



151 W. Church Street
Lewisville, TX 75057

City of Lewisville, TX
Agenda
Meeting of the Planning and Zoning Commission

Tuesday July 21, 2020

6:30 P.M.

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

The Planning and Zoning meeting scheduled for Tuesday, July 21st, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/96178675752> call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 961 7867 5752. 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 JULY 7, 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. Preliminary Plat of Parker Place Addition, Containing 131 Residential Lots and 3 Open Space Lots; on 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, J. Johnson Survey, Abstract No. 1609, and A. Singleton Survey, Abstract No. 1138; Zoned Planned Development – Estate Townhouse District (PD – ETH); Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544).
- B. Final Plat of Old Town Lofts Addition, Lot 1, Block A and Lot 1, Block B; on 2.56 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Center (OTC) District; Located on the Northwest Corner of Elm Street and South Mill Street and the Southeast Corner of Main Street and South Mill Street; a Portion Being a Replat of Lot 1, Block A, Vision Addition and Parts of Lots 2, 3, and 7, Block 4, Kealy Addition.

4. PUBLIC HEARINGS

- A. Continued 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 Lot 6 and 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. 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
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD, AND TRANSPORTATION BOARD
JULY 7, 2020

PLANNING AND ZONING COMMISSION MEETING

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 P.M. on Tuesday, July 7, 2020, by Chairman James Davis through Zoom Virtual Meeting.

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

Planning and Zoning Commission Members absent: Alvin Turner.

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

Item 2:

The second item on the agenda was to approve the minutes from the June 16, 2020, meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).

Item 3:

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

- 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.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. A motion was made by Karen Locke to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by William Meredith. The motion passed unanimously (6-0).

- 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.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. *A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (6-0).*

Item 4:

Public Hearings were next on the agenda. There were two items for consideration:

- 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)

Staff gave a brief overview of the proposed zoning change and requested the public hearing for the item be continued for consideration until the next Planning & Zoning Commission meeting on Tuesday, July 21, 2020 to allow the applicant to meet signposting requirements. *A motion was made by William Meredith to continue the public hearing until the Tuesday, July 21, 2020 meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).*

Item 5:

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

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

Chairman Davis gave a brief statement regarding the Overlay District Board meeting following the adjournment of the Planning and Zoning Commission meeting.

There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:42 P.M.

OVERLAY DISTRICT BOARD MEETING

Item 1:

The Lewisville Overlay District Board meeting was called to order at 6:42 P.M. on Tuesday, June 16, 2020, by Chairman James Davis through Zoom Virtual Meeting.

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

Overlay District Board Members absent: Alvin Turner.

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

Item 2:

The second item on the agenda was to approve the minutes from the June 16, 2020, meeting. *A motion was made by MaryEllen Miksa to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

Item 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)

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the two proposed alternative standards. Staff provided a recommendation that the Board approve alternative standard b.) as presented, and that the Board provide a recommendation of approval for alternative standard a.) prior to its appearance before the Lewisville City Council. The applicant was present and available for questions. *A motion was made by MaryEllen Miksa to recommend approval of alternative standard a.), and to approve alternative standard b.) as presented. The motion was seconded by John Lyng. The motion passed unanimously (6-0).* Staff indicated that alternative standard a.) would appear before the Lewisville City Council on Monday, August 3rd, 2020 for a final decision.

Item 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)

Staff gave a brief overview of the item and asked that the Board make no action on the item as it is being considered for an Economic Development Agreement by the Lewisville City Council. A motion was made by Karen Locke to make no action on the item. The motion was seconded by William Meredith. The motion passed unanimously (6-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:50 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

James Davis, Chairman
Planning and Zoning Commission and
Overlay District Board

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: July 21, 2020
SUBJECT: **Regular Hearing: Preliminary Plat of Parker Place Addition, Containing 131 Residential Lots and 3 Open Space Lots; on 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, J. Johnson Survey, Abstract No. 1609, and A. Singleton Survey, Abstract No. 1138; Zoned Planned Development – Estate Townhouse District (PD – ETH); Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544).**

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 preliminary plat of Park Place was submitted on June 22, 2020 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances

Section 6-73(b) Preliminary Plat

- (2) Phase lines shall be shown
- (2) Lot layout must conform with approved PD standards
- (11) Label all lots and X lots
- (11) Label all setbacks
- (13) Label the zoning of adjacent lots
- (19) Drainage easements cannot be on residential lots
- (20) Street ROW shall be shown on the plat
- (20) Street names shall not be duplicated with existing streets
- (22) Public easements are not allowed on residential lots
- (22) Delineate all sidewalk and utility easements
- (26) Park dedication to be determined with preliminary plat

