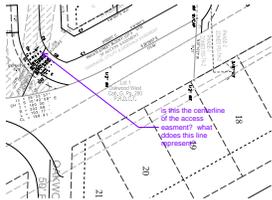
Author: mberry

remove lines showing existing improvements like pavement, Show ROW, property lines, easements, etc.



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



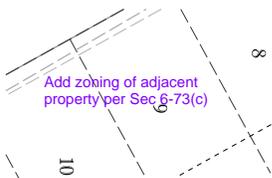
Author: mberry

is this the centerline of the access easement? what does this line represent?



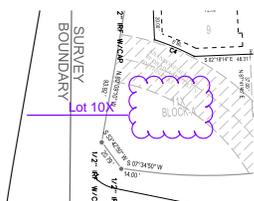
Author: mberry

Street names need to be provided to be reviewed by fire marshal.



Author: mberry

Add zoning of adjacent property per Sec 6-73(c)



Author: mberry

Lot 10X

IS	SQUARE FEET	ACRES	ZONING
	82,725	1.90	PB-112
	110,998	2.54	PB-112
	243,723	5.58	PB-112

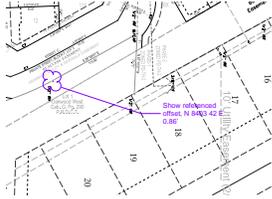
include ROW in total

Author: mberry

include ROW in total

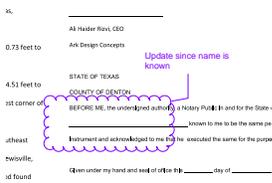


LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



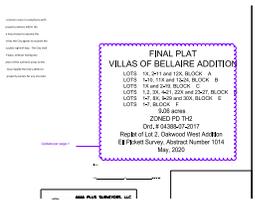
Author: mberry

Show referenced offset, N 8403 42 E 0.86'



Author: mberry

Update since name is known



Author: mberry

Update per page 1



Author: mberry

Not required to notarize surveyor signature but you may leave if desired.



Author: mberry

Update to Julie Worster



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



Author: mberry

Update to final plat signature block per Sec 6-73 and appendix.



Author: mberry

Just name goes here



Author: mberry

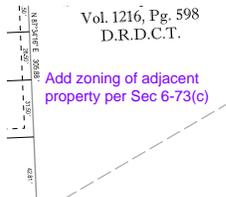
remove, not required language, this is not a zone change.

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, a Notary Public
Ali Haider known to me
Instrument and acknowledged to me that he executed

Given under my hand and seal of office this _____

Author: mberry

Ali Haider



Author: mberry

Add zoning of adjacent property per Sec 6-73(c)



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



Author: mberry

Add zoning of adjacent property per Sec 6-73(c)

Can lot number labels for new lots be shown in black, grayed out labels generally indicate it is an old lot being amended or replatted, like the drainage easements you show in grey.

Author: mberry

Can lot number labels for new lots be shown in black, grayed out labels generally indicate it is an old lot being amended or replatted, like the drainage easements you show in grey.

16	14	1,720	4,840	17	12	1,240	3,600
18	15	1,720	4,840	19	13	1,240	3,600
20	16	1,720	4,840	21	14	1,240	3,600
22	17	1,720	4,840	23	15	1,240	3,600
24	18	1,720	4,840	25	16	1,240	3,600
26	19	1,720	4,840	27	17	1,240	3,600
28	20	1,720	4,840	29	18	1,240	3,600
30	21	1,720	4,840	31	19	1,240	3,600
32	22	1,720	4,840	33	20	1,240	3,600
34	23	1,720	4,840	35	21	1,240	3,600
36	24	1,720	4,840	37	22	1,240	3,600
38	25	1,720	4,840	39	23	1,240	3,600
40	26	1,720	4,840	41	24	1,240	3,600
42	27	1,720	4,840	43	25	1,240	3,600
44	28	1,720	4,840	45	26	1,240	3,600
46	29	1,720	4,840	47	27	1,240	3,600
48	30	1,720	4,840	49	28	1,240	3,600
50	31	1,720	4,840	51	29	1,240	3,600
52	32	1,720	4,840	53	30	1,240	3,600
54	33	1,720	4,840	55	31	1,240	3,600
56	34	1,720	4,840	57	32	1,240	3,600
58	35	1,720	4,840	59	33	1,240	3,600
60	36	1,720	4,840	61	34	1,240	3,600
62	37	1,720	4,840	63	35	1,240	3,600
64	38	1,720	4,840	65	36	1,240	3,600
66	39	1,720	4,840	67	37	1,240	3,600
68	40	1,720	4,840	69	38	1,240	3,600
70	41	1,720	4,840	71	39	1,240	3,600
72	42	1,720	4,840	73	40	1,240	3,600
74	43	1,720	4,840	75	41	1,240	3,600
76	44	1,720	4,840	77	42	1,240	3,600
78	45	1,720	4,840	79	43	1,240	3,600
80	46	1,720	4,840	81	44	1,240	3,600
82	47	1,720	4,840	83	45	1,240	3,600
84	48	1,720	4,840	85	46	1,240	3,600
86	49	1,720	4,840	87	47	1,240	3,600
88	50	1,720	4,840	89	48	1,240	3,600
90	51	1,720	4,840	91	49	1,240	3,600
92	52	1,720	4,840	93	50	1,240	3,600
94	53	1,720	4,840	95	51	1,240	3,600
96	54	1,720	4,840	97	52	1,240	3,600
98	55	1,720	4,840	99	53	1,240	3,600
100	56	1,720	4,840	101	54	1,240	3,600
102	57	1,720	4,840	103	55	1,240	3,600
104	58	1,720	4,840	105	56	1,240	3,600
106	59	1,720	4,840	107	57	1,240	3,600
108	60	1,720	4,840	109	58	1,240	3,600
110	61	1,720	4,840	111	59	1,240	3,600
112	62	1,720	4,840	113	60	1,240	3,600
114	63	1,720	4,840	115	61	1,240	3,600
116	64	1,720	4,840	117	62	1,240	3,600
118	65	1,720	4,840	119	63	1,240	3,600
120	66	1,720	4,840	121	64	1,240	3,600
122	67	1,720	4,840	123	65	1,240	3,600
124	68	1,720	4,840	125	66	1,240	3,600
126	69	1,720	4,840	127	67	1,240	3,600
128	70	1,720	4,840	129	68	1,240	3,600
130	71	1,720	4,840	131	69	1,240	3,600
132	72	1,720	4,840	133	70	1,240	3,600
134	73	1,720	4,840	135	71	1,240	3,600
136	74	1,720	4,840	137	72	1,240	3,600
138	75	1,720	4,840	139	73	1,240	3,600
140	76	1,720	4,840	141	74	1,240	3,600
142	77	1,720	4,840	143	75	1,240	3,600
144	78	1,720	4,840	145	76	1,240	3,600
146	79	1,720	4,840	147	77	1,240	3,600
148	80	1,720	4,840	149	78	1,240	3,600
150	81	1,720	4,840	151	79	1,240	3,600
152	82	1,720	4,840	153	80	1,240	3,600
154	83	1,720	4,840	155	81	1,240	3,600
156	84	1,720	4,840	157	82	1,240	3,600
158	85	1,720	4,840	159	83	1,240	3,600
160	86	1,720	4,840	161	84	1,240	3,600
162	87	1,720	4,840	163	85	1,240	3,600
164	88	1,720	4,840	165	86	1,240	3,600
166	89	1,720	4,840	167	87	1,240	3,600
168	90	1,720	4,840	169	88	1,240	3,600
170	91	1,720	4,840	171	89	1,240	3,600
172	92	1,720	4,840	173	90	1,240	3,600
174	93	1,720	4,840	175	91	1,240	3,600
176	94	1,720	4,840	177	92	1,240	3,600
178	95	1,720	4,840	179	93	1,240	3,600
180	96	1,720	4,840	181	94	1,240	3,600
182	97	1,720	4,840	183	95	1,240	3,600
184	98	1,720	4,840	185	96	1,240	3,600
186	99	1,720	4,840	187	97	1,240	3,600
188	100	1,720	4,840	189	98	1,240	3,600
190	101	1,720	4,840	191	99	1,240	3,600
192	102	1,720	4,840	193	100	1,240	3,600
194	103	1,720	4,840	195	101	1,240	3,600
196	104	1,720	4,840	197	102	1,240	3,600
198	105	1,720	4,840	199	103	1,240	3,600
200	106	1,720	4,840	201	104	1,240	3,600
202	107	1,720	4,840	203	105	1,240	3,600
204	108	1,720	4,840	205	106	1,240	3,600
206	109	1,720	4,840	207	107	1,240	3,600
208	110	1,720	4,840	209	108	1,240	3,600
210	111	1,720	4,840	211	109	1,240	3,600
212	112	1,720	4,840	213	110	1,240	3,600
214	113	1,720	4,840	215	111	1,240	3,600
216	114	1,720	4,840	217	112	1,240	3,600
218	115	1,720	4,840	219	113	1,240	3,600
220	116	1,720	4,840	221	114	1,240	3,600
222	117	1,720	4,840	223	115	1,240	3,600
224	118	1,720	4,840	225	116	1,240	3,600
226	119	1,720	4,840	227	117	1,240	3,600
228	120	1,720	4,840	229	118	1,240	3,600
230	121	1,720	4,840	231	119	1,240	3,600
232	122	1,720	4,840	233	120	1,240	3,600
234	123	1,720	4,840	235	121	1,240	3,600
236	124	1,720	4,840	237	122	1,240	3,600
238	125	1,720	4,840	239	123	1,240	3,600
240	126	1,720	4,840	241	124	1,240	3,600
242	127	1,720	4,840	243	125	1,240	3,600
244	128	1,720	4,840	245	126	1,240	3,600
246	129	1,720	4,840	247	127	1,240	3,600
248	130	1,720	4,840	249	128	1,240	3,600
250	131	1,720	4,840	251	129	1,240	3,600
252	132	1,720	4,840	253	130	1,240	3,600
254	133	1,720	4,840	255	131	1,240	3,600
256	134	1,720	4,840	257	132	1,240	3,600
258	135	1,720	4,840	259	133	1,240	3,600
260	136	1,720	4,840	261	134	1,240	3,600
262	137	1,720	4,840	263	135	1,240	3,600
264	138	1,720	4,840	265	136	1,240	3,600
266	139	1,720	4,840	267	137	1,240	3,600
268	140	1,720	4,840	269	138	1,240	3,600
270	141	1,720	4,840	271	139	1,240	3,600
272	142	1,720	4,840	273	140	1,240	3,600
274	143	1,720	4,840	275	141	1,240	3,600
276	144	1,720	4,840	277	142	1,240	3,600
278	145	1,720	4,840	279	143	1,240	3,600
280	146	1,720	4,840	281	144	1,240	3,600
282	147	1,720	4,840	283	145	1,240	3,600
284	148	1,720	4,840	285	146	1,240	3,600
286	149	1,720	4,840	287	147	1,240	3,600
288	150	1,720	4,840	289	148	1,240	3,600
290	151	1,720	4,840	291	149	1,240	3,600
292	152	1,720	4,840	293	150	1,240	3,600
294	153	1,720	4,840	295	151	1,240	3,600
296	154	1,720	4,840	297	152	1,240	3,600
298	155	1,720	4,840	299	153	1,240	3,600
300	156	1,720	4,840	301	154	1,240	3,600
302	157	1,720	4,840	303	155	1,240	3,600
304	158	1,720	4,840	305	156	1,240	3,600
306	159	1,720	4,840	307	157	1,240	3,600
308	160	1,720	4,840	309	158	1,240	3,600
310	161	1,720	4,840	311	159	1,240	3,600
312	162	1,720	4,840	313	160	1,240	3,600
314	163	1,720	4,840	315	161	1,240	3,600
316	164	1,720	4,840	317	162	1,240	3,600
318	165	1,720	4,840	319	163	1,240	3,600
320	166	1,720	4,840	321	164	1,240	3,600
322	167	1,720	4,840	323	165	1,240	3,600
324	168	1,720	4,840	325	166	1,240	3,600
326	169	1,720	4,840	327	167	1,240	3,600
328	170	1,720	4,840	329	168	1,240	3,600
330	171	1,720	4,840</				



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Author: mberry

Need a current title opinion as Row is being dedicate per Sec's 6-27 and 6-28.



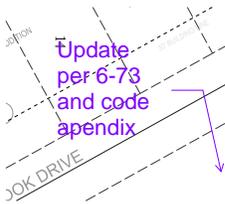
Author: mberry

Being a

Being a REI

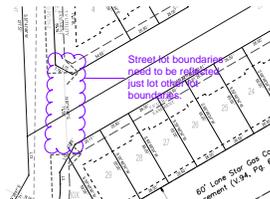
Author: mberry

Update per 6-73 and code appendix



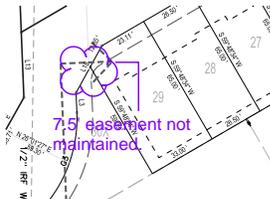
Author: mberry

Street lot boundaries need to be reflected just lot other lot boundaries.



Author: mberry

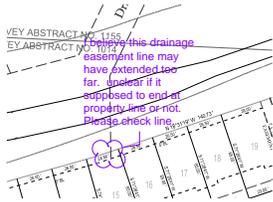
7.5' easement not maintained.





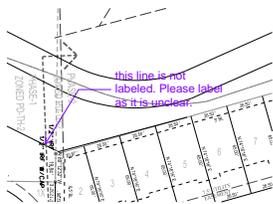
LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



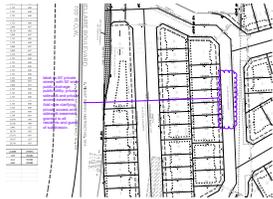
Author: mberry

I believe this drainage easement line may have extended too far. unclear if it supposed to end at property line or not. Please check line.



Author: mberry

this line is not labeled. Please label as it is unclear.



Author: mberry

label as 50' private streets with 50' wide public drainage, public utility, private sidewalk and private access easement. Add note clarifying private access and sidewalk easement granted to all residents and guest of subdivision.



Author: mberry

no lot line here as all part of Lot 8X

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, Senior Planner

DATE: July 7, 2020

SUBJECT: Public Hearing: Consideration of a Zone Change Request from Single Family Residential (R-7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.52 Acres, Legally Described as a Portion of Lot 2, Block E, O.T. Lewisville and Located at 135 West Walters Street; as Requested by William Peck of William Peck & Associates Inc., on Behalf of SJC Holdings, LLC, the Property Owner. (Case No. 20-06-2-Z)

BACKGROUND:

The subject property, located behind City Hall, previously was used as a single-family residence and was zoned for this use. Legacy Music, currently located in Lewisville's Old Town Center, is a music school and studio looking to expand its operations into this new location.

ANALYSIS:

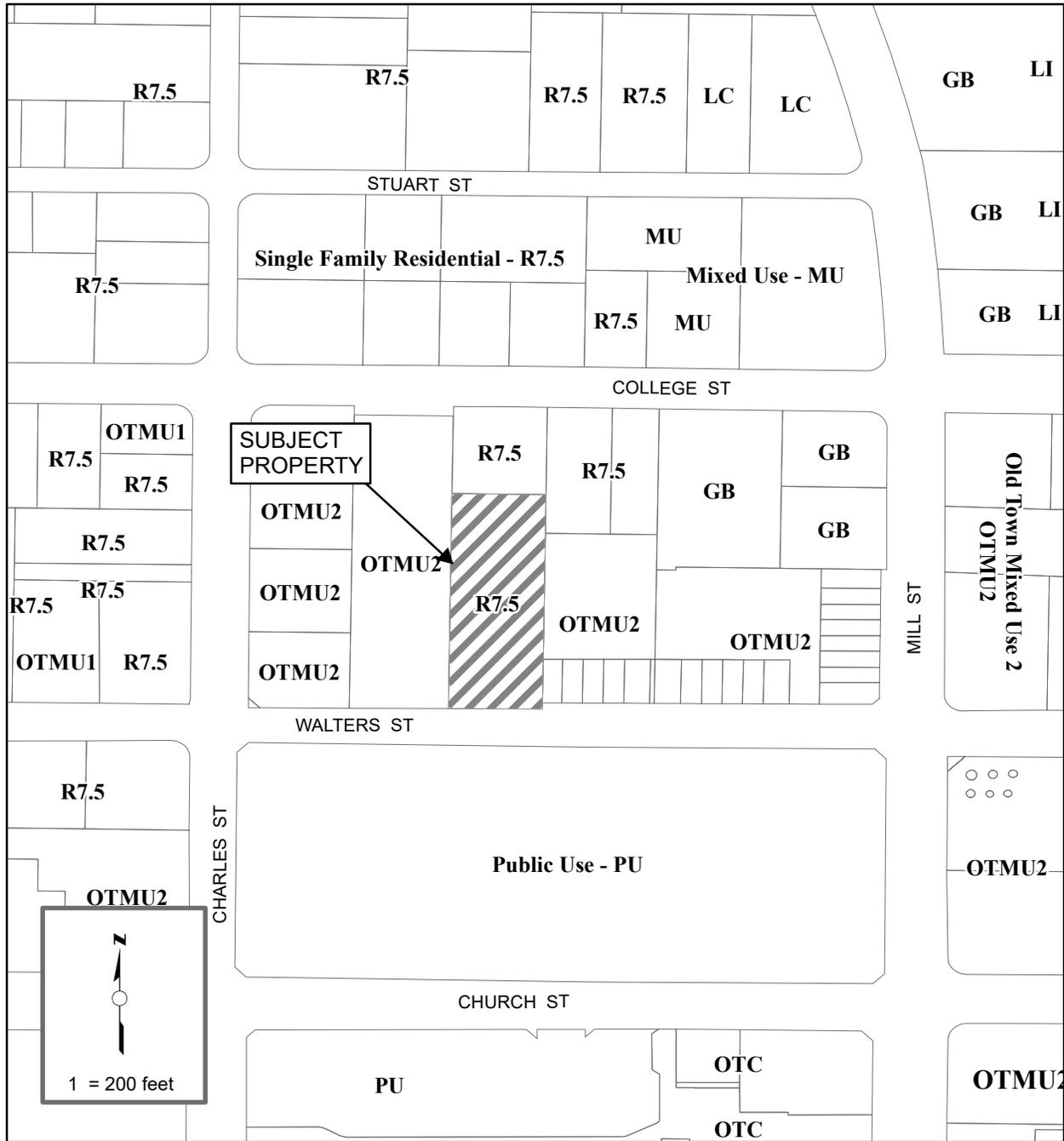
The property is surrounded by a mix of uses and zoning districts. The properties to the north and northeast are zoned single-family residential (R-7.5). The property to the east is the Brownstones at West Walters townhouse development, zoned Old Town Mixed Use 2 (OTMU2). The property to the west was previously used as a church and zoned OTMU2.

The Old Town Mixed Use 2 district allows for a large variety of uses and will permit a music school and studio. The property owner plans to add parking to the interior of this lot and add a 2,446 square foot addition to the rear of the building. The exterior changes were approved by the Old Town Design Review Committee on June 8th, 2020. This zone change complies with the Old Town Master Plan, adopted in 2003.

RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change request from Single Family Residential District (R-7.5) to Old Town Mixed Use 2 District (OTMU2) as requested.

Location Map - 135 W. Walters



ZONING CASE NO. 20-06-2-Z

- PROPERTY OWNER:** SJC LEGACY HOLDINGS LLC
- APPLICANT:** WILLIAM PECK, WILLIAM PECK & ASSOC INC
- PROPERTY LOCATION:** 135 WEST WALTERS STREET (0.52-ACRES) LOT 6 & LOT 2 (SW PT),
BLOCK E, O.T. LEWISVILLE
- CURRENT ZONING:** SINGLE FAMILY RESIDENTIAL R-7.5 (R-7.5)
- REQUESTED ZONING:** OLD TOWN MIXED USE 2 DISTRICT (OTMU2)

Aerial Map - 135 W Walters



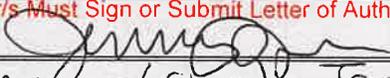
This Section (Office Use Only)

Case:	
PZ:	CC:
Sign/s Picked Up By:	



LEWISVILLE
 Deep Roots. Broad Wings. Bright Future.