Section 6-94 Lots

- Control of access must be shown on corner clips

Section 6-95 Easements/R.O.W.s

- Easements must meet City specification
- Screening walls are not allowed on water or sewer easements

The applicant may resubmit a revised preliminary 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:

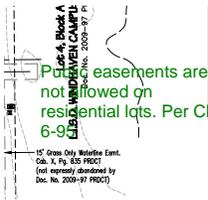
Staff recommends that the Planning and Zoning Commission disapprove the preliminary plat of Parker Place for the deficiencies listed above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chairman for signature.



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Parker Place Preliminary Plat Markup Summary

DRussell (8)



Col.	10
Loc.	10
Ch.	10
Ab.	10
FM	10
MS	10
Int./Zoc.	10
(PROCT)	10
(OPROCT)	10

Bench Mark 1
 City of Lewisville
 Road at FM 4
 Northing - 71
 Elevation - 5

Author: DRussell

Public easements are not allowed on residential lots. Per Ch 6-95



Col.	10
Loc.	10
Ch.	10
Ab.	10
FM	10
MS	10
Int./Zoc.	10
(PROCT)	10
(OPROCT)	10

Bench Mark 1
 City of Lewisville
 Road at FM 4
 Northing - 71
 Elevation - 5

Author: DRussell

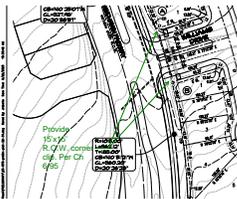
Show the 20-ft control of access on all corner lots. Per Ch 6-94

L15	21.1'	N 45°15'54" W
L16	21.2'	N 87°57'20" E
L17	25.00'	S 33°47'21" E
L18	21.2'	S 44°18'54" W

All R.O.W. corner clips should be 15'x15' corner clip. Per Ch 6-95. So the length should be a min 21.21'

Author: DRussell

All R.O.W. corner clips should be 15'x15' corner clip. Per Ch 6-95. So the length should be a min 21.21'



Author: DRussell

Provide 15'x15' R.O.W. corner clip. Per Ch 6-95

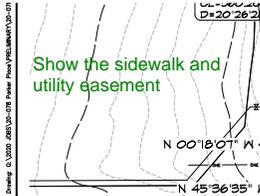


Author: DRussell

A lot can not be within the drainage easement or detention pond.



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Author: DRussell

Show the sidewalk and utility easement



Author: DRussell

This 5-ft strip will need to be an X lot maintained by the HOA. Is this a continuation of Lot 1, Blk X? If so please label



Author: DRussell

The note calls the easement out as 40-ft, but the boundaries appear to only be 20-ft. The combined utility easement should be a min 25-ft per ch 6-95. The fire control access may still be required to be 40-ft.

Ippolito (1)



Author: Ippolito

There is already a Fox Creek Dr in the city. Please propose a different name. Call Fire Marshal Tim Ippolito at 972-219-3466 to check on availability of street names.



Jon Beckham (14)

MINIMUM
Minimum
Total A

Include Lots per phase, if there is only one phase, include "Phases | 1" [Sec. 6.73(b)(2)]

Author: Jon Beckham

Include Lots per phase, if there is only one phase, include "Phases | 1" [Sec. 6.73(b)(2)]

Please add note: Approved PD Ordinance No. 0210-20-ZON

36°27'58" E ~ 84.43'

Author: Jon Beckham

Please add note: Approved PD Ordinance No. 0210-20-ZON

1-25 BLOCK B,
1-17 BLOCK D
RES
TH (0210-20-ZON)
E
TRACT NO. 180,
TRACT NO.1609, AND

Author: Jon Beckham

(0210-20-ZON)

Author: Jon Beckham

Building Line will need to be moved back to allow for the 40' lot width at front building line requirements per PD reg

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CAMPUSES ADDITION
Doc. No. 2009-97 PRDCT

Please add the zoning of every adjacent lot [Sec. 6.73(b)(13)]

15' Grass Only Waterline Esmt.
Cab. X, Pg. 835 PRDCT
(not expressly abandoned by

Author: Jon Beckham

Please add the zoning of every adjacent lot [Sec. 6.73(b)(13)]



LEWISVILLE

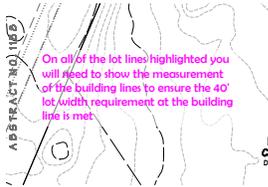
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Please show the sideyard setback on every lot, or provide a typical lot detail [Sec. 6.73(b)(11)]

Author: Jon Beckham

Please show the sideyard setback on every lot, or provide a typical lot detail [Sec. 6.73(b)(11)]



On all of the lot lines highlighted you will need to show the measurement of the building lines to ensure the 40' lot width requirement at the building line is met.

Author: Jon Beckham

On all of the lot lines highlighted you will need to show the measurement of the building lines to ensure the 40' lot width requirement at the building line is met

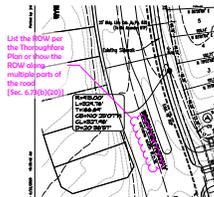
Screening walls along FM 344 and Windhove will be maintained by the HOA.



Tree survey and mitigation plan required [Sec. 6.73(b)(33)]

Author: Jon Beckham

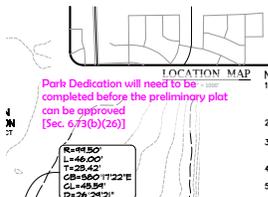
Tree survey and mitigation plan required [Sec. 6.73(b)(32)]



List the ROW per the Thoroughfare Plan or show the ROW along multiple parts of the road [Sec. 6.73(b)(20)]

Author: Jon Beckham

List the ROW per the Thoroughfare Plan or show the ROW along multiple parts of the road [Sec. 6.73(b)(20)]



Park Dedication will need to be completed before the preliminary plat can be approved [Sec. 6.73(b)(26)]

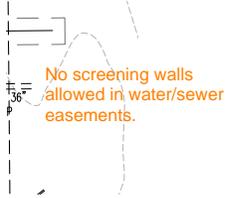
Author: Jon Beckham

Park Dedication will need to be completed before the preliminary plat can be approved [Sec. 6.73(b)(26)]



LEWISVILLE

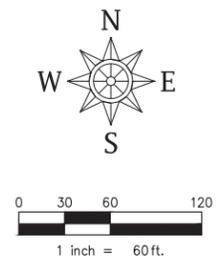
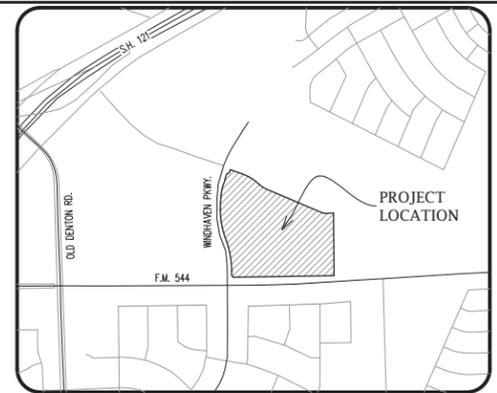
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131
I
I
B.

Author: kchearon

No screening walls allowed in water/ sewer easements.



Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Floodplain does not exist on the property per FEMA FIRM Panel Map No. 48121C05106, dated April 18, 2011.

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

May have additional comments with submittal of full engineering site plan.

Tree survey and mitigation plan required [Sec. 6.73(b)(32)]

On all of the lot lines highlighted you will need to show the measurement of the building lines to ensure the 40' lot width requirement at the building line is met

The note calls the easement out as 40-ft, but the boundaries appear to only be 20-ft. The combined utility easement should be a min 25-ft per ch 6-95. The fire control access may still be required to be 40-ft

Park Dedication will need to be completed before the preliminary plat can be approved [Sec. 6.73(b)(26)]

Lot 3, Block A L.I.S.D. WINDHAVEN CAMPUSES ADDITION Doc. No. 2009-97 PRDCT Please add the zoning of every adjacent lot [Sec. 6.73(b)(13)]