**ZONE CHANGE
APPLICATION**

Owner/s (name): <u>SJC Legacy Holdings LLC</u>	
Company Name:	
Mailing Address: <u>907 Summertrail Ct</u>	
Work #:	Cell #: <u>214-562-4301</u>
E-Mail: <u>stevan_james@hotmail.com</u>	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): 	Date: <u>6-18-20</u>
Printed Name: <u>Jenny (Steve) James</u>	

Applicant/Agent (name): <u>BILL PECK</u>	
Company Name: <u>WILLIAM PECK & ASSOC INC</u>	
Mailing Address: <u>105 W MAIN ST LEWISVILLE TX</u>	
Work #: <u>972-221-1424</u>	Cell #: <u>214-707-0304</u>
E-Mail: <u>BILL@PECKARCHITECTS.COM</u>	
Applicant/Agent Signature 	Date: <u>6-18-20</u>
Printed Name: <u>WILLIAM PECK</u>	

Current Zoning: <u>R 7.5</u>	Requested Zoning: <u>DTMLL 2</u>	Acres: _____
Legal Description (Lot/ Block/Tract/Abstract): _____		
Address/Location: <u>135 W WALTERS</u>		

Application and Sign Fees:

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

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

Qty: _____	Zone Change Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ _____
------------	---	----------

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

Amount Due (application & sign fee)	\$ _____
---	----------

William Peck & Associates, Inc
105 W. Main St.
Lewisville, TX 75057

June 18, 2020

Planning & Zoning
City of Lewisville
170 W. Main St.

RE: 135 W Walters

To Whom It May Concern:

Please let this letter serve as a narrative for consideration for a zoning change at 135 W. Walters.

Existing zoning is R 7.5 – Proposed zoning OTMU2 to match the cities master plan.

This property has been purchased by SJC Legacy Holdings LLC. The new owners are proposing to remodel the existing residential structure, keeping the historic original part of the building facing Walters and adding on to the back creating a music studio, including (7) practice rooms, production/recording space, (2) restrooms, a break room, and an office.

The building is being brought up to code both inside and out. New parking will be provided with ADA access. Primary exterior material of the new addition will be horizontal siding to match the existing building.

Thank you for your consideration.

William Peck, AIA
William Peck & Associates, Inc

Subject: Letter

Date: Thursday, June 18, 2020 at 5:32:10 PM Central Daylight Time

From: Jenny

To: William Peck

Category: Clients

City of Lewisville

To whom it may concern:

Bill Peck is our representative for the property at 135 W Walters In old town Lewisville 75057.

Thank you,


Jenny James

Sent from my iPhone

Lot Description

BEING a 0.59 acre tract of land situated in the John W. King Survey, Abstract Number 320 in the City of Lewisville, Denton County, Texas and being all of a tract of land described in deed to Stanford Allen, recorded in Volume 618, Page 444 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

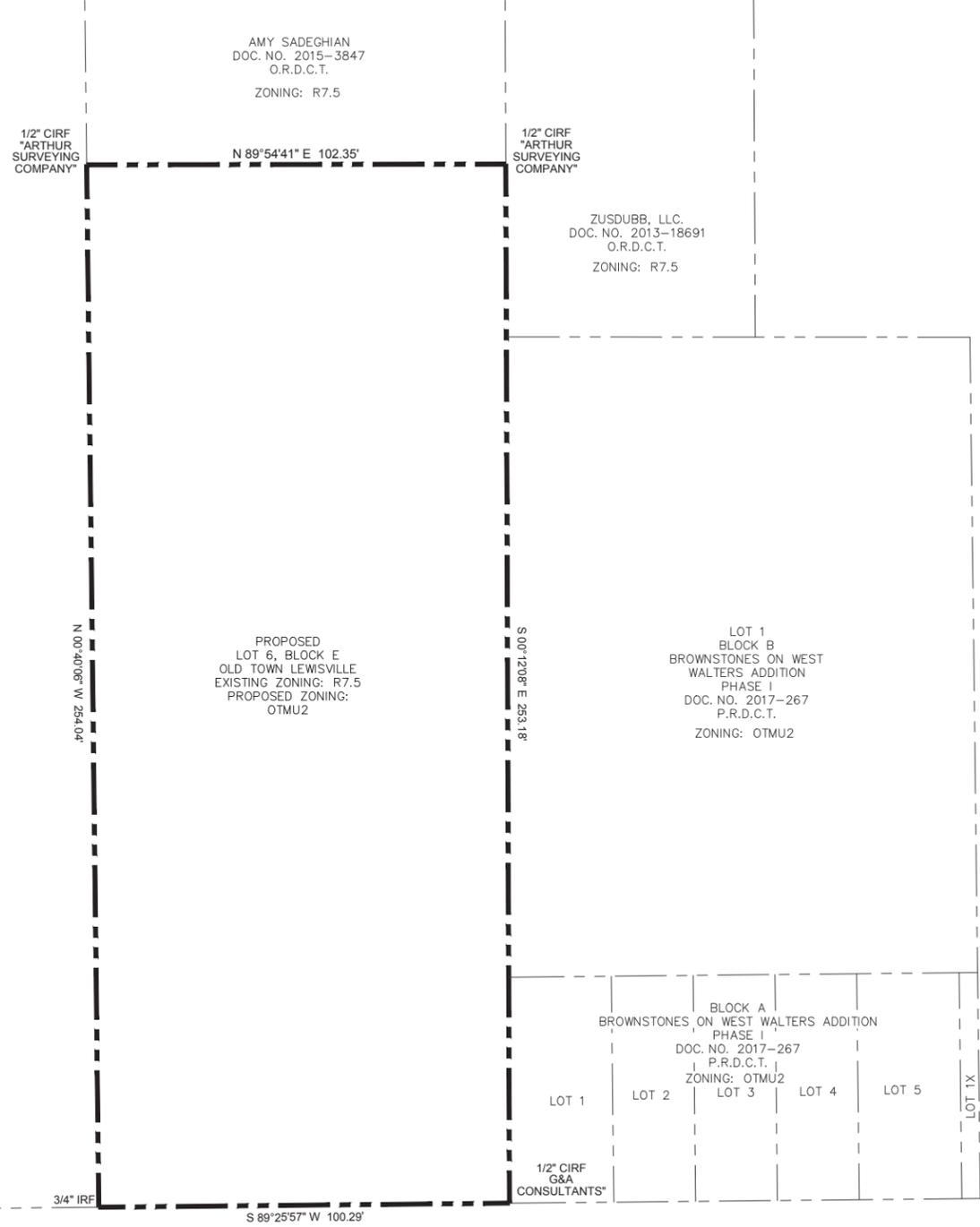
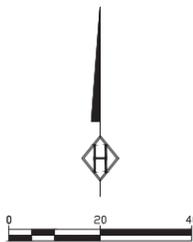
BEGINNING at a 3/4" iron rod found at the Southwest corner of said Allen tract and the common Southeast corner of Liberty Baptist II Addition, recorded in Document Number 2015-80 of the Plat Records of Denton County, Texas and in the North line Walters Street;

THENCE N 00°40'06" W, with the West line of said Allen tract and the common East line of said Liberty Baptist II Addition, a distance of 254.04 feet to a 1/2" iron rod with cap stamped "ARTHUR SURVEYING COMPANY" found at the Northwest corner of said Allen Tract and the common Southwest corner of a tract of land described in deed to Amy Sadeghian, recorded in Document Number 2015-3847 of the Official Records of Denton County, Texas;

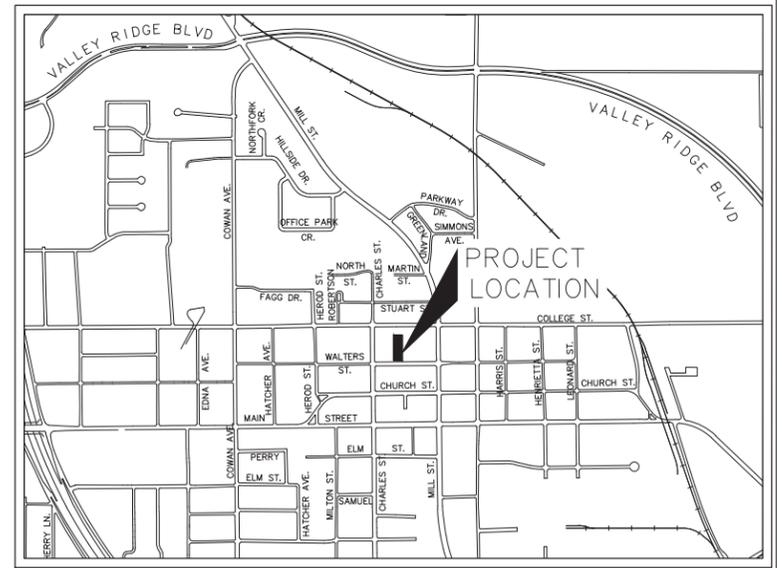
THENCE N 89°54'41" E with the North line of said Allen tract and the common South line of said Sadeghian tract, a distance of 102.35 feet to a 1/2" iron rod with cap stamped "ARTHUR SURVEYING COMPANY" found at the Northeast corner of said Allen tract and the common Southeast corner of said Sadeghian tract and in the West line of a tract of land described in deed to Zusdubb, LLC., recorded in Document Number 2013-18691 of the Official Records of Denton County, Texas;

THENCE S 00°12'08" E with the East line of said Allen tract and the common West line of said Zusdubb tract and the common West line of Brownstones on West Walters Addition, recorded in Document Number 2017-267 of the Plat Records of Denton County, Texas, a distance of 253.18 feet to a 1/2" iron with cap stamped "G&A CONSULTANTS" found at the Southeast corner of said Allen tract and the common Southwest corner of said West line of Brownstones on West Walters Addition and in the North line of said Walters Street;

THENCE S 89°25'57" W with the South line of said Allen tract and the common North line of said Walters Street, a distance of 100.29 feet to the **POINT OF BEGINNING** and containing 0.59 acres of land more or less.



WALTERS STREET



Vicinity Map 1"=1000'

LOT DESCRIPTION

BEING A 0.59 ACRE TRACT OF LAND SITUATED IN THE JOHN W. KING SURVEY, ABSTRACT NUMBER 320 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO STANFORD ALLEN, RECORDED IN VOLUME 618, PAGE 444 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ALLEN TRACT AND THE COMMON SOUTHEAST CORNER OF LIBERTY BAPTIST II ADDITION, RECORDED IN DOCUMENT NUMBER 2015-80 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND IN THE NORTH LINE WALTERS STREET;

THENCE N 00°40'06" W, WITH THE WEST LINE OF SAID ALLEN TRACT AND THE COMMON EAST LINE OF SAID LIBERTY BAPTIST II ADDITION, A DISTANCE OF 254.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ARTHUR SURVEYING COMPANY" FOUND AT THE NORTHWEST CORNER OF SAID ALLEN TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO AMY SADEGHIAN, RECORDED IN DOCUMENT NUMBER 2015-3847 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°54'41" E WITH THE NORTH LINE OF SAID ALLEN TRACT AND THE COMMON SOUTH LINE OF SAID SADEGHIAN TRACT, A DISTANCE OF 102.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ARTHUR SURVEYING COMPANY" FOUND AT THE NORTHEAST CORNER OF SAID ALLEN TRACT AND THE COMMON SOUTHWEST CORNER OF SAID SADEGHIAN TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ZUSDUBB, LLC., RECORDED IN DOCUMENT NUMBER 2013-18691 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 00°12'08" E WITH THE EAST LINE OF SAID ALLEN TRACT AND THE COMMON WEST LINE OF SAID ZUSDUBB TRACT AND THE COMMON WEST LINE OF BROWNSTONES ON WEST WALTERS ADDITION, RECORDED IN DOCUMENT NUMBER 2017-267 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 253.18 FEET TO A 1/2" IRON WITH CAP STAMPED "G&A CONSULTANTS" FOUND AT THE SOUTHEAST CORNER OF SAID ALLEN TRACT AND THE COMMON SOUTHWEST CORNER OF SAID WEST LINE OF BROWNSTONES ON WEST WALTERS ADDITION AND IN THE NORTH LINE OF SAID WALTERS STREET;

THENCE S 89°25'57" W WITH THE SOUTH LINE OF SAID ALLEN TRACT AND THE COMMON NORTH LINE OF SAID WALTERS STREET, A DISTANCE OF 100.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.59 ACRES OF LAND MORE OR LESS.

HOMEYER
ENGINEERING, INC.
ENGINEERING FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

OLD TOWN DEVELOPMENT PLAN
135 W. WALTERS
LOT 6, BLOCK E
OLD TOWN LEWISVILLE
ZONING: OTMU2
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

ZONING EXHIBIT

DRAWN: DCU
DATE: 05/22/2020
HEI #: 20-0402

SHEET NO:
ZE1

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 06/22/2020

P:\2020\06\22\2020-0402_ZE1.dwg, June 19, 2020, 4:59:51 PM
 P:\2020\06\22\2020-0402_ZE1.dwg, June 19, 2020, 4:59:51 PM

MINUTES
IH-35E OVERLAY DISTRICT BOARD
JUNE 16, 2020

Item 1:

The Lewisville IH-35E Overlay District Board meeting was called to order at 7:04 pm. Members present: William Meredith, John Lyng, MaryEllen Miksa, James Davis, Alvin Turner, Karen Locke and Erum Ali.

Staff members present: Michele Berry, Planning Manager; June Sin, Planner; Jonathan Beckham, Planner; Theresa Ernest, Planning Technician.

Item 2:

The second item on the agenda was to approve minutes from the May 19, 2020 joint meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).

Item 5:

Consideration of Four Alternative Standards Associated with a Proposed Expansion of an Existing Industrial Building on a 25.263-Acre Lot, Legally Described as Summit Business Park Addition, Block A, Lot 3; Located at 1175 North Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Jason Russell of GSR Andrade Architects on Behalf of Norman International Dallas LLC, the Property Owner. (Case No. 20-05-5-ALTSTD)

Staff gave a brief overview of the existing building and indicated that the applicant requested the item be tabled for consideration until the next Overlay District Board meeting. A motion was made by Karen Locke to table the item until the Tuesday, July 6, 2020 meeting. The motion was seconded by Erum Ali. The motion passed unanimously (7-0).

There being no other business to discuss, the meeting was adjourned at 7:07 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Overlay District Board

MEMORANDUM

TO: Overlay District Board
FROM: Jon Beckham, Senior Planner
DATE: July 7, 2020
SUBJECT: **Consideration of Two Alternative Standards Associated with a New Development on a 1.130-Acres Lot, Legally Described as The Hilton Garden Inn Addition, Block A, Lot 2; Located on the Southwest Side of Lake Vista Drive, Approximately 570 Feet South of East Vista Ridge Mall Drive; Zoned Light Industrial (LI) District, as Requested by D.Y. Lee, of DL Architecture, on Behalf of Jang Myungsun, the Property Owner. (Case No. 20-06-5-ALTSTD)**

BACKGROUND:

A new two-story office/retail building is proposed on Lake Vista Drive, adjacent to the Hilton Garden Inn, in the IH-35E Overlay District's Transition Sub-District. The applicant is requesting two alternative standards to the architectural regulations: one to allow more colors, and one to allow additional awnings.

ANALYSIS:

There is an Engineering Site Plan currently under review for the project. At this time, the applicant anticipates meeting all site design and landscaping standards. The applicant has provided color elevations as required by the IH-35E Overlay. The applicant wishes to take the elevations forward for review and decision on the alternative standard requests.

Alternative Standards

The applicant is requesting two Alternative Standards in relation to the architectural standards. One alternative standard will need final approval from City Council. Staff has no objections to the requested Alternative Standards.

Alternative Standards:

- a. To allow six (6) colors to be used on each elevation in lieu of the required three (3), a 100% increase. [Sec. 17.5-5 (c)(3)b.]

The Overlay Transitional Sub-District Architectural Standards require that a minimum of two colors and a maximum of three colors be used on each elevation. The proposed development is using four colors of brick and two types of stone. Staff has no objection to this alternative standard as many of these colors are similar in nature, and all of them are

neutral colors. This Alternative Standard may be recommended by the Overlay District Board to City Council.

- b. To allow canopies to be used for 75% of the façade length in lieu of the required 50%, a 25% increase. [Sec. 17.5-5 (c)(2)b.1.]

The Overlay Transitional Sub-District Architectural Standards require that 50% of the front façade length have canopies. These canopies work in conjunction with the trees in the secondary walkway along the front of building to provide shade. The applicant is proposing to increase the percentage of awnings. Staff has no objection to this request. This Alternative Standard may be approved by the Overlay District Board.

RECOMMENDATION:

It is staff's recommendation that the Overlay District Board approve Alternative Standard b. and recommend approval for Alternative Standards a. as presented.

Location Map - Lake Vista Office





June 15, 2020

Planning Department
City of Lewisville
151 W. Church St., 2nd Floor, East Wing
Lewisville, Texas 75029

Re: Permit # 2020-3282 Request for Alternative Standards for Lake Vista Development located at 2670 Lake Vista Drive, Lewisville, TX 75067

To whom this may concern,

We are writing this letter to request alternative standards.

- 1. City of Lewisville code of ordinances chapter 17.5-5 (c) (3) b**
 - To allow six (6) colors to be used on each elevation in lieu of the required three (3), a 100% increase.

- 2. City of Lewisville code of ordinances chapter 17.5-5 (c)**
 - To allow canopies to be used for 75% of the façade length in lieu of the required 50%, a 25% increase.

We hope this letter supplements the submitted renderings well and if there are any questions please do not hesitate to contact us.

D.Y. Lee, AIA
Architect
DL architecture+design
p. 469.298.0824

Lake Vista Development

FAÇADE DESIGN

June 15, 2020

LEWISVILLE, TX

PRESENTED BY

DL architecture+design

BRICK AND STONE

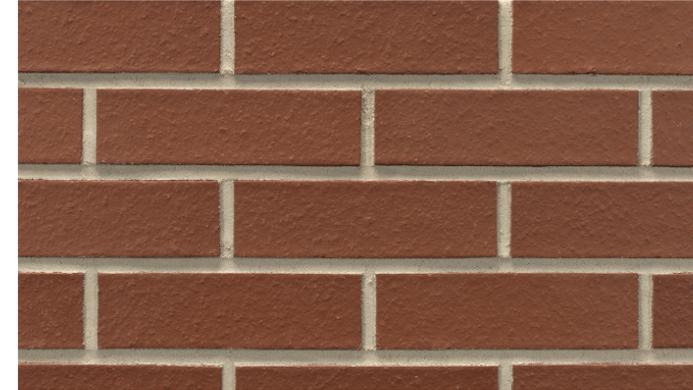
BRICK 1



BRICK 2



BRICK 3



BRICK 4



STONE 1



STONE 2



ALTERNATIVE STANDARD REQUEST 1.

City of Lewisville code of ordinances chapter 17.5-5 (c) (3) b

- To allow six (6) colors to be used on each elevation in lieu of the required three (3), a 100% increase

PROPOSED DESIGN - PERSPECTIVE VIEW

North Facade



PROPOSED DESIGN - PERSPECTIVE VIEW

East Facade



STONE1

BRICK1

EFIS TRIM
ABOVE 9'-0"
ONLY

BRICK3

BRICK4

PRE-CAST CONC TRIM

STONE2

STANDING SEAM
METAL AWNING



PROPOSED DESIGN - PERSPECTIVE VIEW

West Facade



BRICK2

BRICK1

BRICK4

BRICK3

STANDING SEAM METAL AWNING @ 2ND FLOOR ENTRANCE

PROPOSED DESIGN – ELEVATION

Northeast Facade

MATERIAL BREAKDOWN

BRICK:	1860 SF	53%
STONE:	1225 SF	35%
EIFS TRIM (ABOVE 9'-0" ONLY):	393 SF	11%
CONC TRIM (BELOW 9'-0"):	8 SF	0.2%
TOTAL:	3486 SF	100%



AWNING COVERAGE

LENGH OF WALKWAY: 140'-0"
 TOTAL LENGTH OF AWNING: 105'-0" (75% OF WALKWAY)

ALTERNATIVE STANDARD REQUEST 2.