Please add note: Approved PD Ordinance No. 0210-20-ZON

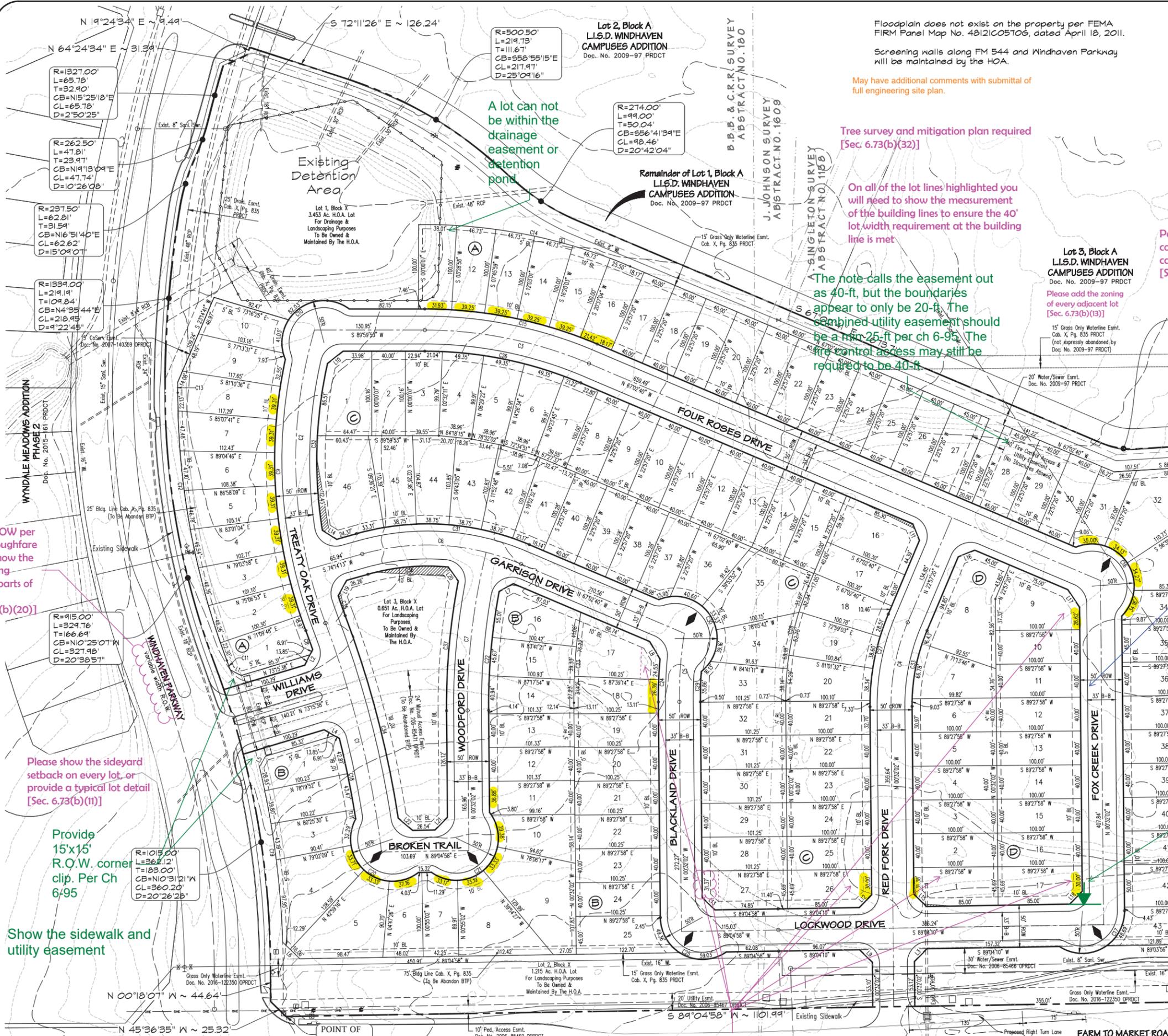
- Notes:
- Selling a portion of property by metes and bounds except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Minor Plat is a violation of the City's Code of Ordinances and state law.
 - All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
 - The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - All open space areas, Lots 1-3, Block X, to be owned and maintained by the H.O.A.
 - The total amount of ROW on this plat is to be dedicated to the City of Lewisville. All ROW dedicated to the City of Lewisville in fee simple.
 - Dedicated ROW including corner clips = 230,829.226 Sq.Ft. or 5.299 Acres.

LEGEND	
(Not all items may be applicable)	
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARS ENG RPLS 5252" SET, UNLESS OTHERWISE NOTED	
IRF	IRON ROD FOUND
IRPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
E	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FT	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
C	CENTERLINE
BD	BLOCK DESIGNATION
ST	STREET FRONTAGE
CB	CABINET
Vol.	VOLUME
PG	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst. Desc.	INSTRUMENT OR DOCUMENT
(PRODCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRODCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(PRODCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

There is already a creek in the city. Please propose a different name. Call the Marshal Tim Popolot at 972-218-3466 to check on availability of street names.

Put easements are not allowed on residential lots. Per Ch 6-95
Show the 20-ft control of access on all corner lots. Per Ch 6-94

This 5-ft strip will need to be an X lot maintained by the HOA. Is this a continuation of Lot 1, Block X? If so please label



Building Line will need to be moved back to allow for the 40' lot width at front building line requirements per PD reg

PRELIMINARY PLAT
PARKER PLACE
131 RESIDENTIAL LOTS & 3 COMMON AREAS
LOTS 1-43 BLOCK A, LOTS 1-25 BLOCK B,
LOTS 1-46 BLOCK C, LOTS 1-17 BLOCK D
24.120 TOTAL ACRES
ZONED: PD-ETH (0210-20-ZON)
OUT OF THE
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180,
THE J. JOHNSTON SURVEY, ABSTRACT NO.1609, AND
THE A. SINGLETON SURVEY, ABSTRACT NO.1138
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER: Lewisville Independent School District
APPLICANT: David Weekley Homes
ENGINEER / SURVEYOR: Spiars Engineering, Inc.

Drawing: G:\2020\02078 Parker Place\PRELIMINARY\02-078-prelim-plat-24.dwg Saved By: arberts Date: 6/22/2020 10:36:42 AM
 Plotted by: arberts Plot Date: 6/22/2020 11:46 AM

LEGAL DESCRIPTION

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 180, the J. Johnson Survey, Abstract No. 1609, and the A. Singleton Survey, Abstract No. 1138, City of Lewisville, Denton County, Texas, the subject tract being a portion of Lot 1, Block A, L.I.S.D. Windhaven Campuses Addition, according to the plat recorded in Document No. 2009-97 of the Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the south end of a corner clip being the intersection of the north line of Farm to Market Road 544, a variable width right-of-way, with the east line of Windhaven Parkway, a variable width right-of-way;

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

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

N 00°18'07" W, 44.64 feet;

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

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

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

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

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

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

N 64°24'34" E, 31.39 feet;

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

THENCE into Lot 1, the following:

S 72°11'26" E, 126.24 feet;

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

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

S 67°02'41" E, 673.71 feet;

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ ("Owner") the undersigned authority, do/does hereby adopt this plat designating the herein above described property as PARKER PLACE, 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 any 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 easements strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at anytime 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, reconstruction, inspecting and maintaining the above named appurtenances. We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

WITNESS, my hand, this _____ day of _____, 2020.

By: _____
Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

Not Required on a preliminary plat

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2020.

Darren K. Brown, RPLS, No. 5252



NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

Variations approved by City Council on _____

VARIANCES REQUESTED:

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

Preliminary Plat for Review Purpose Only
Recommended for Approval

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

Date

Approved for Preparation of Final Plat

Rudy Durham, Mayor, City of Lewisville, Texas

Date

PRELIMINARY PLAT

PARKER PLACE

131 RESIDENTIAL LOTS & 3 COMMON AREAS
LOTS 1-43 BLOCK A, LOTS 1-25 BLOCK B,
LOTS 1-46 BLOCK C, LOTS 1-17 BLOCK D

24.120 TOTAL ACRES

ZONED: PD-ETH
OUT OF THE

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

OWNER
Lewisville Independent
School District
1565 West Main Street
Lewisville, Texas 75007
Telephone: (469) 716-5200

APPLICANT
David Weekley Homes
3301 N. I 35 E
Carrollton, Texas 75007
Telephone: (972) 323-7470
Contact: Ned Wilson

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

Plotted by: Roberts Plot Date: 6/22/2020 11:46 AM

Drawing: G:\2020\0860\08-Parker Place\PRELIMINARY\08-Parker Place-prelim-plot-22-24.dwg Saved By: Roberts Date Time: 6/22/2020 10:36:42 AM

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	4,557	0.105
2	A	4,305	0.099
3	A	4,361	0.100
4	A	4,455	0.102
5	A	4,587	0.105
6	A	4,757	0.109
7	A	4,967	0.114
8	A	5,181	0.119
9	A	4,828	0.111
10	A	4,100	0.094
12	A	4,299	0.099
13	A	4,299	0.099
14	A	4,299	0.099
17	A	4,000	0.092
27	A	4,500	0.103
29	A	4,000	0.092
30	A	4,000	0.092
33	A	5,645	0.130
34	A	3,714	0.085
35	A	4,500	0.103
36	A	4,000	0.092
37	A	4,000	0.092