City of Lewisville code of ordinances chapter 17.5-5 (c)

To allow canopies to be used for 75% of the façade length in lieu of the required 50%, a 25% increase

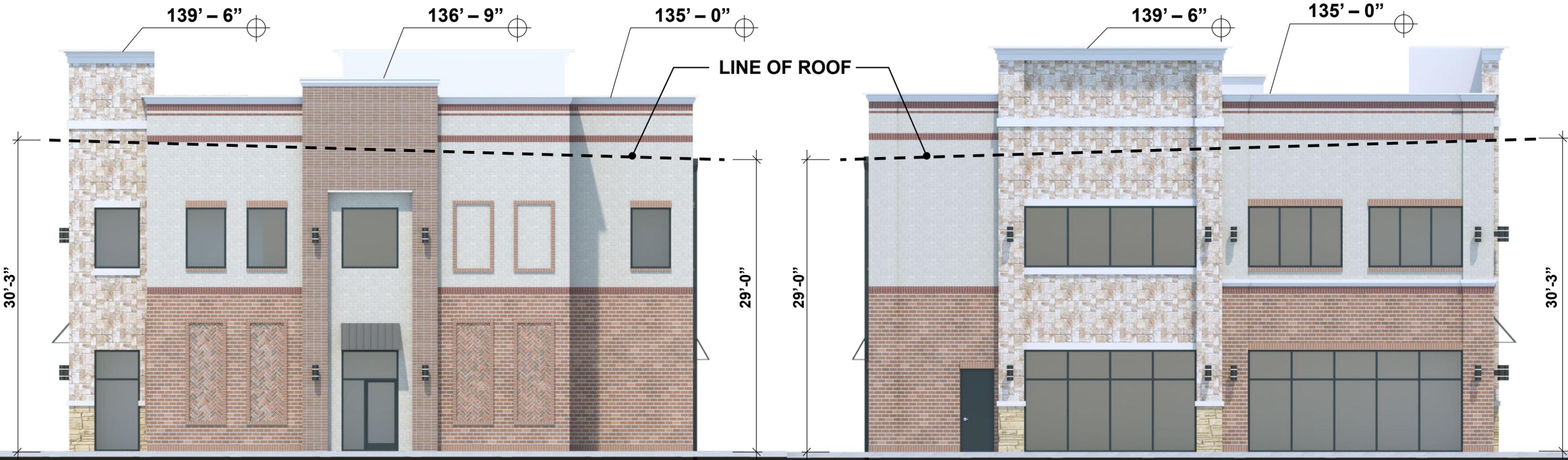


PROPOSED DESIGN – ELEVATION

Northwest & Southeast Facade

MATERIAL BREAKDOWN		
BRICK:	1672 SF	83%
STONE:	216 SF	11%
EIFS TRIM (ABOVE 9'-0" ONLY):	116 SF	6%
CONC TRIM (BELOW 9'-0"):	5 SF	0.2%
TOTAL:	2009 SF	100%

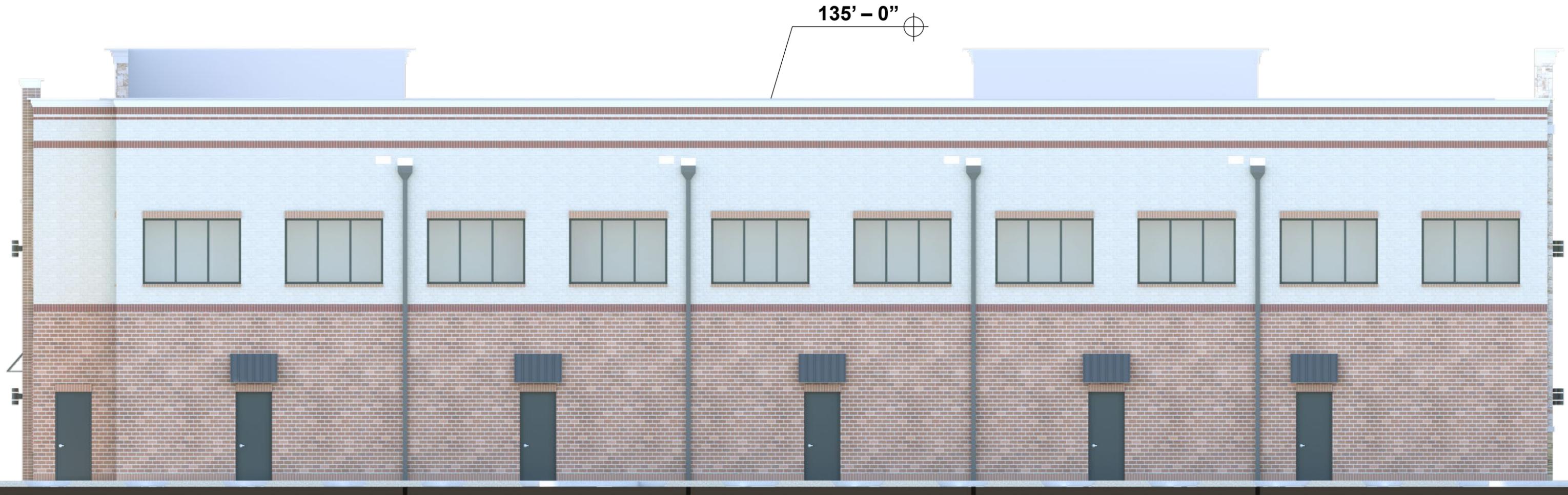
MATERIAL BREAKDOWN		
BRICK:	983 SF	60%
STONE:	487 SF	30%
EIFS TRIM (ABOVE 9'-0" ONLY):	159 SF	10%
CONC TRIM (BELOW 9'-0"):	9 SF	0.5%
TOTAL:	1638 SF	100%



PROPOSED DESIGN – ELEVATION

Southwest Facade

MATERIAL BREAKDOWN		
BRICK:	3963 SF	94%
STONE:	0 SF	0%
EIFS TRIM (ABOVE 9'-0" ONLY):	235 SF	6%
CONC TRIM (BELOW 9'-0"):	0 SF	0%
TOTAL:	4198 SF	100%



MEMORANDUM

TO: Overlay District Board
FROM: June Sin, Planner
DATE: July 7, 2020
SUBJECT: **Tabled: Consideration of Four Alternative Standards Associated with a Proposed Expansion of an Existing Industrial Building on a 25.263-Acre Lot, Legally Described as Summit Business Park Addition, Block A, Lot 3; Located at 1175 North Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Jason Russell of GSR Andrade Architects on Behalf of Norman International Dallas LLC, the Property Owner. (Case No. 20-05-5-ALTSTD)**

BACKGROUND:

This item was tabled from the June 16, 2020 Meeting. The item is still being discussed and it is recommended to table to the July 21, 2020 Meeting.

This building lies in the IH-35E Corridor Overlay Transition Sub-District, and as such has enhanced requirements to the design requirements. The overlay district does not impact the uses permitted in the base Light Industrial (LI) Zoning District. The City Council may approve Alternative Standards after a recommendation of the Overlay Board if they find 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:

Norman Windows plans a 31% expansion of their existing facility. The current office warehouse building is approximately 430,000 square feet and the new addition will add approximately 132,000 square feet to the west side of the building. Per the IH-35E Corridor Overlay District applicability matrix, the expansion needs to comply with all standards in the Transition Sub-District, except for parking structure and open space requirements. The standards in the Overlay District were designed in anticipation of smaller structures with office, retail and restaurant services and are difficult for industrial developments to meet. The applicant desires to match the existing tilt-wall building as much as possible for consistency and has requested four Alternative Standards. Staff reviewed the conceptual layout and helped the applicant to identify the following Alternative Standard requests.

Building and Envelope Standards

The conceptual layout is attached and shows the orientation of the building, proposed parking and access. The applicant plans to meet all other building and envelope standards.

- a. The applicant is requesting an alternative standard to park the office portion at 1 space per 250 square feet and park the warehouse portion at 1 space per 2,000 square feet.

Section 17.5-5 (b)(7) requires one onsite parking space per 250 gross square feet of floor area. The applicant's proposal to park the warehouse area at 1 space per 2,000 square feet reflects the parking ratios for warehouses outside of the I-35E Overlay. The parking ratios established in the I-35E Overlay were adopted at a blended ratio anticipating mostly office, retail and restaurant developments. The goal was to reduce the parking standard and make reuse of the same site with a different use easier. No parking ratios were established for industrial uses. Staff is currently drafting revisions to the I-35E overlay to address proposed developments with industrial and office/warehouse buildings. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

Architectural Standards

Due to the size and scale of the industrial building the applicant is requesting two alternative standards to architectural requirements.

- b. The applicant is requesting an Alternative Standard to reduce the percent of masonry to zero percent on the west façade facing Summit Avenue and zero percent for the side facades.

Section 17.5-5 (c)(3)a which requires 80% of each exterior wall to be comprised of brick or stone. The applicant is proposing a tilt wall structure with 23% stone-like detail on the most visible elevations. The previous brick veneer gateway standards required only ten percent masonry on the street facing elevation when the tilt-wall construction type was used with a 15-foot landscape buffer. In addition, the applicant is providing a 6-foot masonry wall along the Summit Avenue behind a variable landscape buffer ranging from 60' to 200' feet with. The wall will block the lower portion of the building from view and is slightly over 3,500 square feet area. The brick veneer of the wall would be about 18 percent of the street facing elevation if applied to the building. The Overlay Board may make a recommendation to the City Council on this request.

- c. An Alternative Standard is requested regarding articulation.

Section 17.5-5 (c)(1)a requires building facades visible from any street to demonstrate horizontal and vertical Articulation with Façade Rhythm between twenty to forty feet. The proposed tilt-wall consists of approximately 25-foot-wide bays where the rhythm is created with slits created during pouring of concrete and with difference in parapet height. All of the proposed colors are grey neutral colors as shown on the elevations and rendering. Staff is recommending approval with condition that additional vertical articulation is provided, reinforcing the 25-foot rhythm, through utilizing more slit lines and alternating proposed neutral colors. With this condition the project would meet the code requirement as the code allows for changing colors in combination with other techniques to meet the articulation requirements. The Overlay Board may make a recommendation to the City Council on this request.

Landscape Standards and Open Space

The applicant plans to meet all landscaping requirements of the overlay district and Alternative Standards are being requested at this time.

Street and Streetscape Standards

- d. The applicant is requesting an alternative standard to keep the existing sidewalk as is.

Section 17.5-4 (e)(4) & (5), Appendix F requires a 5-foot sidewalk along Summit Avenue. An Alternative Standard is requested to allow existing 4-foot sidewalk to remain, which is a 20% reduction from the requirement. The sidewalk is well maintained and in good condition. Tree are planted along the sidewalk on the property owner's side. The site is directly south of Lewisville High School Killough campus. The Trails master Plan calls for an enhanced sidewalk along Summit Avenue. The neighborhood directly opposite Summit Avenue has a 5-foot sidewalk. The Overlay Board may approve this request.

If these Alternative Standards are approved, they will apply only to the proposed concept plan and allow the applicant to move forward with the engineering site plan and building permit process.

RECOMMENDATION:

Staff recommends that the Overlay District Board table this item to the July 21, 2020 meeting.

Location Map - Norman International



May 28, 2020

Plans Examiner
City of Lewisville
151 W Church Street
Lewisville, TX 75057

RE: Request for Alternative Standards to the IH-35 E Overlay District (**Revised**)
Norman International Existing Facility
1175 N Stemmons Freeway - Lewisville, TX

Norman International, the owner of the above noted property, would like to request alternative standards for the expansion of an existing building on the property, which falls in the I-35 overlay district (Mainstreet Sub-District Transition Sub-District).

1. An alternative standard is requested to Section 17.5-5 (b)(7) which states that on-site parking shall be provided in a one space per 250 gross square feet of floor area. We are proposing meeting the 1: 250 sq. ft. ratio for the office area and meeting a 1:2000 sq. ft. ratio for the warehouse area, which matches the parking requirements for warehouse areas not within the overlay district. We request that you omit the parking requirement for 1:250 for the entire building and limit the requirement only to the office areas. ***In addition, it is our understanding that the existing parking to the East will be affected as part of the I-35 expansion. After discussion with the tenant, only a portion of the truck court will be used for distribution and any parking that is lost from the I-35 expansion can be recouped by striping the truck court if needed.***
2. An alternative standard is requested to Section 17.5-5 (c)(3) which requires 80% of each exterior wall to be comprised of brick or stone. We are requesting an alternative that the expansion to the building match the existing architectural tilt up concrete and reveal patterns ***with some added form-liner***. The only building façade that faces a public right of way will be the west façade. ***The form-liner will only be on the West elevation and will comprise 20% of said elevation. In addition***, the owner is proposing an 8'-10' tall precast masonry screen wall along the entire length of Summit Avenue parallel to the building expansion (as shown in the following Exhibit A Elevation). We request that the size and scale of the wall ***and the added form-liner*** be counted toward a reduced percentage of masonry requirement of 20% (on screen wall only) and that the cumulative visible surface area along Summit area include the west building face and screen wall.
3. An alternate standard to the horizontal articulation requirement. The intention is that the new west building façade will replicate the existing west wall and compliment the buildings existing architecture. The new west wall facing the public right of way will have the required vertical articulation as shown in Exhibit A Elevation.

4. *Section 17.5-5 (e)(3) &(5) requires a 5' sidewalk with a 4' amenity zone. Currently a 4' side walk already exists and is in good condition. Rather than demolish the existing concrete sidewalk and re-pour a new one, we request the existing 4' sidewalk remain in place.*

All other requirements of the Overlay District will be met.

Please feel free to call with any comments or questions and we look forward to your response.

Sincerely,

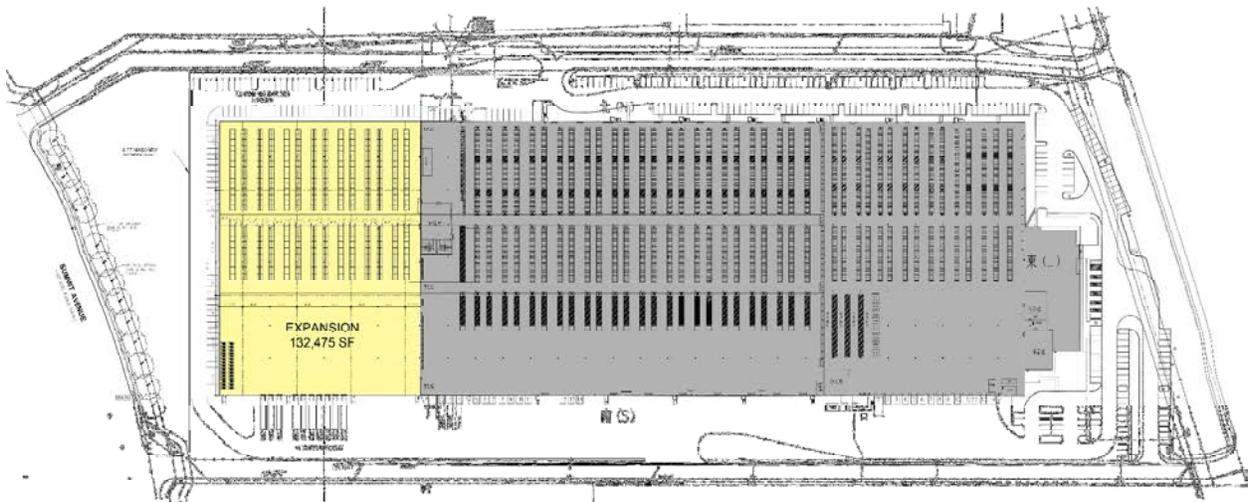
Jason Russell
Principal
GSR Andrade Architects

214.282.1479

jrussell@gsr-andrade.com

EXHIBITS

BUILDING SITE PLAN AND FLOOR PLAN EXPANSION

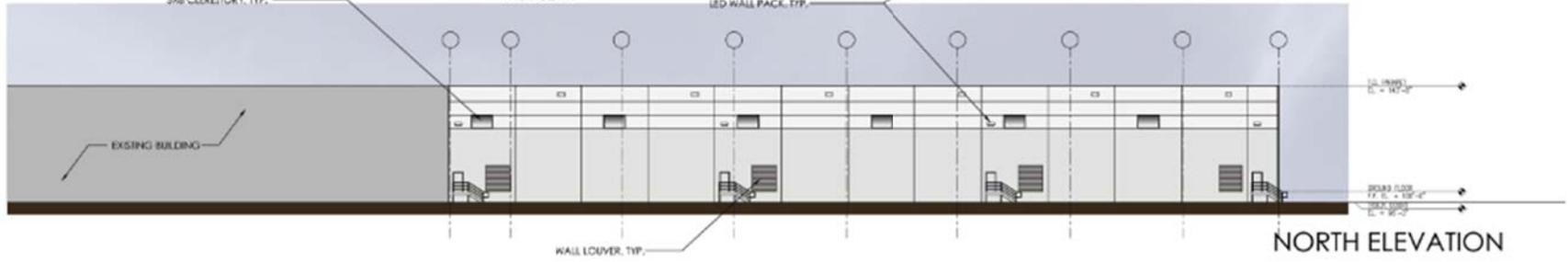
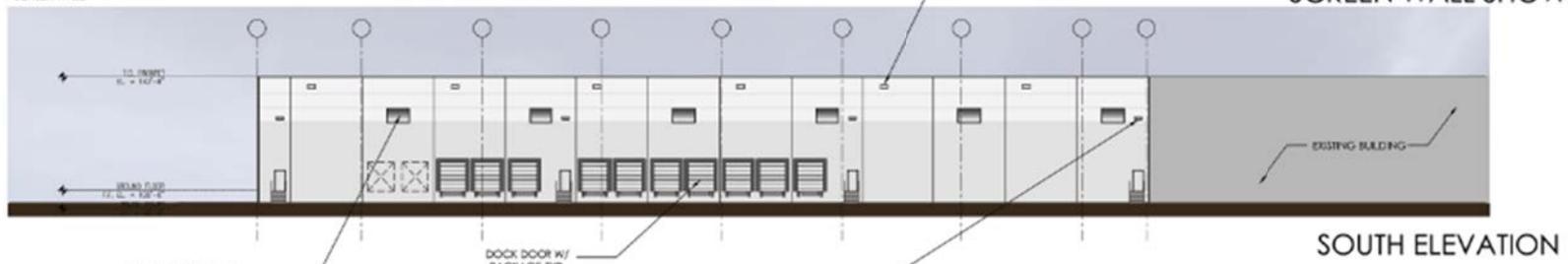
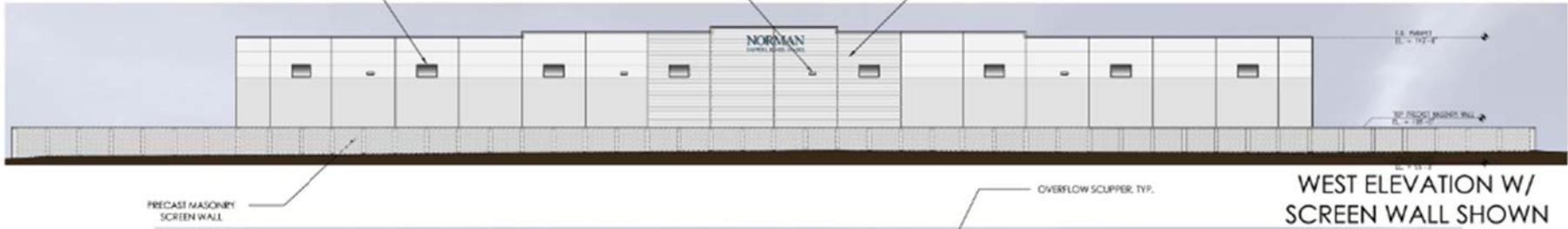
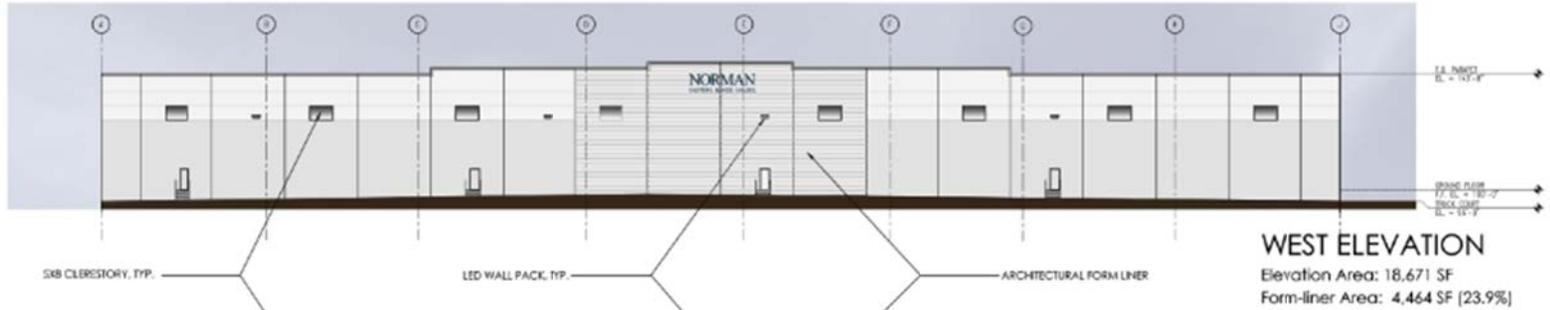


EXISTING WEST WALL



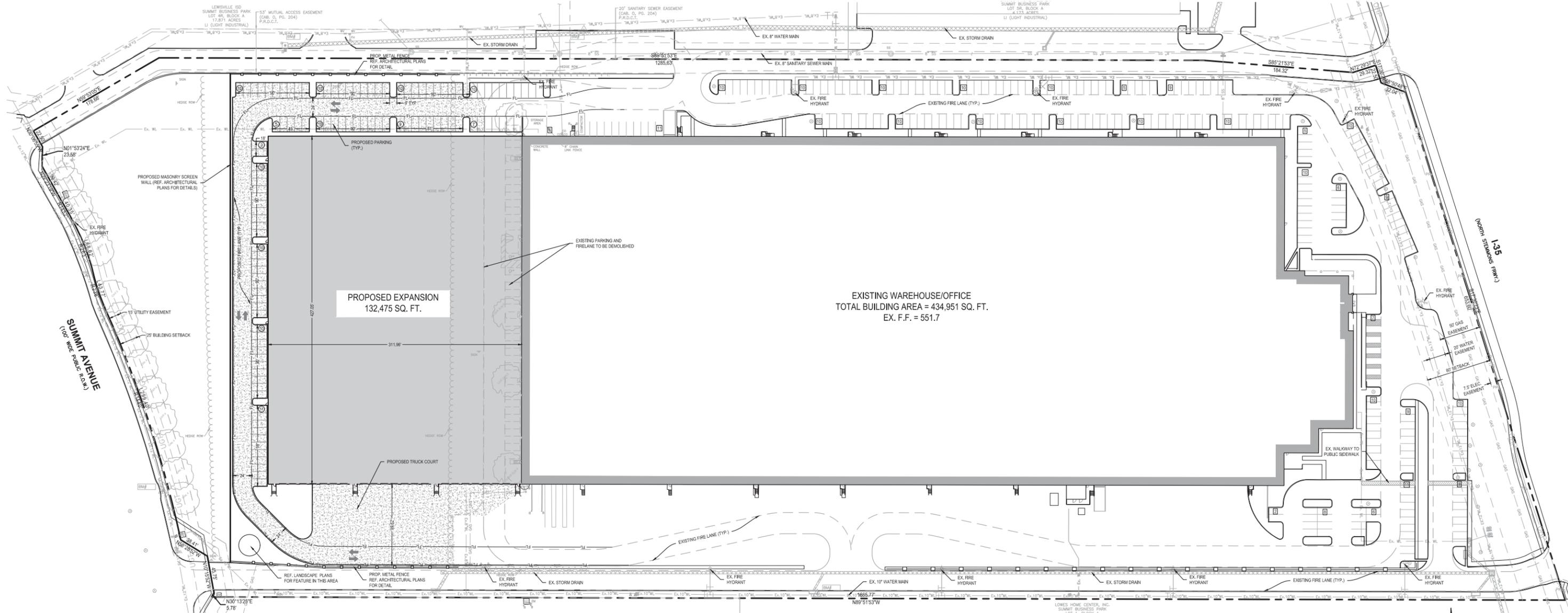
EXISTING STREET VIEW (from Summit Ave.) OF WEST SIDE WITH EXISTING TREES





PROPOSED PRECAST MASONRY SCREEN WALL





PROPOSED EXPANSION
132,475 SQ. FT.