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
38	A	4,000	0.092
39	A	4,000	0.092
40	A	4,000	0.092
41	A	4,000	0.092
42	A	5,000	0.115
43	A	4,795	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	4,284	0.098
2	B	4,173	0.096
3	B	4,001	0.092
4	B	7,120	0.163
5	B	7,493	0.172
6	B	4,053	0.093
7	B	4,009	0.092
8	B	6,997	0.161
9	B	8,673	0.199
10	B	4,460	0.102
11	B	4,050	0.093
12	B	4,053	0.093
13	B	4,053	0.093
14	B	4,272	0.098
15	B	4,279	0.098
16	B	5,467	0.126
17	B	5,699	0.131
18	B	4,212	0.097
19	B	4,010	0.092
20	B	4,010	0.092
21	B	4,010	0.092
22	B	4,010	0.092
23	B	4,010	0.092
24	B	4,010	0.092
25	B	4,757	0.109

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	5,739	0.132
2	C	4,006	0.092
3	C	4,181	0.096
4	C	4,423	0.102
5	C	4,426	0.102
6	C	4,426	0.102
7	C	4,182	0.096
8	C	4,000	0.092
9	C	4,000	0.092
10	C	4,000	0.092
11	C	4,000	0.092
12	C	4,000	0.092
13	C	4,000	0.092
14	C	4,000	0.092
15	C	4,000	0.092
16	C	5,844	0.134
17	C	4,012	0.092
18	C	4,439	0.102
19	C	4,607	0.106
20	C	4,693	0.108
21	C	4,000	0.092
22	C	4,000	0.092
23	C	4,000	0.092

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
24	C	4,000	0.092
25	C	4,000	0.092
26	C	4,422	0.102
27	C	4,549	0.104
28	C	4,050	0.093
29	C	4,050	0.093
30	C	4,050	0.093
31	C	4,050	0.093
32	C	4,050	0.093
33	C	4,391	0.101
34	C	4,692	0.108
35	C	7,698	0.177
36	C	4,575	0.105
37	C	3,960	0.091
38	C	4,011	0.092
39	C	4,011	0.092
40	C	4,011	0.092
41	C	4,291	0.099
42	C	4,598	0.106
43	C	4,675	0.107
44	C	4,729	0.109
45	C	4,866	0.112
46	C	8,002	0.184

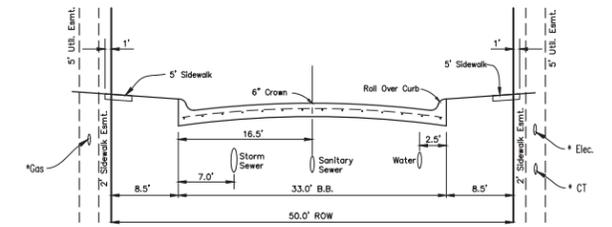
Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	4,491	0.103
2	D	4,000	0.092
3	D	4,000	0.092
4	D	4,000	0.092
5	D	4,000	0.092
6	D	3,999	0.092
7	D	4,890	0.112
8	D	8,617	0.198
9	D	5,815	0.133
10	D	4,000	0.092
11	D	4,000	0.092
12	D	4,000	0.092
13	D	4,000	0.092
14	D	4,000	0.092
15	D	4,000	0.092
16	D	4,000	0.092
17	D	4,422	0.102

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C8	23.96'	1130.00'	23.96'	N 20°08'08" W	1°12'54"
C9	39.31'	570.00'	39.30'	S 01°03'19" E	3°57'05"
C10	82.03'	50.00'	73.14'	S 79°52'03" W	94°00'03"
C11	11.95'	1031.05'	11.95'	N 20°24'02" W	0°39'51"
C12	47.10'	900.51'	47.09'	S 05°59'23" E	2°59'47"
C13	12.04'	1324.00'	12.04'	S 00°11'30" W	0°31'16"
C14	46.73'	625.00'	46.72'	N 80°05'30" W	4°17'02"
C15	39.25'	525.00'	39.24'	N 75°48'28" W	4°17'02"
C16	34.13'	50.00'	33.47'	N 52°57'21" W	39°06'37"
C17	48.69'	50.00'	46.79'	N 27°21'43" E	55°47'30"
C18	43.47'	1130.00'	43.46'	N 10°40'38" W	2°12'14"
C19	43.19'	1031.05'	43.18'	N 08°22'42" W	2°23'59"
C20	33.33'	50.00'	32.72'	S 66°06'39" E	38°11'50"
C21	33.19'	50.00'	32.59'	N 69°06'42" E	38°02'19"
C22	45.67'	725.00'	45.66'	S 04°30'23" W	3°36'34"
C23	35.14'	625.00'	35.14'	S 03°57'27" W	3°13'18"
C24	26.39'	525.00'	26.39'	S 00°54'22" W	2°52'49"
C25	59.03'	50.00'	55.66'	N 89°04'58" E	67°38'33"
C26	49.35'	474.99'	49.33'	N 78°32'02" W	5°57'12"
C27	38.60'	275.00'	38.56'	S 12°59'43" W	8°02'29"
C28	52.03'	340.00'	51.98'	S 12°59'57" W	8°46'04"
C29	35.86'	475.00'	35.85'	S 01°36'05" W	4°19'32"
C30	33.33'	50.00'	32.72'	N 31°00'13" W	38°11'50"
C31	38.75'	310.00'	38.72'	N 81°42'03" W	7°09'43"
C32	112.45'	520.00'	112.23'	S 02°59'48" E	12°23'24"
C33	66.78'	225.00'	66.54'	S 10°16'04" W	17°00'20"
C34	248.48'	1180.00'	248.02'	N 14°42'38" W	12°03'54"
C35	24.78'	520.00'	24.78'	S 19°22'40" E	2°43'50"
C36	96.27'	260.00'	95.72'	S 84°50'40" W	21°12'53"
C37	154.56'	775.00'	154.30'	S 05°10'45" W	11°25'35"

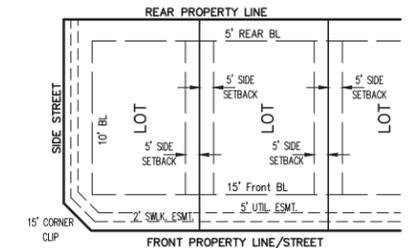
Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	279.98'	1155.00'	279.29'	N 13°47'56" W	13°53'20"
C2	353.61'	545.00'	347.44'	S 02°09'20" E	37°10'31"
C3	200.34'	500.00'	199.00'	N 78°31'24" W	22°57'27"
C4	102.49'	250.00'	101.78'	S 11°12'39" W	23°29'22"
C5	81.44'	500.00'	81.35'	S 04°07'57" W	9°19'58"
C6	192.59'	285.00'	188.95'	N 86°24'13" W	38°43'06"
C7	189.31'	750.00'	188.80'	S 06°41'49" W	14°27'43"

Lot Line Table		
Line #	Length	Direction
L1	14.51'	N 63°15'54" W
L2	13.85'	N 27°03'23" E
L3	21.29'	N 44°16'04" E
L4	13.85'	N 60°32'05" W
L5	14.52'	N 29°47'33" E
L6	16.06'	N 46°02'54" W
L7	19.24'	N 61°21'06" E
L8	24.13'	S 30°36'01" E
L9	21.14'	N 45°43'56" W
L10	23.57'	N 51°46'38" E
L11	21.21'	N 22°02'40" W
L12	21.29'	N 44°16'04" E
L13	21.14'	S 45°43'32" E
L14	20.12'	S 57°53'26" E
L15	21.14'	N 45°43'56" W
L16	21.21'	N 67°57'20" E
L17	25.09'	S 33°47'21" E
L18	21.29'	S 44°16'04" W

All R.O.W. corner clips should be 15'x15' corner clip. Per Ch 6-95. So the length should be a min 21.21'



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



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

Zoning Classification	PD-ETH
Total Acreage	24.120
Minimum Lot Area	4000 sq. ft.
Minimum Dwelling Size	1800 sq. ft.
Total Number Of Lots	131
Density	5.6 Units/Acre Max.