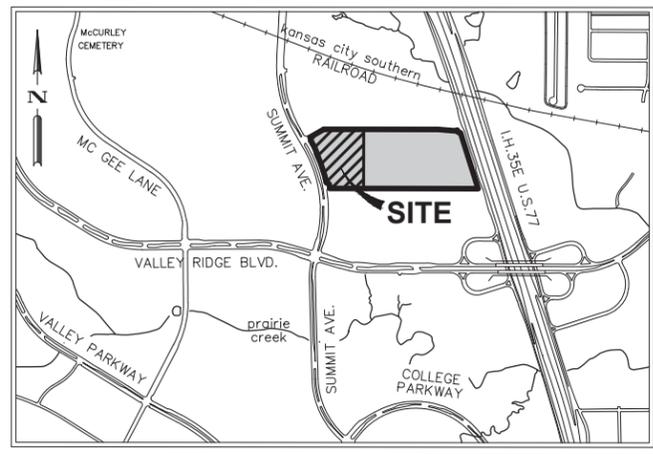
EXISTING WAREHOUSE/OFFICE
TOTAL BUILDING AREA = 434,951 SQ. FT.
EX. F.F. = 551.7

LEGEND

	EXISTING PARKING ROW
	PROPOSED PARKING ROW
	PROPERTY LINE
	EASEMENT

NOTES:

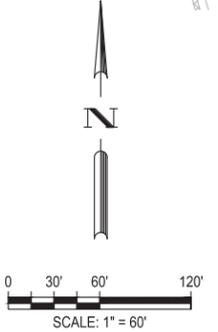
- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED
- SEE ARCHITECTURE DRAWINGS FOR MORE INFORMATION ON BUILDING



VICINITY MAP
N.T.S.

SITE/BUILDING DATA	
EXISTING PARKING COUNT*	365 SPACES
PARKING SPACES TO BE DEMO'D	(38 SPACES)
NEW PARKING SPACES PROVIDED	114 SPACES
NEW PARKING COUNT	441 SPACES
EXISTING O.H. DOCK DOORS*	35 DOORS
NEW O.H. DOCK DOORS	10 DOORS
TOTAL O.H. DOCK DOORS	45 DOORS
EXISTING OFFICE AREA	35,740 S.F.
EXISTING WAREHOUSE AREA*	394,502 S.F.
EXISTING MANUFACTURING AREA (APPROX.)*	34,524 S.F.
NEW WAREHOUSE AREA	132,475 S.F.
TOTAL BUILDING AREA	597,241 S.F.
PARKING CALCULATION	
PARKING REQUIRED	
OFFICE (10,000 S.F. - 74,999 S.F.) = 1:250 @ 35,740 S.F. = 143	
WAREHOUSE (25,000 S.F. +) = 1:2,000 @ 526,977 S.F. = 265	
TOTAL PARKING REQUIRED = 408 SPACES	
TOTAL PARKING PROVIDED	441 SPACES
H/C ACCESSIBLE SPACES REQUIRED (301-400 SP. = 8)	
H/C SPACES PROVIDED	9 SPACES
LOADING SPACES REQUIRED = 1:10,000 S.F. @ 526,977 S.F. = 53	
LOADING SPACES PROVIDED	53 SPACES

* REFERENCED FROM PREVIOUSLY APPROVED SITE PLAN



ENGINEERING SITE PLAN

for
Norman International
25.263 Acres of Lot 3, Block A
Summit Business Park
City of Lewisville
Denton County, Texas

EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES, WHETHER SHOWN OR NOT, DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
DAVID A. GREER, P.E.
TEXAS REGISTRATION NO. 109928
MAY 29, 2020



BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

OWNER
NORMAN INTERNATIONAL
1175 N. STEMMONS FWY
LEWISVILLE, TX 75067
Contact: Tim Allin
Tel: 562-236-2600



BGE, Inc.
 777 Main St., Suite 1900
 Fort Worth, TX 76102
 Tel: 972-887-6130 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: David Greer
 Tel: 817-872-6005
 Copyright 2020

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**LANDSCAPE DETAILS
 & NOTES**
 NORMAN INTERNATIONAL DALLAS
 1175 N STEMMONS FWY
 LEWISVILLE, TX 75067
 25,263 ACRES
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 DAVID A. GREER, P.E.
 TEXAS REGISTRATION NO. 109928
 JUNE 12, 2020

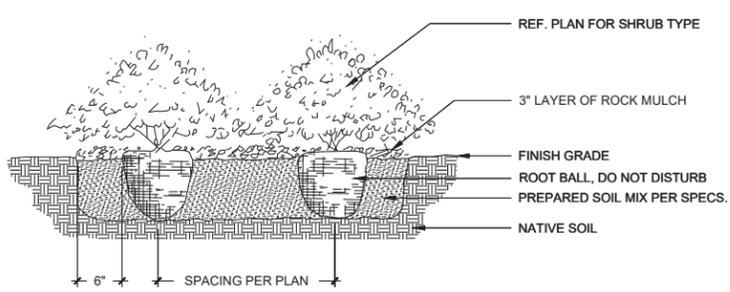
REVISIONS		
REV. NO.	DATE	DESCRIPTION

DRAWN BY: TDH
 CHECKED BY: BM
 DATE: 06/12/2020
 PROJECT NUMBER: 7711-00

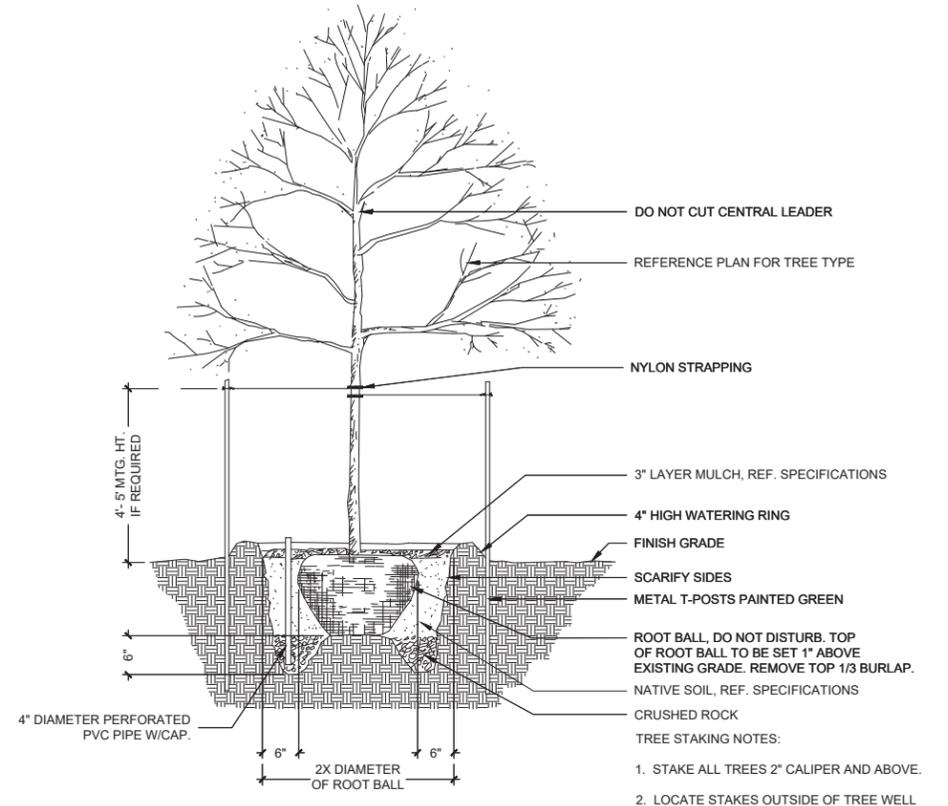
Sheet No.
L1.02
 LANDSCAPE DETAILS
 & NOTES

LANDSCAPE NOTES:

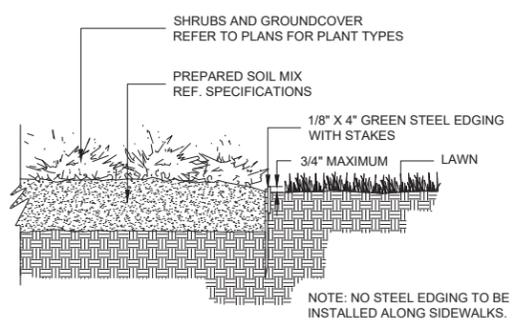
- ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON OTHER CONSULTANTS' DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERING OR LANDSCAPE ARCHITECTURE PLANS. ANY DAMAGE TO EXISTING SITE UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THIS SCOPE OF WORK SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
- FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
- PLANT SPACING IS AS INDICATED ON 'PLANT LEGEND' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT LEGEND REMARKS.
- TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14') FEET.
- ALL TREES TO BE STAKED AND INCLUDED AT LEAST 3 INCHES OF HARDWOOD MULCH OVER PLANTING AREA.
- ALL SHRUB, GROUNDCOVER & PERENNIAL SHALL HAVE A MIN. THREE (3") HARDWOOD MULCH.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- ALL LANDSCAPE BEDS TO RECEIVE STEEL EDGING WITHIN GROUND COVER AND SHRUB AREAS THAT ARE ADJACENT TO TURF.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
- TOPSOIL SHALL BE A MINIMUM OF 4" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- REFER TO CIVIL FOR GRADING AND UTILITY COORDINATION.
- APPROXIMATE LIMITS OF SEEDING AND SODDING ARE SHOWN AS ON PLAN; CONTRACTOR TO PROVIDE SOD ON ALL AREAS DISTURBED BY CONSTRUCTION.
- CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
- ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS PROVIDED HEREIN OR OTHERWISE TO CITY OF LEWISVILLE STANDARDS.



(B) SHRUB PLANTING
 SECTION NO TO SCALE



(A) SHADE TREE PLANTING
 SECTION NOT TO SCALE



(C) STEEL EDGING
 SECTION NOT TO SCALE

BGE, INC. © 2020 Project: 7711-00-Norman_Intl_Bldg_Shifters_Lewisville_LP_V03_CADD_V03_Sheets_V7711-LS-5-04-20.dwg Jun 12, 2020-10:43am thuyh

**MINUTES
TRANSPORTATION BOARD**

Tuesday May 5th, 2020

Item No. 1 Call to Order and Announce a Quorum is Present

Due to the closing of all city facilities, the Transportation Board meeting on Tuesday, May 5th, was held 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.

Chairman Mary Ellen Miksa called the Lewisville Transportation Board meeting to order at 06:48 p.m. and announced that a quorum was present with the following members in attendance:

Mary Ellen Miksa
William Meredith
Karen Locke
James Davis
Alvin Turner
Erum Ali
John Lyng

Staff Present: Sagar Medisetty, Daphne Stubbs

Item No. 2 Approval of the Minutes

A motion was made by Erum Ali and seconded by William Meredith to approve the minutes of the October 01, 2020 meeting as submitted. All members present voted aye (7-0), and the motion carried.

Item No. 3 Visitors/Citizens Forum

At this time, any person with business before the Board not scheduled on the Agenda may speak to the Board. No formal action can be taken on these items at this meeting.

No speakers came forth.

Item No. 4 Consideration of an Amendment to Section 15-126, Stopping, Standing and Parking Prohibited on Specific Streets, of the Lewisville City Code to Restrict Left Turns for Westbound Purnell Street at the Driveway Entrance to Mill Street Elementary School and Make a Recommendation to the City Council Regarding the Amendment.

Sagar Medisetty presented this item and discussed the traffic circulation pattern for the new Mill Street Elementary School during student pick-up and drop-off times. He requested an amendment to Section 15-126 to restrict the left turns on westbound Purnell St at the School driveway which creates a conflict with queued up traffic on eastbound Purnell St and a recommendation be made to the City Council regarding the amendment.

There were no discussions

A motion was made by John Lyng to approve the item and seconded by William Meredith to approve the Consideration of an Amendment to Section 15-126, Stopping, Standing and Parking Prohibited on Specific Streets, of the Lewisville City Code to Restrict Left Turns for Westbound Purnell Street at the Driveway Entrance to Mill Street Elementary School and Make a Recommendation to the City Council Regarding the Amendment.

The vote was 7 ayes and 0 nay. The motion carried.

Item No. 5 Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Specific Streets, of the Lewisville City Code to Establish the Speed Limit of 70 mph on SH 121 Main Lanes from the Southern City Limits at the Lewisville-Coppell Boundary Line to the Sam Rayburn Tollway and Make a Recommendation to the City Council Regarding the Amendment.

Sagar Medisetty presented this item and shared a map to further explain the consideration of the speed limit. Mr. Medisetty stated that SH 121 that belongs to TxDot has been widened and they have completed a speed study to establish a new speed limit on SH 121. Medisetty requested a recommendation be made to the City Council regarding the amendment.

There were no discussions

A motion was made by Erum Ali to approve the item and seconded by Karen Locke to approve the Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Specific Streets, of the Lewisville City Code to Establish the Speed Limit of 70 mph on SH 121 Main Lanes from the Southern City Limits at the Lewisville-Coppell Boundary Line to the Sam Rayburn Tollway and Make a Recommendation to the City Council Regarding the Amendment.

The vote was 7 ayes and 0 nay. The motion carried.

Item No. 6 Consideration of an Amendment to Section 15-126, Stopping, Standing, or Parking Prohibited on Specific Streets, of the Lewisville City Code for Prohibiting Parking on the North Side of Polser Road from Holy Grail Drive to 650 feet west of Holy Grail Road fronting the Polser Elementary School and Make a Recommendation to the City Council Regarding the Amendment.

Sagar Medisetty presented this item and shared a map with the Board. The City of Carrollton is experiencing heavy traffic near the Polser Elementary School during pick-up and drop-off times. The City of Carrollton requests the reversal of the current traffic flow and request that the parents come to the school from the eastbound direction of Polser Road which provides space for parking on the south side of Polser Road and would create more queuing. Staff concurs with the City of Carrollton’s request to restrict parking on the north side of Polser Road.

There were no discussions

A motion was made by William Meredith to approve the item and seconded by Alvin Turner to approve the Consideration of an Amendment to Section 15-126, Stopping, Standing, or Parking Prohibited on Specific Streets, of the Lewisville City Code for Prohibiting Parking on the North Side of Polser Road from Holy Grail Drive to 650 feet west of Holy Grail Road fronting the Polser Elementary School and Make a Recommendation to the City Council Regarding the Amendment.

The vote was 7 ayes and 0 nay. The motion carried.

Item No. 7 Adjournment

A motion to adjourn was made by William Meredith and seconded by Alvin Turner. The vote was 7 ayes and 0 nay to adjourn.

The meeting adjourned at 7:06 pm.

Respectfully submitted,

David Salmon P.E.
City Engineer

**THESE MINUTES APPROVED BY THE
LEWISVILLE TRANSPORTATION BOARD.**

CHAIRMAN

DATE

AGENDA SUPPORT MATERIAL
JULY 7, 2020

Item No. 2 – Minutes

A copy of the minutes of the May 05, 2020 meeting is attached. If there are any questions or corrections, please contact Sagar Medisetty at 972-219-5027.

Item No. 3 – Visitors/Citizens Forum

At this time, any person with business before the Board not scheduled on the Agenda may speak to the Board. No formal action can be taken on these items at this meeting.

Item No. 4 – Consideration of an Amendment to Section 15-35, Maximum Speed Limits on Specific Streets, of the Lewisville City Code to Establish the Speed Limit of 50 mph on State Highway 121 Frontage Roads (Northbound and Southbound) from Denton Tap Road to the East City Limits at Standridge Drive and Make a Recommendation to the City Council Regarding the Amendment.

Action Possible Action Informational Item

Presenter: Jason Walker

Background:

The Texas Department of Transportation submitted a speed study recommending to alter the speed limits for the frontage roads of State Highway 121. The City ordinance needs to be amended to reflect the new speed limits for Lewisville Police Department to be able to enforce the speeds on the frontage road lanes of State Highway 121.

Analysis:

The Texas Department of Transportation (TxDOT) establishes the prima facie reasonable and prudent speed limits on public highways and roadways of the state highway system. Texas Transportation Code empowers the Texas Transportation Commission of TxDOT to alter those prima facie speed limits on any part of the state highway system as determined from the results of an engineering and traffic study.

TxDOT conducted a speed study on the State Highway 121 frontage roads for the entire Sam Rayburn Tollway corridor through the cities of Coppell, Lewisville, The Colony, Frisco, Plano, McKinney and Allen. The speed limits for the entire stretch of State Highway 121 Frontage Roads recommend by the speed study is illustrated in the map below.

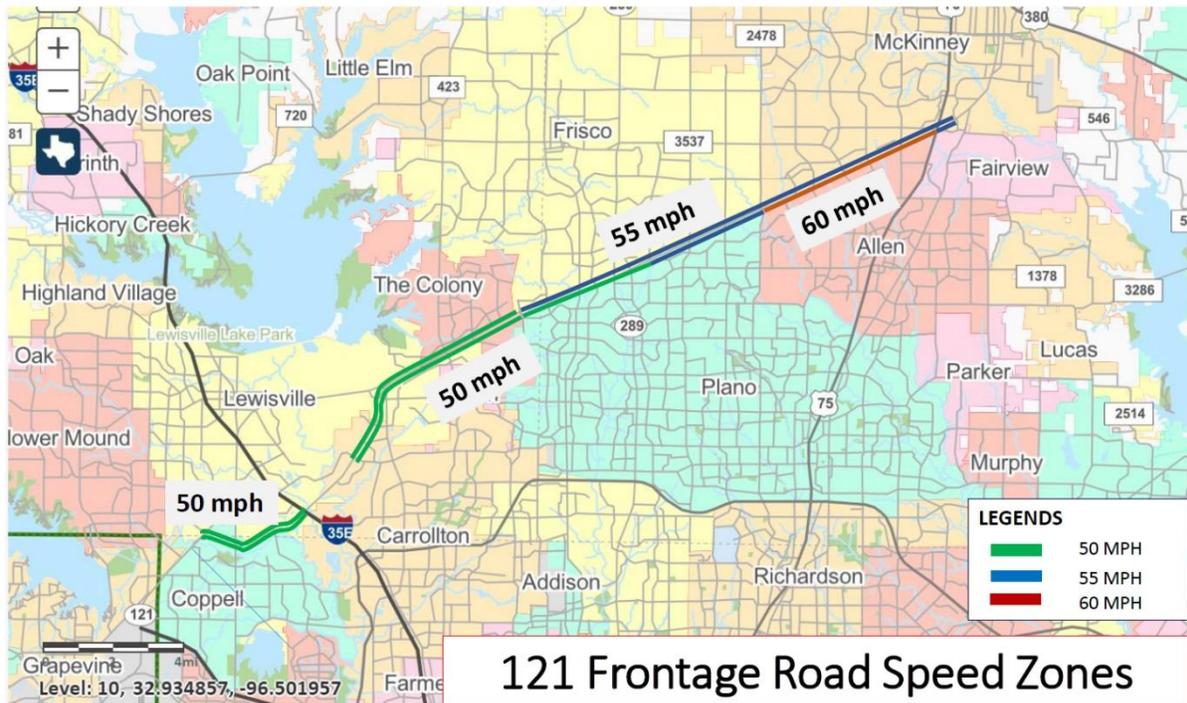


Figure 1: TxDOT Speed Study Recommendations on the State Highway 121 Frontage Roads for the Entire Corridor

The location of the State Highway 121 frontage roads along the Sam Rayburn Tollway through Lewisville, with the proposed speed limits and the existing speed limits, are illustrated in the maps below.

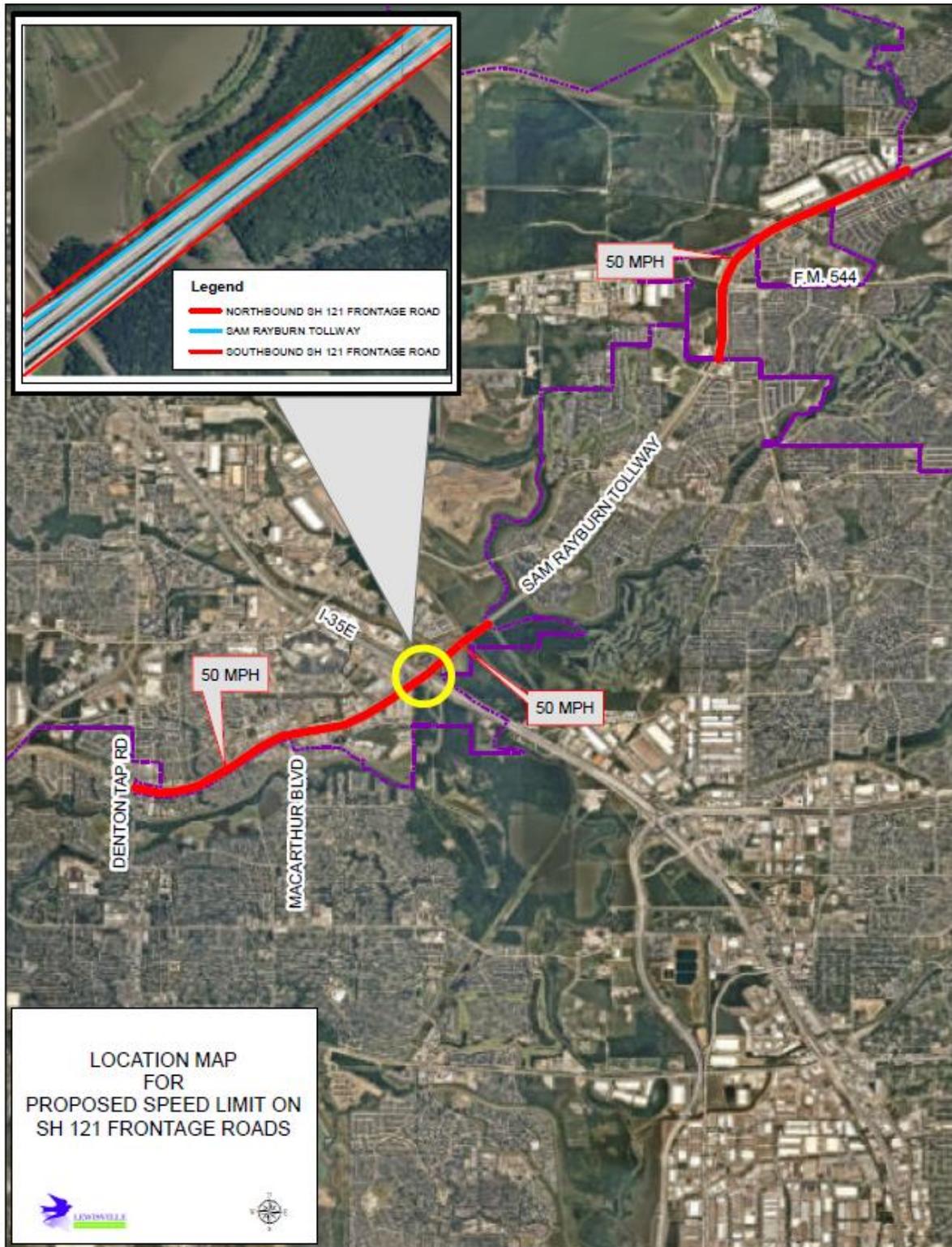


Figure 2: Map showing the extent of Sam Rayburn Tollway Frontage Roads within Lewisville with the proposed speed limits noted

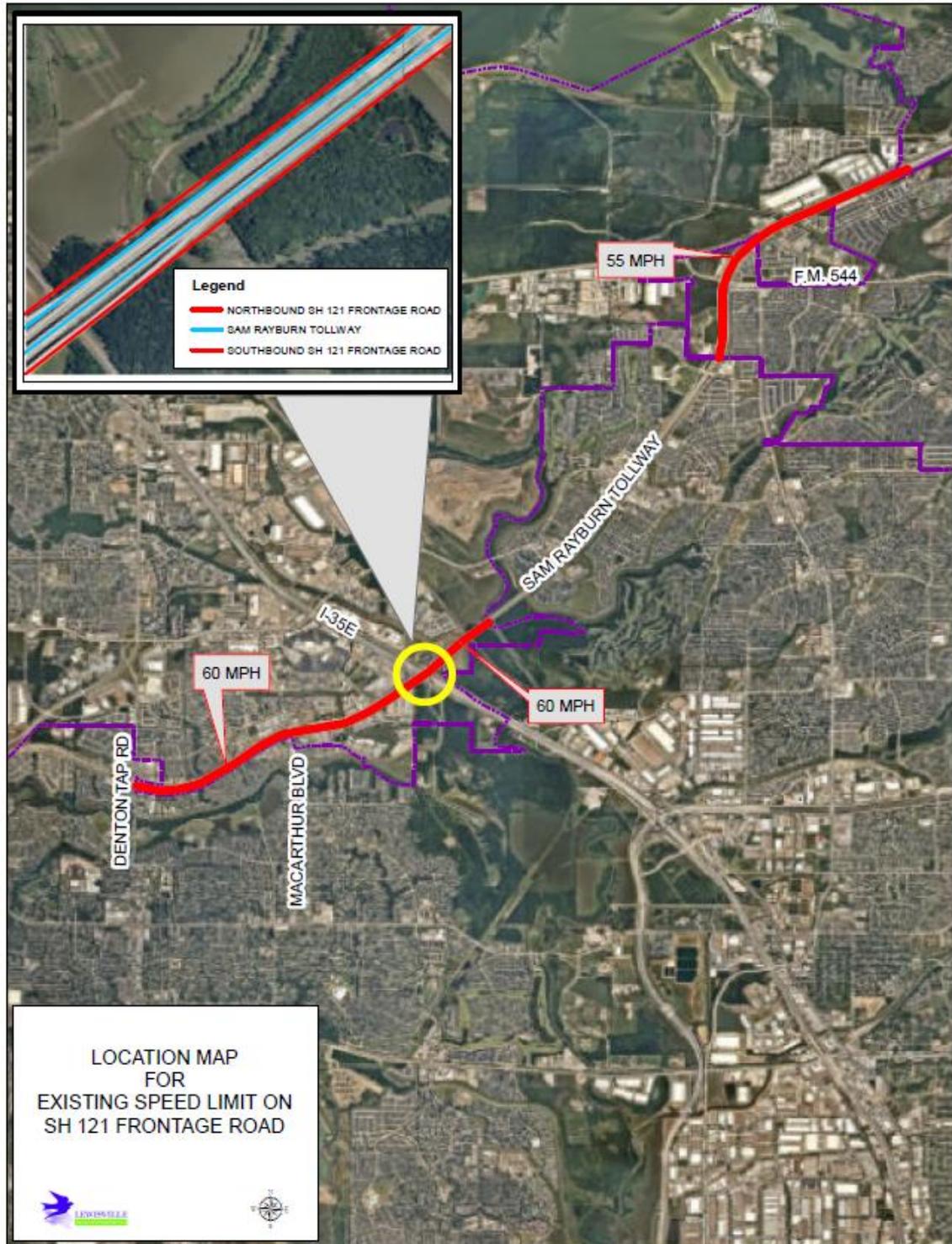


Figure 3: Map showing the extent of Sam Rayburn Tollway Frontage Roads within Lewisville with the existing speed limits noted

The prevailing speed limits prior to the TxDOT speed study and the proposed speed limits per the study on the State Highway 121 frontage roads through Lewisville are as follows:

- Prevailing Speed Limit Prior to the Traffic Study: 60 mph and 55 mph
- Proposed Speed Limit Recommended by the Traffic Study: 50 mph

Factors to determine posted speed limit:

TxDOT and NTTA used 85th percentile speeds to determine the recommended speed limit. They applied the following factors to adjust the recommended speed limit lower:

1. Crash Rate

- The higher the crash rate, the lower the recommended speed limit will be due to safety concerns and vice versa.

2. Density of existing driveways along the frontage roads

- The higher the driveway density, the greater the chances of a collision as there will be more interaction between vehicles on the frontage roads and vehicles entering/exiting the driveways. Thus, the recommended speed limit will be lower for higher density of driveways and will be higher for lower density of driveways.

Lewisville had a high crash rate on the southbound approach of the frontage roads between IH 35E and the Denton County line. But it had high driveway density on the northbound approach between Denton Tap Road and IH 35E.

The TxDOT speed study is included as an attachment.

All signs will be furnished and installed by TXDOT.

Recommendation:

Staff requests the Transportation Board recommend to the City Council amending section 15-35 of the Lewisville City Code to establish the speed limit of 70 mph on SH 121 main lanes from the southern city limits at the Lewisville-Coppell boundary line to the Sam Rayburn Tollway (SRT).

Item No. 5 – Consideration of an Amendment to Section 15-204, Certain Turns Prohibited, of the Lewisville City Code to Prohibit U-Turns on Eastbound Windhaven Parkway at the first median opening east of Josey Lane and Make a Recommendation to the City Council Regarding the Amendment.

Action

Possible Action

Informational Item

Presenter: Sagar Medisetty

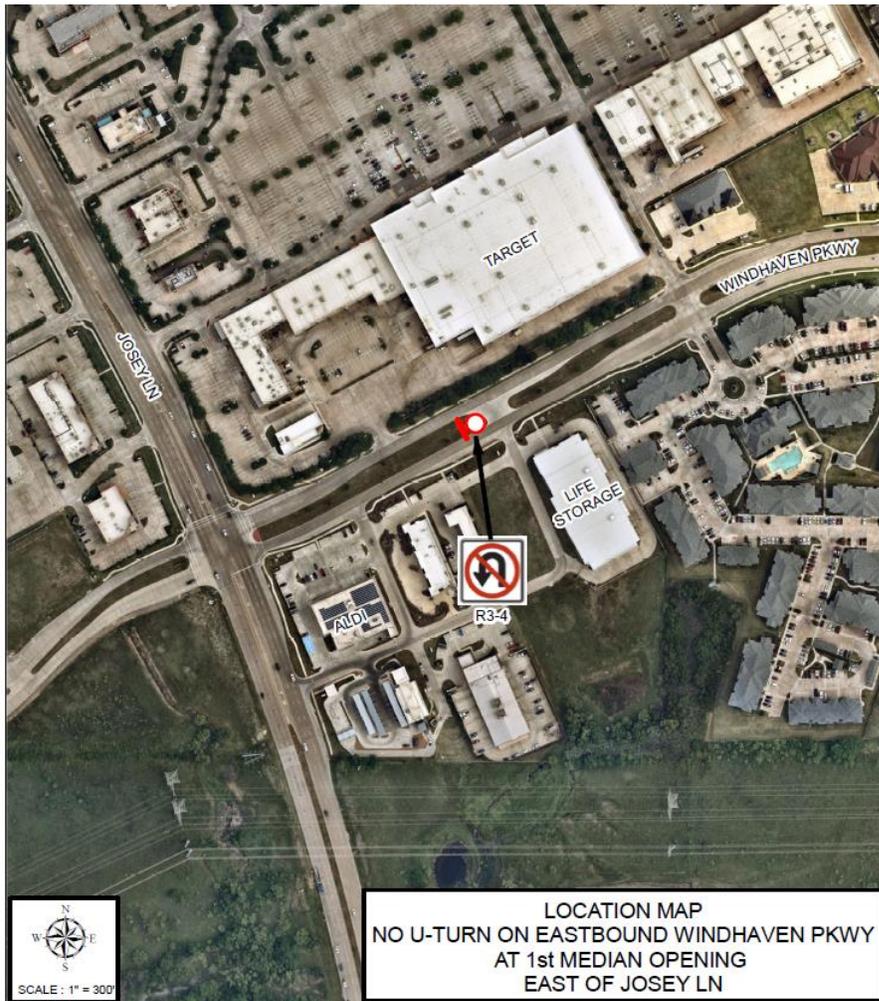
Background:

The City of Lewisville received a request from the Castle Hills district to prohibit U-turns on eastbound Windhaven Parkway at the 1st median opening east of Josey Lane. At this median opening, there is no turn bay for the eastbound approach. As this is a safety concern, Lewisville staff concurs with the request and recommends the installation of a ‘No U-Turn’ sign for the eastbound approach.

Analysis:

At the 1st median opening on Windhaven Pkwy, east of Josey Lane, there is a storage bay for left turns on the westbound approach. But there is no storage bay for U-turns on the eastbound approach. This creates a safety concern as Windhaven Parkway is a 40 mph speed roadway and it is unsafe for an eastbound vehicle to stop in an active travel lane of a high-speed roadway in order to make a U-turn. There is no driveway to make a left turn on the eastbound approach.

The Castle Hills district or the Denton County Fresh Water Supply District (DCFWSO 1-A) made a request to prohibit U-turns for the eastbound approach at the median opening. Staff concurs with the request.



Aerial Map Showing Location of Requested 'No U-Turn' Sign on Windhaven Pkwy

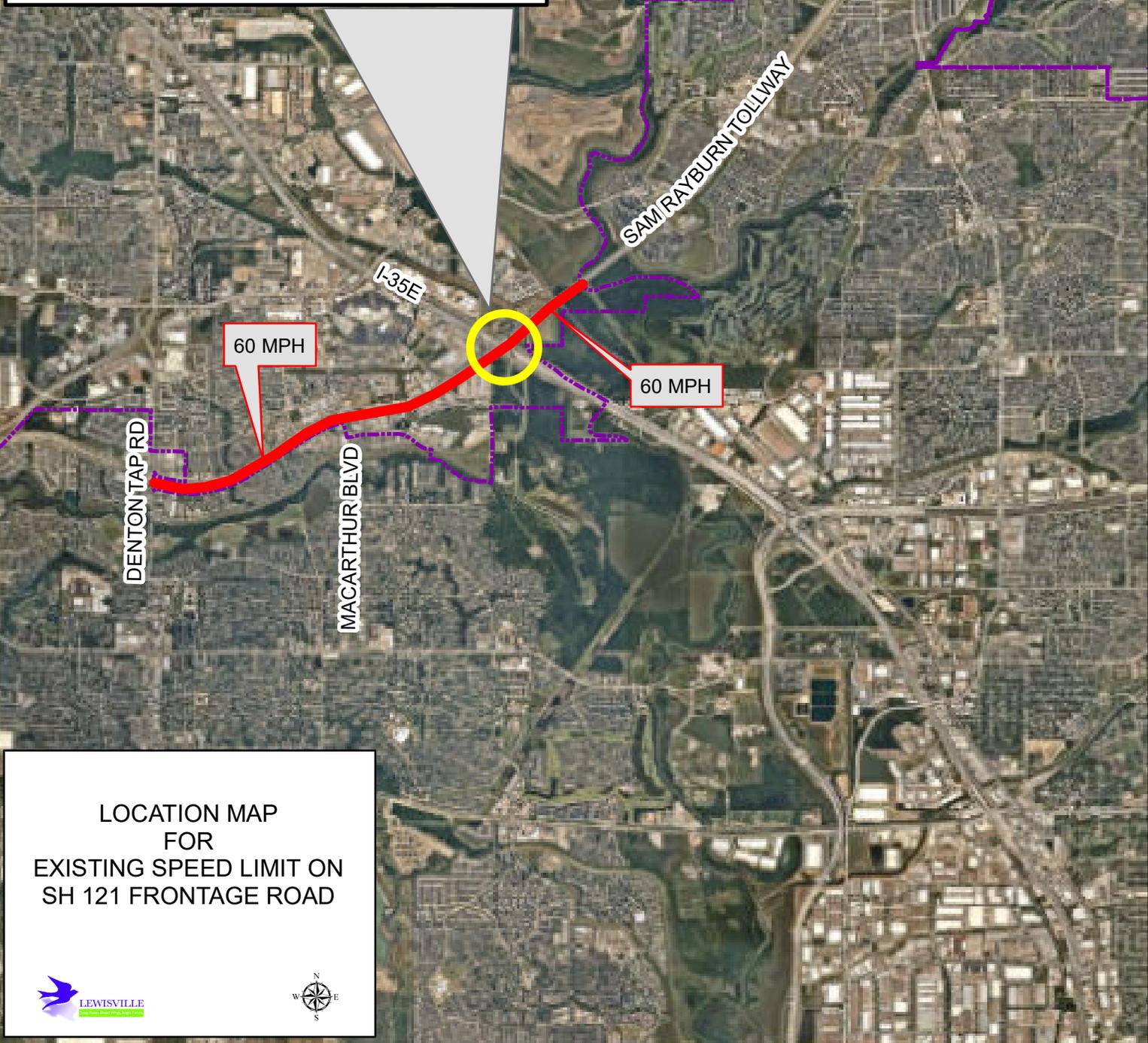
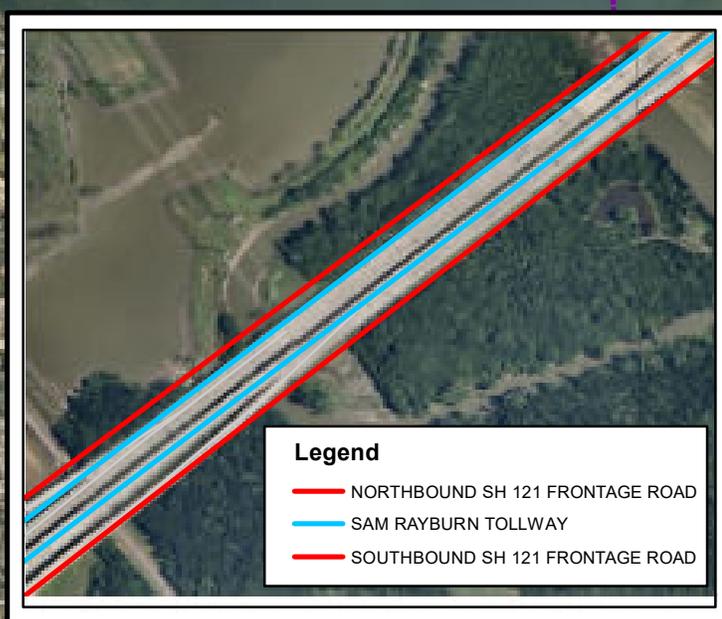
Traffic Regulations Pertaining to Castle Hills:

The location of the requested sign is in the Castle Hills district. So, the ordinance pertaining to the traffic regulations in Castle Hills district needs to be amended. Lewisville received an official request from the DCFWSD 1-A via email for the U-turn restriction.

Upon Lewisville City Council approval, signage will be installed by the Castle Hills district. The enforcement of the 'No U-Turn' sign at the median opening will be done by the Lewisville Police Department as all traffic regulations in the Castle Hills district are enforced by Lewisville Police.

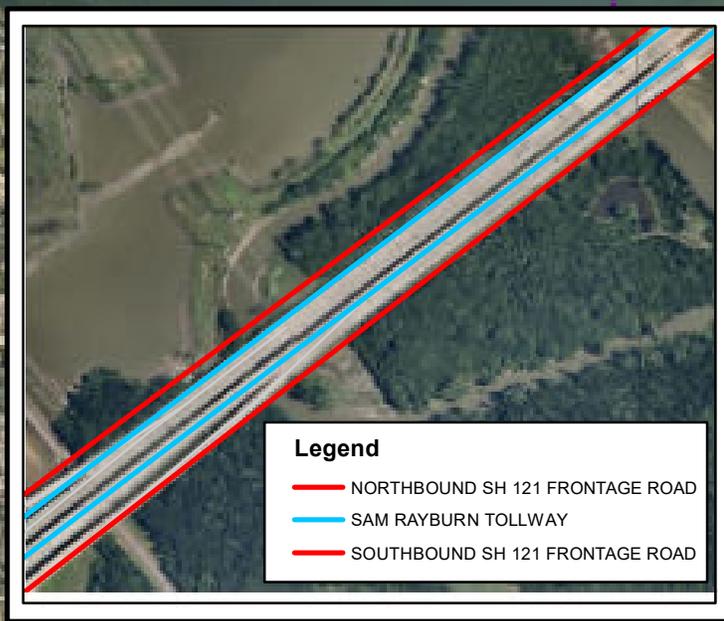
Recommendation:

Staff requests the Transportation Board recommend to the City Council amending section 15-204 of the Lewisville City Code to prohibit U-turns on eastbound Windhaven Parkway at the 1st median opening east of Josey Lane.



LOCATION MAP
FOR
EXISTING SPEED LIMIT ON
SH 121 FRONTAGE ROAD



LOCATION MAP
FOR
PROPOSED SPEED LIMIT ON
SH 121 FRONTAGE ROADS






4777 EAST US HIGHWAY 80, MESQUITE, TEXAS 75150-6643 | 214-320-6100 | WWW.TXDOT.GOV

May 5, 2020

Control: 0354-03, -04, & -05
Highway: SH 121 Frontage Roads
County: Dallas, Denton, Collin

Subject: Speed Zones

Yang Ouyang, P.E.
Senior Traffic Engineering Manager
North Texas Tollway Authority
5900 W Plano Pkwy
Plano, TX 75093

Dear Mr. Ouyang:

TxDOT, Dallas District Traffic Operations reviewed and approved the speed study that was conducted by NTTA on SH 121 Frontage Roads, as shown on the speed zone strip map within the Counties of Dallas, Denton and Collin.

To proceed with the changing of the speed limits, TxDOT requires a signed city ordinance matching the zones on the speed study. Please forward the signed ordinance to our office by July 15, 2020 for further processing. Upon receipt of the ordinance from the cities within the SH 121 Frontage Roads, NTTA may furnish and install the necessary signs at the proper locations.

If we may be of further assistance, please feel free to contact Bahman Afsheen, P.E. at the above address or by telephone at 214-320-6229.

Sincerely,

DocuSigned by:

Felicia R. Cortez

C8FFCD8CB22A430...
Felicia R. Cortez, P.E.
District Traffic Engineering Supervisor

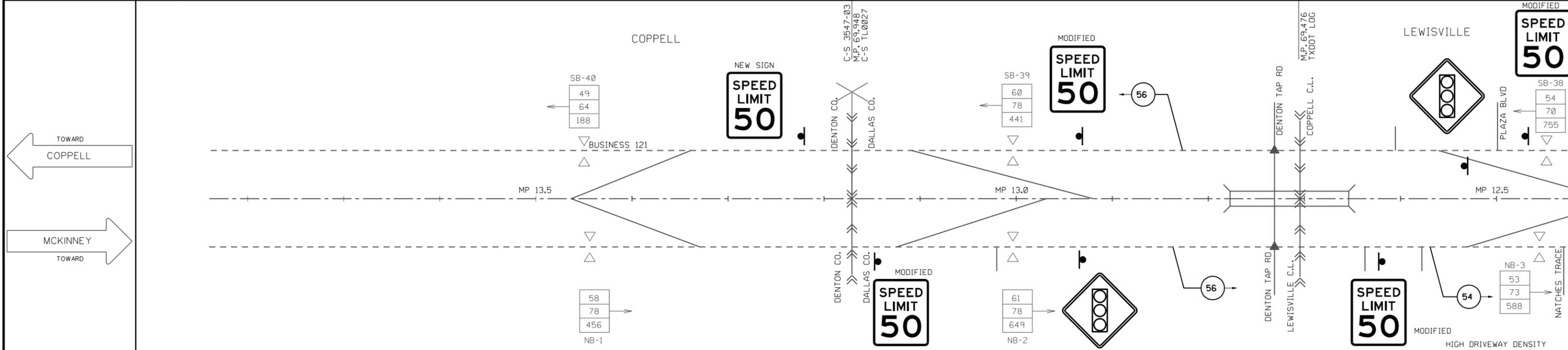
Attachments

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Connecting You With Texas*

An Equal Opportunity Employer

SH 121

DEVELOPMENT	UNDEVELOPED		COMMERCIAL	
RES. SIGHT DISTANCE				
BALL BANK OR ADV SPD				
CURVES OVER 2'				
GRADES OVER 3%				
SURFACE WIDTH AND TY.	3 LANES		2 LANES	
ROW AND ROADBED WIDTH	3 LANES		REDUCE TO 2 LANES	
ACCIDENTS				
ZONE LENGTHS (MILES)	0.667 MILES		0.427 MILES	
ZONE SPEEDS (M.P.H.)	50 MPH		50 MPH	

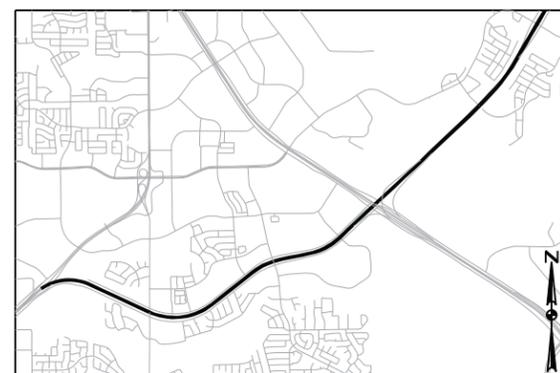


ZONE SPEEDS (M.P.H.)	50 MPH		50 MPH		50 MPH	
ZONE LENGTHS (MILES)	0.667 MILES		0.427 MILES		0.772 MILES	
ACCIDENTS						
ROW AND ROADBED WIDTH	3 LANES		2 LANES		3 LANES	
SURFACE WIDTH AND TY.	3 LANES		2 LANES		3 LANES	
GRADES OVER 3%						
CURVES OVER 2'						
BALL BANK OR ADV SPD						
RES. SIGHT DISTANCE						
DEVELOPMENT	RESIDENTIAL		COMMERCIAL		RESIDENTIAL	

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	CONT. & SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. & SECT.
	MP				MP	
ENDS	STA. OR M.P.	CONT. & SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. & SECT.
	MP				MP	

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

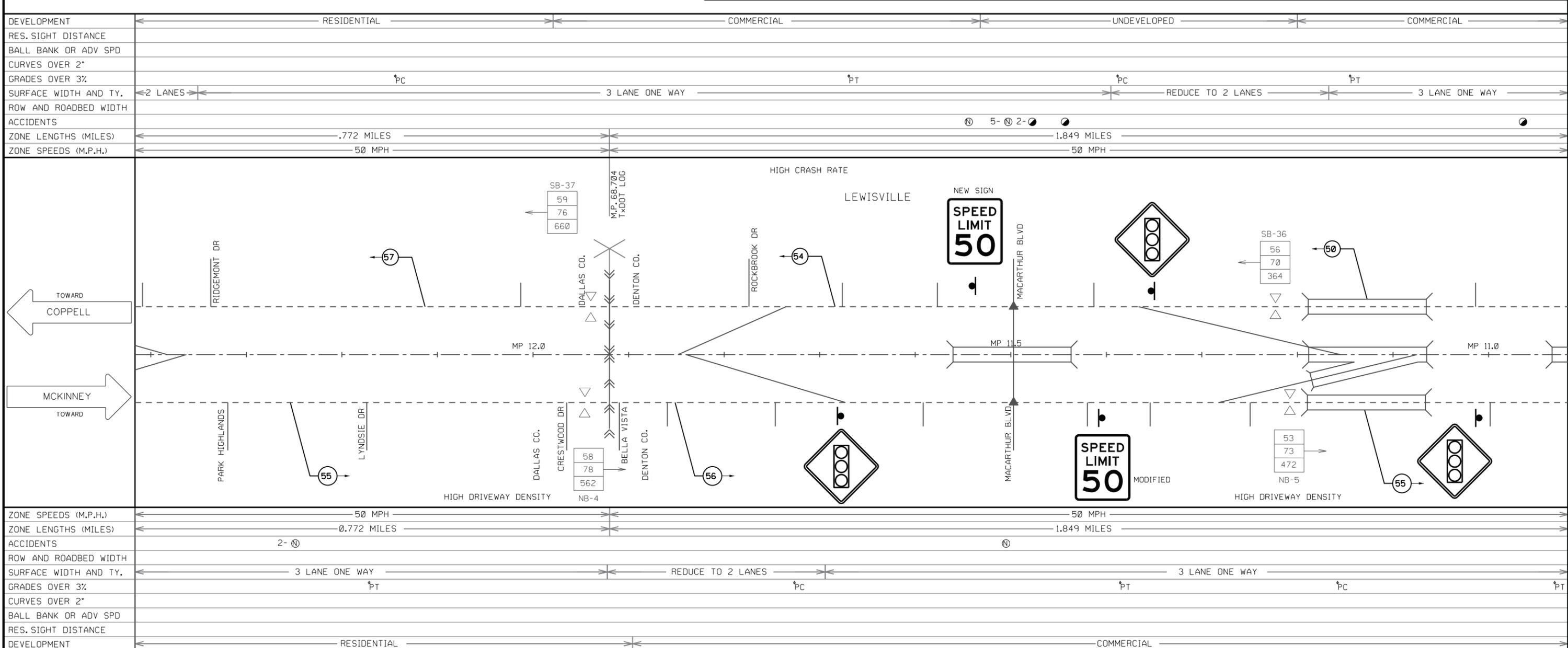
ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

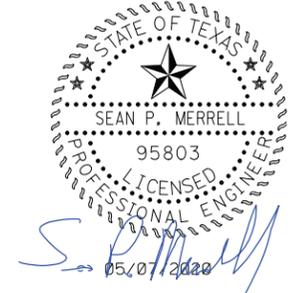
SH 121



DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE	/ /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE	/ /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE	/ /
				CANCELED BY	DATE	/ /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	BEGINS	STA. OR M.P.
	MP					MP
ENDS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	ENDS	STA. OR M.P.
	MP					MP

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
-
- -FATAL ACCIDENT
 - -PERSONAL INJURY ACCIDENT
 - ⊙ -PROPERTY DAMAGE ACCIDENT
-
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
 - ▲ -SIGNALIZED INTERSECTION
 - -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

CITY OF LEWISVILLE ORDINANCE NO. 3626-11-2008

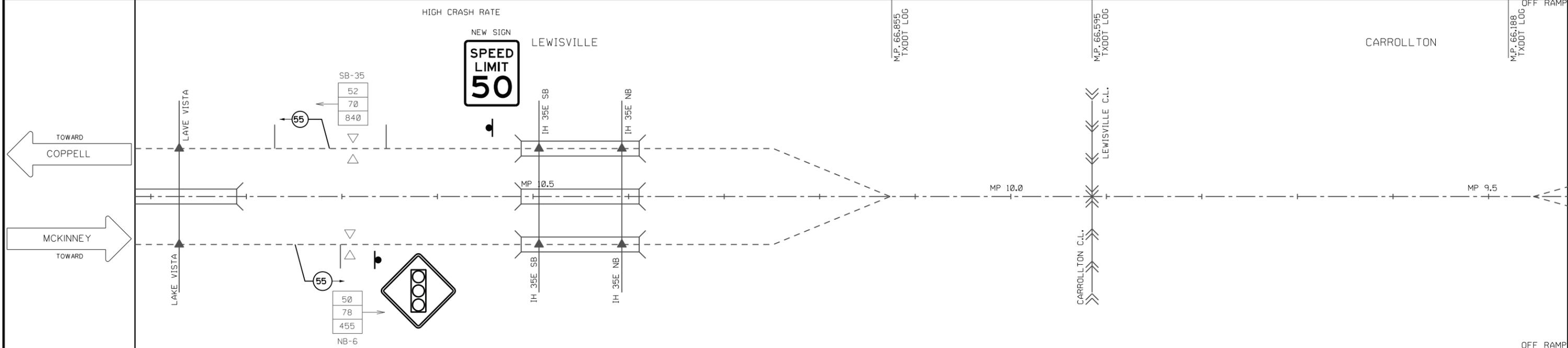
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	COMMERCIAL	UNDEVELOPED
RES. SIGHT DISTANCE		
BALL BANK OR ADV SPD		
CURVES OVER 2'		
GRADES OVER 3%	PC	
SURFACE WIDTH AND TY.	3 LANE ONE WAY	2 LANES
ROW AND ROADBED WIDTH		
ACCIDENTS	● 4-N ● N 2-N ● N	42-N 21-●
ZONE LENGTHS (MILES)	1.849 MILES	0.513 MI.
ZONE SPEEDS (M.P.H.)	50 MPH	35 MPH



ZONE SPEEDS (M.P.H.)	50 MPH	35 MPH
ZONE LENGTHS (MILES)	1.849 MILES	0.513 MI.
ACCIDENTS	●	
ROW AND ROADBED WIDTH		
SURFACE WIDTH AND TY.	3 LANE ONE WAY	2 LANES
GRADES OVER 3%		
CURVES OVER 2'		
BALL BANK OR ADV SPD		
RES. SIGHT DISTANCE		
DEVELOPMENT	COMMERCIAL	UNDEVELOPED

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	BEGINS	LENGTH
	MP				MP	
ENDS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	ENDS	LENGTH
	MP				MP	

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
-
- -FATAL ACCIDENT
 - -PERSONAL INJURY ACCIDENT
 - ⊙ -PROPERTY DAMAGE ACCIDENT
-
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
 - ▲ -SIGNALIZED INTERSECTION
 - -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

CITY OF LEWISVILLE ORDINANCE NO. 3626-11-2008

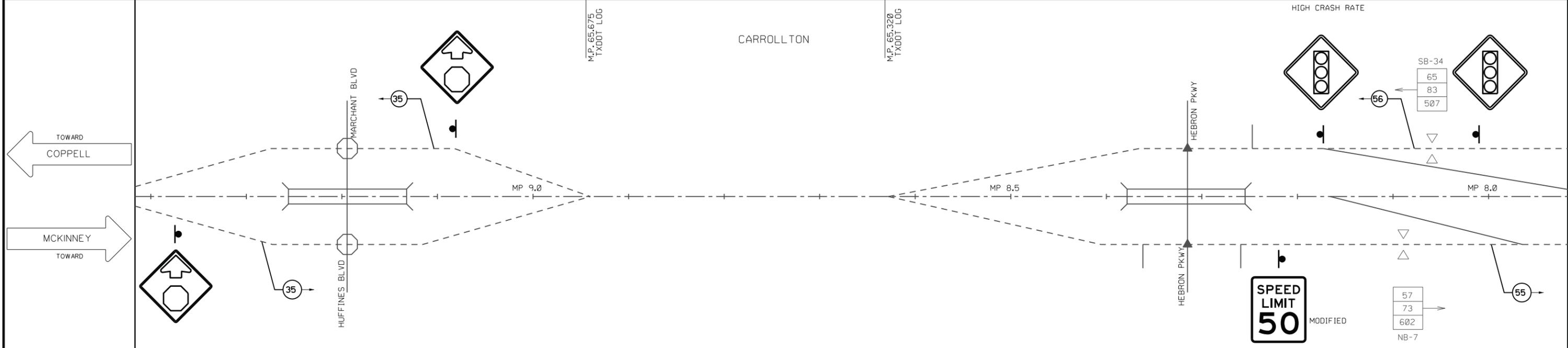
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019

NTTA
 NORTH TEXAS TOLLWAY AUTHORITY

SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	RESIDENTIAL	COMMERCIAL	RESIDENTIAL
RES. SIGHT DISTANCE			
BALL BANK OR ADV SPD			
CURVES OVER 2°			
GRADES OVER 3%			
SURFACE WIDTH AND TY.	1 LANE	1 LANE	2 LANES
ROW AND ROADBED WIDTH			3 LANES
ACCIDENTS	⊙		⊙
ZONE LENGTHS (MILES)	0.513 MILES		1.473 MILES
ZONE SPEEDS (M.P.H.)	OFF RAMP 35 MPH		50 MPH



ZONE SPEEDS (M.P.H.)	OFF RAMP 35 MPH	50 MPH
ZONE LENGTHS (MILES)	0.513 MILES	1.473 MILES
ACCIDENTS	⊙	●
ROW AND ROADBED WIDTH		
SURFACE WIDTH AND TY.	1 LANE	2 LANES
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADV SPD		
RES. SIGHT DISTANCE		
DEVELOPMENT	RESIDENTIAL	RESIDENTIAL

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	BEGINS	LENGTH
	MP					MP
ENDS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	ENDS	LENGTH
	MP					MP

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19
- ⊙ -STOP CONTROLLED INTERSECTION



STATE OF TEXAS
 SEAN P. MERRELL
 95803
 LICENSED PROFESSIONAL ENGINEER
 05/07/2020

SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019

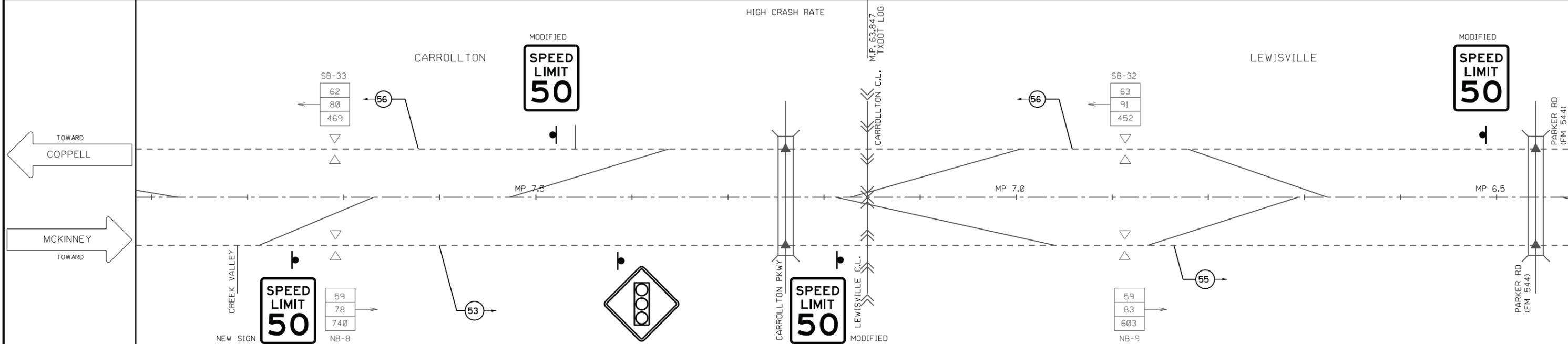
NTTA
 NORTH TEXAS TOLLWAY AUTHORITY

SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

CITY OF CARROLLTON ORDINANCE NO. 2466-10-1999

SH 121

DEVELOPMENT	← UNDEVELOPED →	
RES. SIGHT DISTANCE		
BALL BANK OR ADV SPD		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TY.	← 3 LANES →	← 4TH LANE AUX →
ROW AND ROADBED WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	← 1.473 MILES →	← 2.189 MILES →
ZONE SPEEDS (M.P.H.)	← 50 MPH →	← 50 MPH →

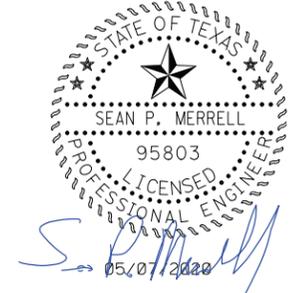


ZONE SPEEDS (M.P.H.)	← 50 MPH →	
ZONE LENGTHS (MILES)	← 1.473 MILES →	← 2.189 MILES →
ACCIDENTS		
ROW AND ROADBED WIDTH		
SURFACE WIDTH AND TY.	← 3 LANES →	← 2 LANES →
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADV SPD		
RES. SIGHT DISTANCE		
DEVELOPMENT	← RESIDENTIAL →	

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	SECTION TWO
	MP				BEGINS
	MP				MP
	MP				ENDS
	MP				MP

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

CITY OF CARROLLTON ORDINANCE NO. 2466-10-1999
 CITY OF LEWISVILLE ORDINANCE NO. 3626-11-2008
 CITY OF LEWISVILLE ORDINANCE NO. 3722-12-2009

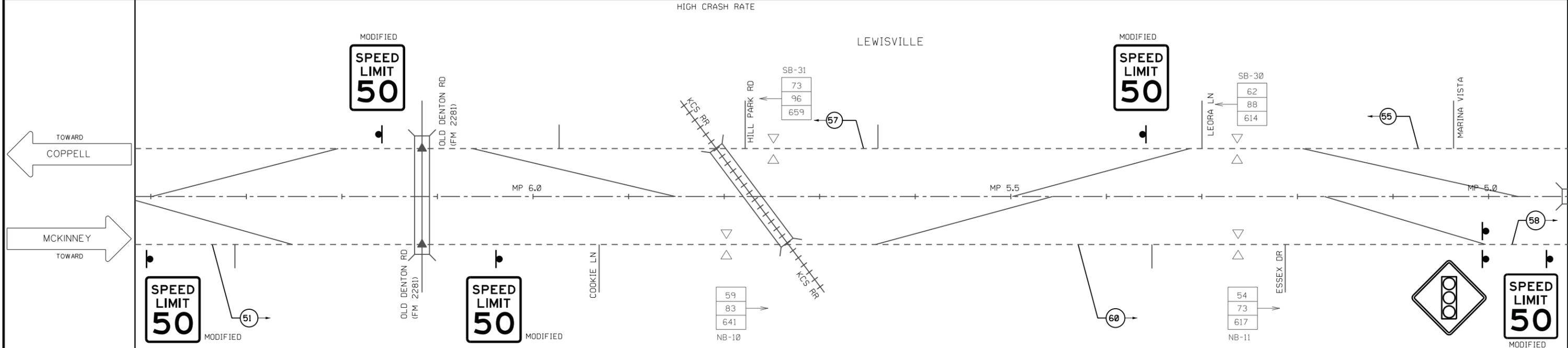
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	UNDEVELOPED	COMMERCIAL	INDUSTRIAL	UNDEVELOPED
RES. SIGHT DISTANCE				
BALL BANK OR ADV SPD				
CURVES OVER 2°				
GRADES OVER 3%				
SURFACE WIDTH AND TY.		3 LANES	4TH LANE AUX	3 LANES
ROW AND ROADBED WIDTH				
ACCIDENTS	3-6-⊙	⊙	⊙	2-5-⊙
ZONE LENGTHS (MILES)			2.189 MILES	
ZONE SPEEDS (M.P.H.)			50 MPH	



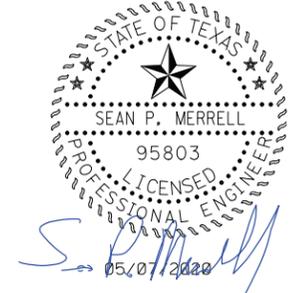
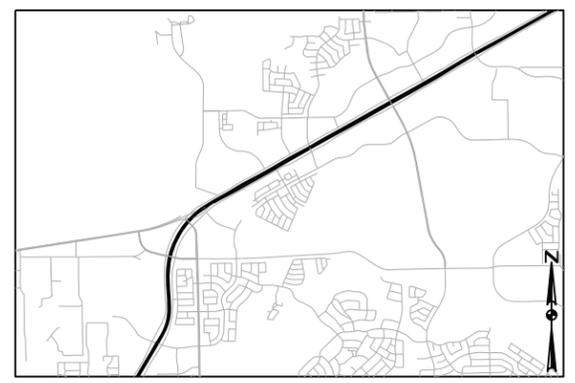
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	2.189 MILES
ACCIDENTS	2-⊙
ROW AND ROADBED WIDTH	
SURFACE WIDTH AND TY.	2 LANES
GRADES OVER 3%	PT
CURVES OVER 2°	PC
BALL BANK OR ADV SPD	
RES. SIGHT DISTANCE	
DEVELOPMENT	RESIDENTIAL

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE
				CANCELED BY	DATE

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	CONT. & SECT.	PROJECT	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	MP		BEGINS	MP	
ENDS	MP		ENDS	MP	

CITY OF LEWISVILLE ORDINANCE NO. 3722-12-2009

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ○ -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

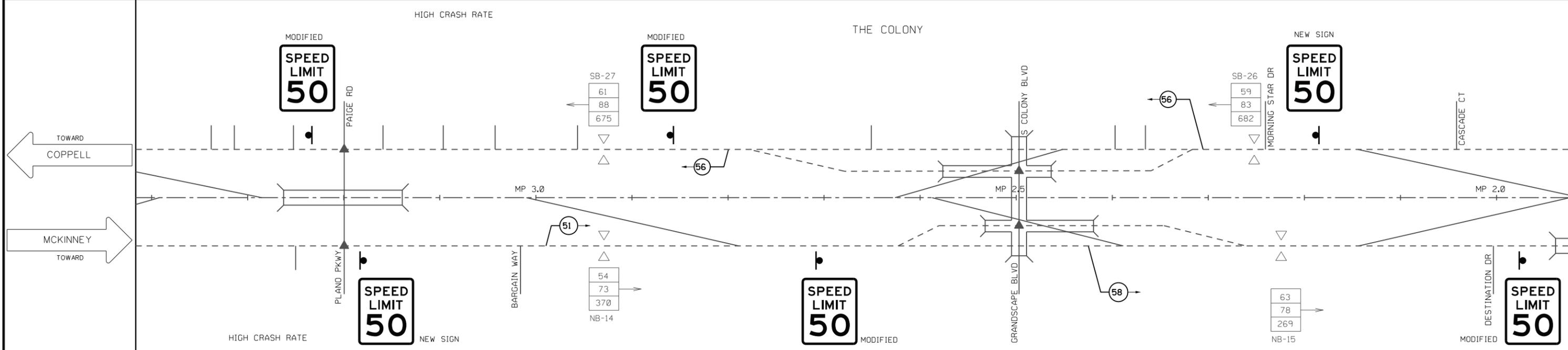
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019

NTTA
 NORTH TEXAS TOLLWAY AUTHORITY

SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	COMMERCIAL
RES. SIGHT DISTANCE	
BALL BANK OR ADV SPD	
CURVES OVER 2°	
GRADES OVER 3%	PT PC
SURFACE WIDTH AND TY.	3 LANES 2 LANES 3 LANES 4TH LANE AUX 3 LANES
ROW AND ROADBED WIDTH	
ACCIDENTS	16-5-2-2
ZONE LENGTHS (MILES)	3.014 MILES
ZONE SPEEDS (M.P.H.)	50 MPH



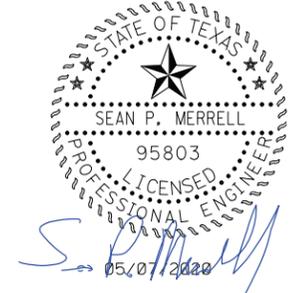
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	3.267 MILES
ACCIDENTS	2-2-6-2-0
ROW AND ROADBED WIDTH	
SURFACE WIDTH AND TY.	3 LANES 2 LANES 3 LANES 4TH LANE AUX 3 LANES
GRADES OVER 3%	PC PT PC PT
CURVES OVER 2°	
BALL BANK OR ADV SPD	
RES. SIGHT DISTANCE	
DEVELOPMENT	COMMERCIAL

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121,SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	BEGINS	LENGTH
	MP					
ENDS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	ENDS	LENGTH
	MP					

THE COLONY CITY ORDINANCE NO. 2018-2309

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
-
- -FATAL ACCIDENT
 - -PERSONAL INJURY ACCIDENT
 - -PROPERTY DAMAGE ACCIDENT
-
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
 - ▲ -SIGNALIZED INTERSECTION
 - -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

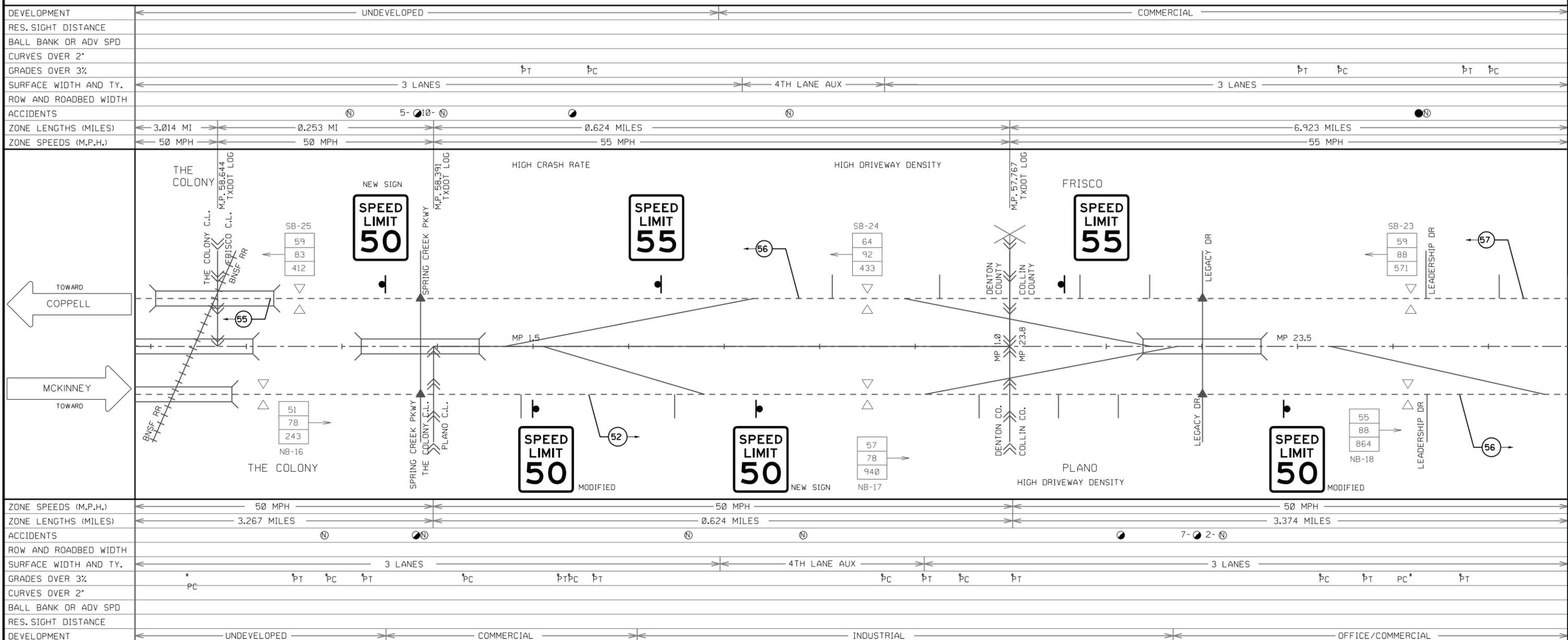
ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121



DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE
				CANCELED BY	DATE

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	LENGTH	PROJECT	STA. OR M.P.	LENGTH	PROJECT
BEGINS			BEGINS		
MP			MP		
ENDS			ENDS		
MP			MP		

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

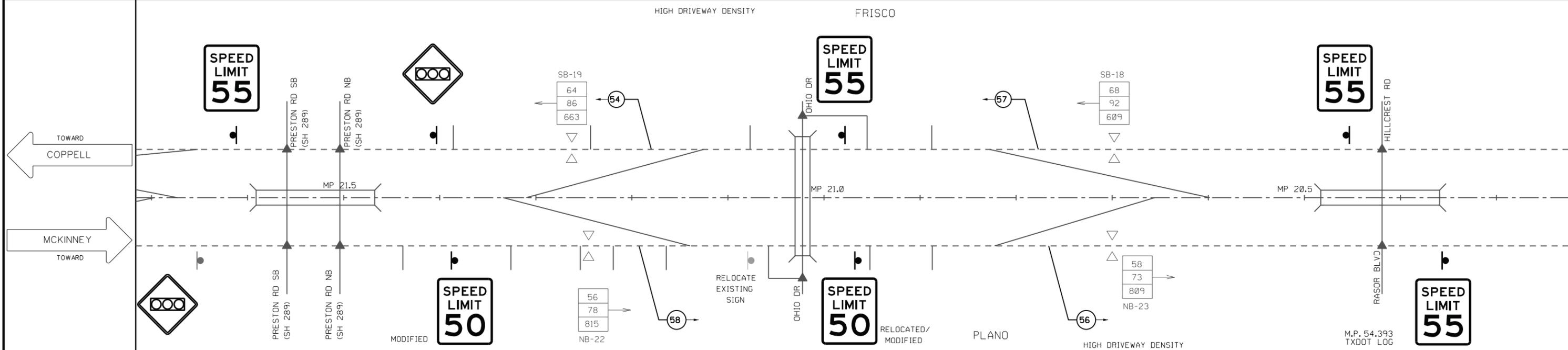
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	COMMERCIAL	UNDEVELOPED
RES. SIGHT DISTANCE		
BALL BANK OR ADV SPD		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TY.	3 LANES	4TH LANE AUX
ROW AND ROADBED WIDTH		
ACCIDENTS	● ○ 5-●	● ●
ZONE LENGTHS (MILES)		6.923 MILES
ZONE SPEEDS (M.P.H.)		55 MPH



ZONE SPEEDS (M.P.H.)	50 MPH	55 MPH
ZONE LENGTHS (MILES)	3.374 MILES	3.549 MILES
ACCIDENTS	3-●4-○ 2-○	8-○4-●
ROW AND ROADBED WIDTH		
SURFACE WIDTH AND TY.	3 LANES	4TH LANE AUX
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADV SPD		
RES. SIGHT DISTANCE		
DEVELOPMENT	UNDEVELOPED	UNDEVELOPED

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121,SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	LENGTH	PROJECT	STA. OR M.P.	LENGTH	PROJECT
BEGINS			BEGINS		
MP			MP		
ENDS			ENDS		
MP			MP		

- SPEED CHECK BLOCK:**
- -85 PERCENTILE SPEED
 - -TOP SPEED MEASURED
 - -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ○ -PERSONAL INJURY ACCIDENT
 ○ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

CITY OF FRISCO ORDINANCE NO.10-05-23
 CITY OF PLANO ORDINANCE NO.2009-10-7

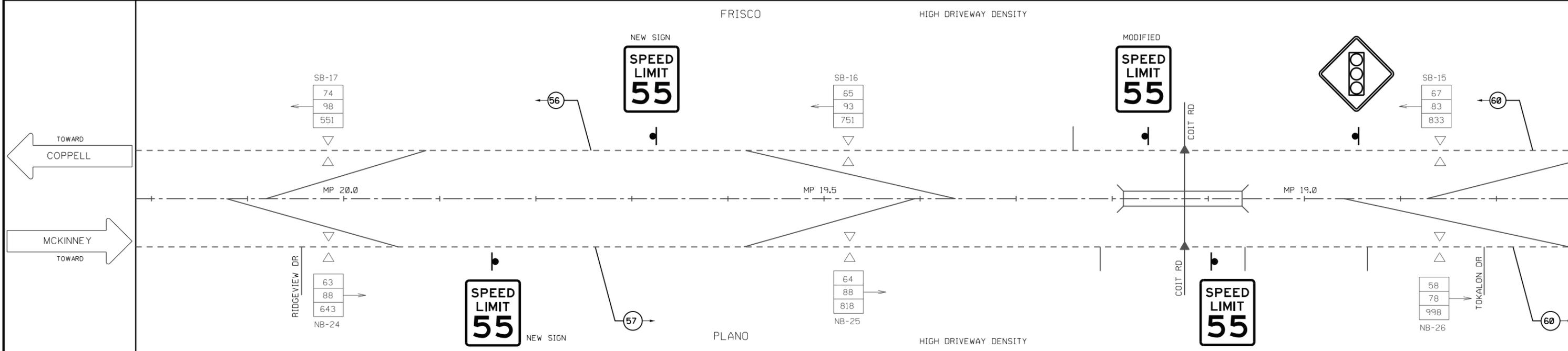
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	UNDEVELOPED	MEDICAL	UNDEVELOPED
RES. SIGHT DISTANCE			
BALL BANK OR ADV SPD			
CURVES OVER 2°			
GRADES OVER 3%			
SURFACE WIDTH AND TY.	3 LANES	4TH LANE AUX	3 LANES
ROW AND ROADBED WIDTH			
ACCIDENTS			
ZONE LENGTHS (MILES)	6.923 MILES		
ZONE SPEEDS (M.P.H.)	55 MPH		



ZONE SPEEDS (M.P.H.)	55 MPH		
ZONE LENGTHS (MILES)	3.549 MILES		
ACCIDENTS			
ROW AND ROADBED WIDTH			
SURFACE WIDTH AND TY.	3 LANES	4TH LANE AUX	3 LANES
GRADES OVER 3%			
CURVES OVER 2°			
BALL BANK OR ADV SPD			
RES. SIGHT DISTANCE			
DEVELOPMENT	UNDEVELOPED	COMMERCIAL	UNDEVELOPED

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121,SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	BEGINS	LENGTH
	MP				MP	
ENDS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	ENDS	LENGTH
	MP				MP	

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



STATE OF TEXAS
 SEAN P. MERRELL
 95803
 LICENSED PROFESSIONAL ENGINEER
 05/07/2020

SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019

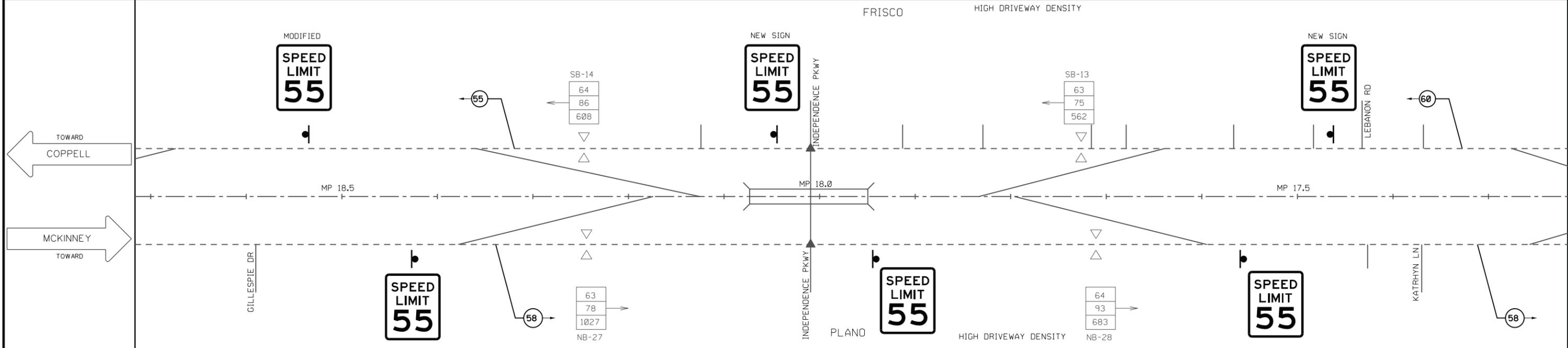
NTTA
 NORTH TEXAS TOLLWAY AUTHORITY

SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

CITY OF FRISCO ORDINANCE NO. 10-05-23
 CITY OF PLANO ORDINANCE NO. 2009-10-7

SH 121

DEVELOPMENT	UNDEVELOPED	COMMERCIAL
RES. SIGHT DISTANCE		
BALL BANK OR ADV SPD		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TY.	3 LANES	2 LANES
ROW AND ROADBED WIDTH		
ACCIDENTS	●	●
ZONE LENGTHS (MILES)	6.923 MILES	
ZONE SPEEDS (M.P.H.)	55 MPH	

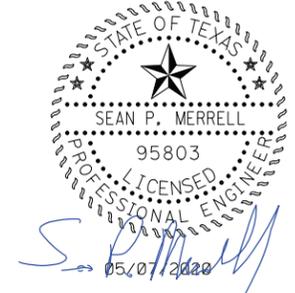


ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	3.549 MILES
ACCIDENTS	● ● ●
ROW AND ROADBED WIDTH	
SURFACE WIDTH AND TY.	3 LANES
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADV SPD	
RES. SIGHT DISTANCE	
DEVELOPMENT	UNDEVELOPED

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	CONT. & SECT.	PROJECT	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	MP		BEGINS	MP	
ENDS	MP		ENDS	MP	

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
-
- -FATAL ACCIDENT
 - -PERSONAL INJURY ACCIDENT
 - ⊙ -PROPERTY DAMAGE ACCIDENT
-
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
 - ▲ -SIGNALIZED INTERSECTION
 - -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

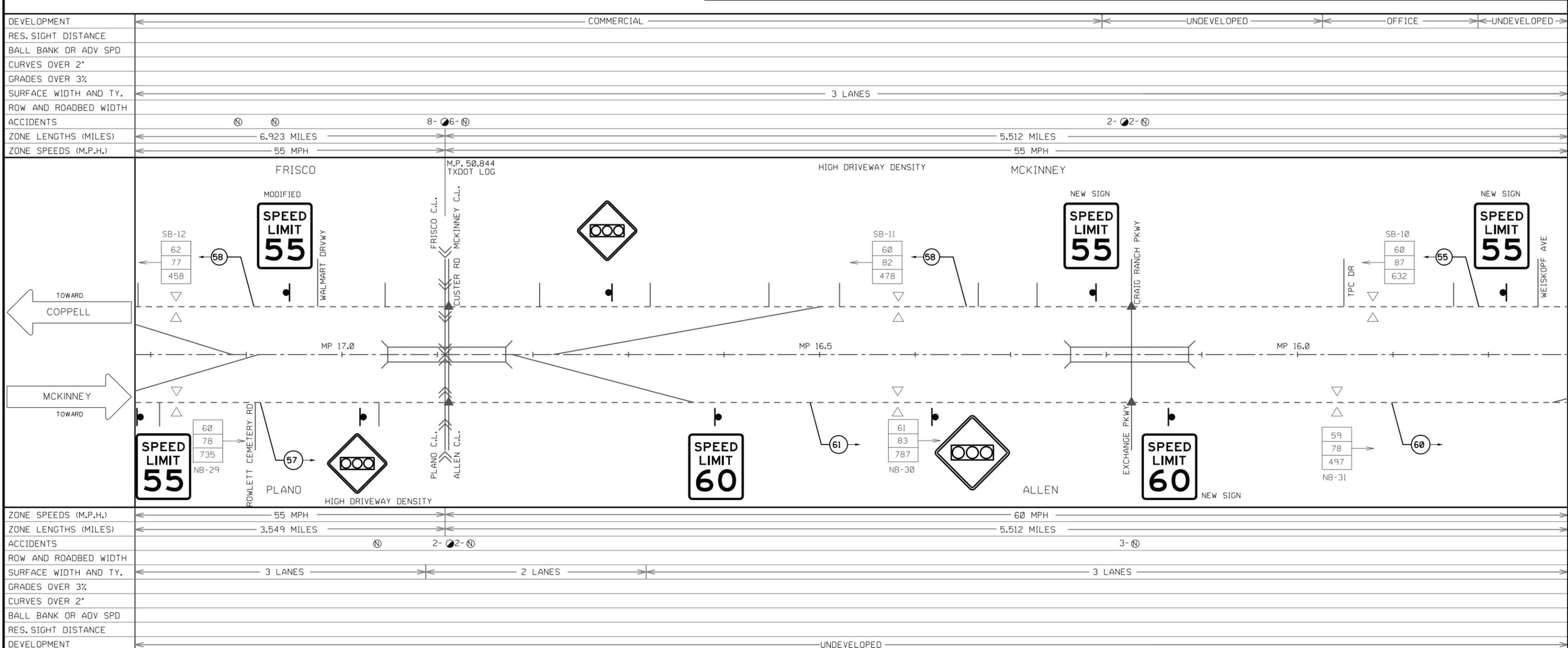
CITY OF FRISCO ORDINANCE NO.10-05-23
 CITY OF PLANO ORDINANCE NO.2009-10-7

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121



DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
BEGINS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	BEGINS	LENGTH
	MP				MP	
ENDS	STA. OR M.P.	LENGTH	CONT. & SECT.	PROJECT	ENDS	LENGTH
	MP				MP	

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
-
- -FATAL ACCIDENT
 - ⊙ -PERSONAL INJURY ACCIDENT
 - ⊖ -PROPERTY DAMAGE ACCIDENT
-
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
 - ▲ -SIGNALIZED INTERSECTION
 - -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

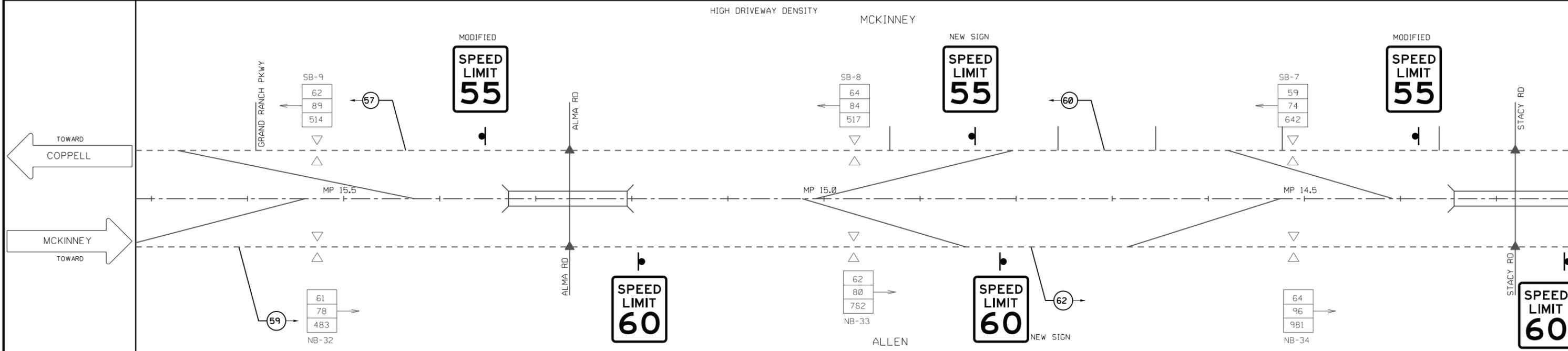
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
SH 121 FRTG,
SS 399 FRTG

SH 121

DEVELOPMENT	UNDEVELOPED	COMMERCIAL	UNDEVELOPED	COMMERCIAL
RES. SIGHT DISTANCE				
BALL BANK OR ADV SPD				
CURVES OVER 2'				
GRADES OVER 3%				
SURFACE WIDTH AND TY.	2 LANES	3 LANES	4TH LANE AUX	3 LANES
ROW AND ROADBED WIDTH				
ACCIDENTS	2-Ⓝ			4-Ⓝ
ZONE LENGTHS (MILES)	5.512 MILES			
ZONE SPEEDS (M.P.H.)	55 MPH			



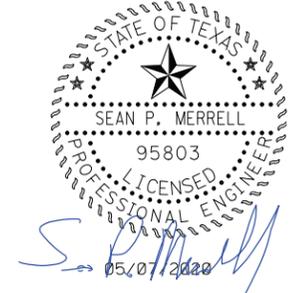
ZONE SPEEDS (M.P.H.)	60 MPH
ZONE LENGTHS (MILES)	5.512 MILES
ACCIDENTS	2-Ⓝ
ROW AND ROADBED WIDTH	
SURFACE WIDTH AND TY.	3 LANES
GRADES OVER 3%	
CURVES OVER 2'	
BALL BANK OR ADV SPD	
RES. SIGHT DISTANCE	
DEVELOPMENT	UNDEVELOPED

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
BEGINS	LENGTH	PROJECT	BEGINS	LENGTH	PROJECT
STA. OR M.P.	CONT. & SECT.		STA. OR M.P.	CONT. & SECT.	
MP			MP		
ENDS			ENDS		
STA. OR M.P.	CONT. & SECT.		STA. OR M.P.	CONT. & SECT.	
MP			MP		

CITY OF MCKINNEY ORDINANCE NO. 2011-12-073
 CITY OF ALLEN ORDINANCE NO. 3045-11-11

- SPEED CHECK BLOCK:**
- -85 PERCENTILE SPEED
 - -TOP SPEED MEASURED
 - -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 Ⓝ -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

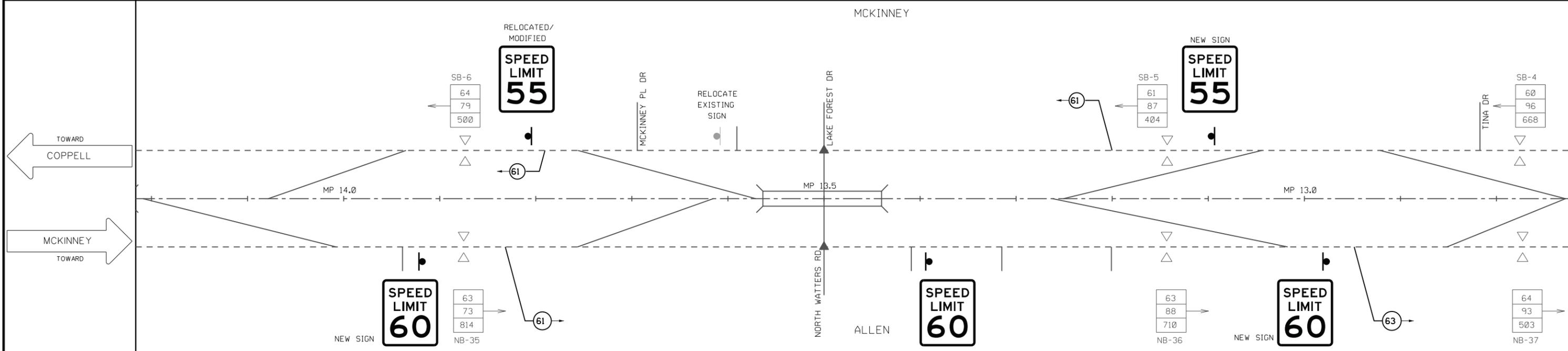
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	UNDEVELOPED	CHURCH	UNDEVELOPED
RES. SIGHT DISTANCE			
BALL BANK OR ADV SPD			
CURVES OVER 2'			
GRADES OVER 3%			
SURFACE WIDTH AND TY.	3 LANES	4TH LANE AUX	3 LANES
ROW AND ROADBED WIDTH			
ACCIDENTS	5-2-1		
ZONE LENGTHS (MILES)	5.512 MILES		
ZONE SPEEDS (M.P.H.)	55 MPH		



ZONE SPEEDS (M.P.H.)	60 MPH		
ZONE LENGTHS (MILES)	5.512 MILES		
ACCIDENTS	2-		
ROW AND ROADBED WIDTH			
SURFACE WIDTH AND TY.	3 LANES	4TH LANE AUX	3 LANES
GRADES OVER 3%			
CURVES OVER 2'			
BALL BANK OR ADV SPD			
RES. SIGHT DISTANCE			
DEVELOPMENT	CHURCH	UNDEVELOPED	COMMERCIAL

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE
				CANCELED BY	DATE

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	CONT. & SECT.	PROJECT	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	MP		BEGINS	MP	
ENDS	MP		ENDS	MP	

CITY OF MCKINNEY ORDINANCE NO. 2011-12-073
 CITY OF ALLEN ORDINANCE NO. 3045-11-11

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ⊙ -PROPERTY DAMAGE ACCIDENT
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

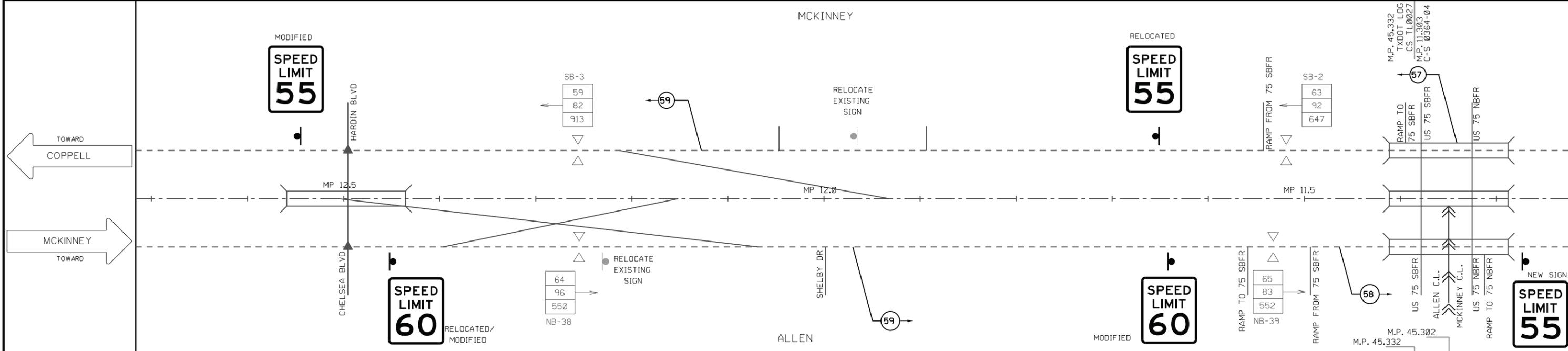
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	UNDEVELOPED	ONCOR	UNDEVELOPED
RES. SIGHT DISTANCE			
BALL BANK OR ADV SPD			
CURVES OVER 2'			
GRADES OVER 3%			
SURFACE WIDTH AND TY.	3 LANES	2 LANES	3 LANES
ROW AND ROADBED WIDTH			
ACCIDENTS	4- 3- 0		
ZONE LENGTHS (MILES)	5.512 MILES		55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH		1.144 MILES



ZONE SPEEDS (M.P.H.)	60 MPH	55 MPH	55 MPH
ZONE LENGTHS (MILES)	5.512 MILES	0.3 MI	1.114 MILES
ACCIDENTS	0	0	0
ROW AND ROADBED WIDTH			
SURFACE WIDTH AND TY.	3 LANES	2 LANES	3 LANES
GRADES OVER 3%			
CURVES OVER 2'			
BALL BANK OR ADV SPD			
RES. SIGHT DISTANCE			
DEVELOPMENT	UNDEVELOPED		

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	CONT. & SECT.	PROJECT	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	MP		BEGINS	MP	
ENDS	MP		ENDS	MP	

CITY OF MCKINNEY ORDINANCE NO. 2011-12-073
 CITY OF ALLEN ORDINANCE NO. 3045-11-11

- SPEED CHECK BLOCK:**
- ☐ -85 PERCENTILE SPEED
 - ☐ -TOP SPEED MEASURED
 - ☐ -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ○ -PROPERTY DAMAGE ACCIDENT
- -INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC.TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

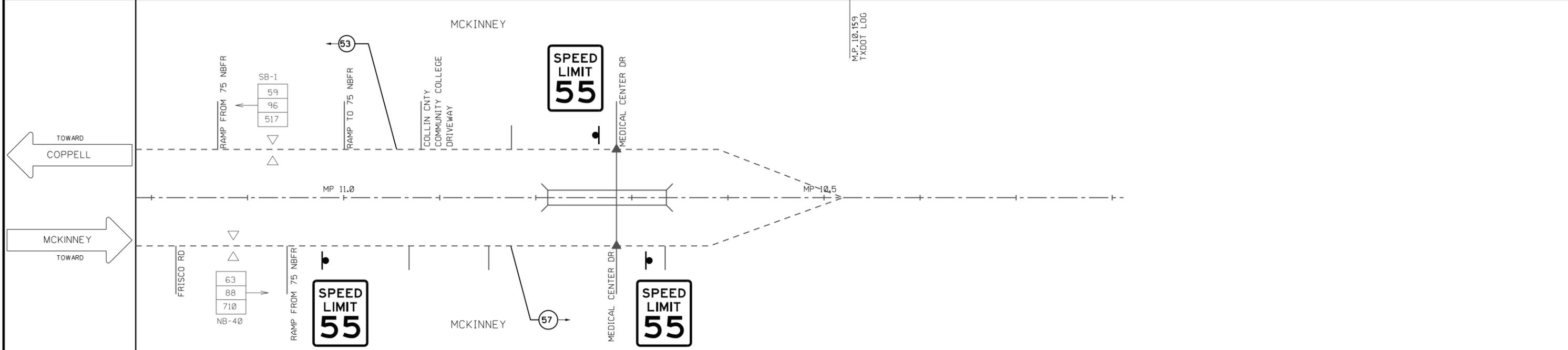
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
 SH 121 FRTG,
 SS 399 FRTG

SH 121

DEVELOPMENT	← UNDEVELOPED → ← COLLEGE → ← UNDEVELOPED →
RES. SIGHT DISTANCE	
BALL BANK OR ADV SPD	
CURVES OVER 2'	
GRADES OVER 3%	← PC PT PC →
SURFACE WIDTH AND TY.	← 2 LANES →
ROW AND ROADBED WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	← 1.144 MILES →
ZONE SPEEDS (M.P.H.)	← 55 MPH →

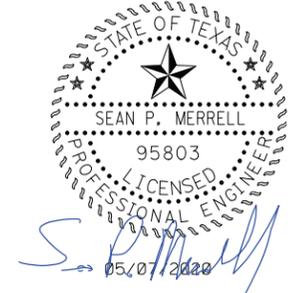


ZONE SPEEDS (M.P.H.)	← 55 MPH →
ZONE LENGTHS (MILES)	← 1.114 MILES →
ACCIDENTS	
ROW AND ROADBED WIDTH	
SURFACE WIDTH AND TY.	← 2 LANES →
GRADES OVER 3%	← PC PC PT →
CURVES OVER 2'	
BALL BANK OR ADV SPD	
RES. SIGHT DISTANCE	
DEVELOPMENT	← UNDEVELOPED → ← MEDICAL → ← UNDEVELOPED →

DISTRICT:	DALLAS	COUNTY:	DALLAS/DENTON/COLLIN	MINUTE NO.	DATE / /
HIGHWAY:	SH 121, SS 399	CITY:	VARIOUS	REPLACES	DATE / /
DATE OF SURVEY:	2/13/2018	SCALE:	1" = 0.1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	CONT. & SECT.	PROJECT	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	MP		BEGINS	MP	
ENDS	MP		ENDS	MP	

- SPEED CHECK BLOCK:**
- -85 PERCENTILE SPEED
 - -TOP SPEED MEASURED
 - -NUMBER OF CARS CHECKED
- -FATAL ACCIDENT
 ● -PERSONAL INJURY ACCIDENT
 ● -PROPERTY DAMAGE ACCIDENT
- INDICATED SECTION ZONED BY COMMISSION MINUTE ORDER
- ▲ -SIGNALIZED INTERSECTION
- -TRIAL RUN CONDUCTED BY SEAN MERRELL - 6/27/19



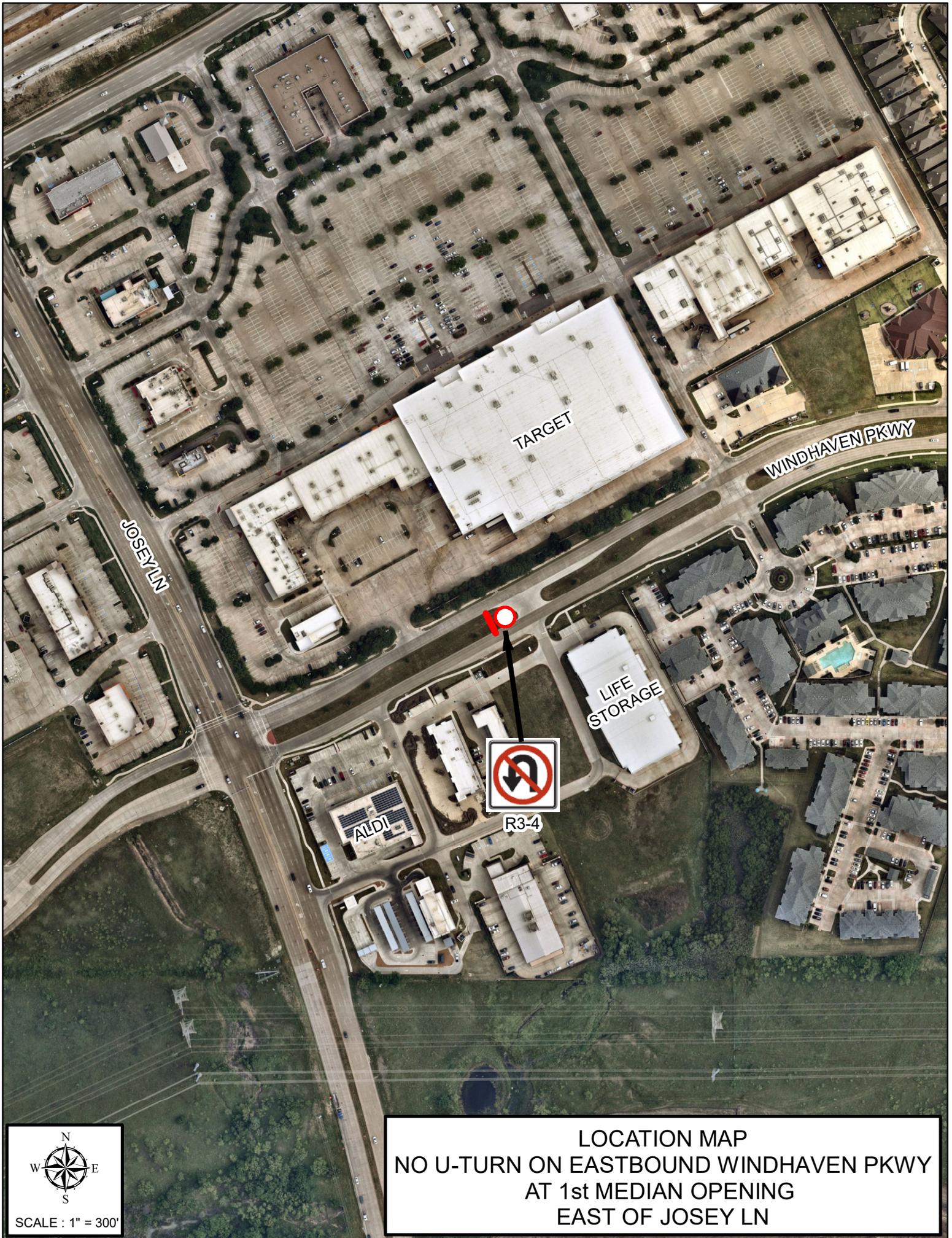
SPEED ZONE
 CONT.3547 SEC.03
 CONT.SEC. TL0027
 CONT.0364 SEC.04

ALL SPEED LIMIT SIGNS ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE CALLED OUT ON THIS SPEED MAP.

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2019



SPEED STUDY
SH 121 FRTG,
SS 399 FRTG



TARGET

WINDHAVEN PKWY

JOSEY LN

LIFE STORAGE

ALDI



R3-4



SCALE : 1" = 300'

LOCATION MAP
NO U-TURN ON EASTBOUND WINDHAVEN PKWY
AT 1st MEDIAN OPENING
EAST OF JOSEY LN