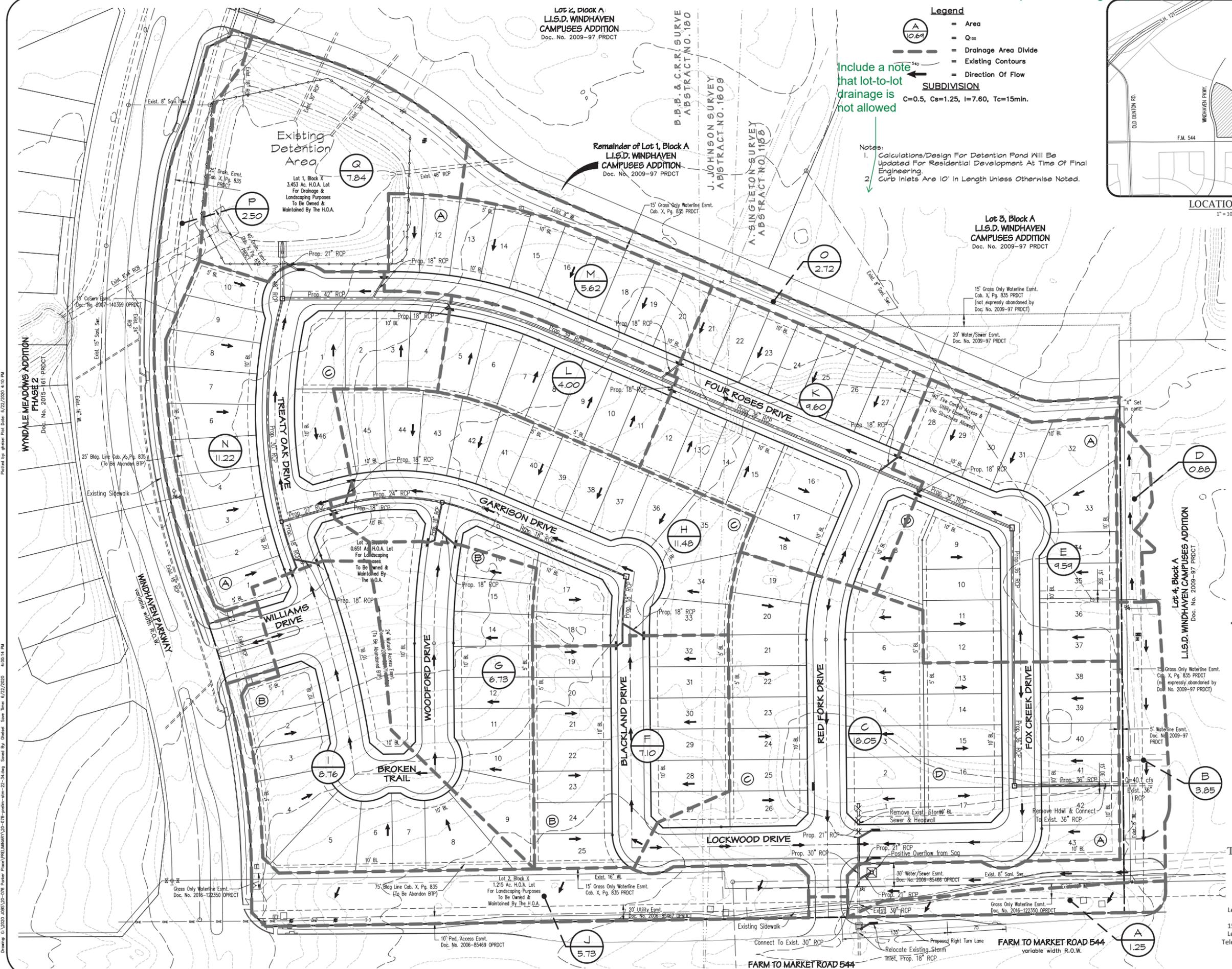
Include Lots per phase, if there is only one phase, include "Phases 1" [Sec. 6.73(b)(2)]

Minimum lot size is 4,000 square feet per approved PD standards. Please ensure the highlighted lots above meet these standards.

PRELIMINARY PLAT
PARKER PLACE
 131 RESIDENTIAL LOTS & 3 COMMON AREAS
 LOTS 1-43 BLOCK A, LOTS 1-25 BLOCK B,
 LOTS 1-46 BLOCK C, LOTS 1-17 BLOCK D
 24.120 TOTAL ACRES
 ZONED: PD-ETH
 OUT OF THE
 B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180,
 THE J. JOHNSTON SURVEY, ABSTRACT NO.1609, AND
 THE A. SINGLETON SURVEY, ABSTRACT NO.1138
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER Lewisville Independent School District 1565 West Main Street Lewisville, Texas 75007 Telephone: (469) 716-5200	APPLICANT David Weekley Homes 3301 N. I 35 E Carrollton, Texas 75007 Telephone: (972) 323-7470 Contact: Ned Wilson	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Greg Helse
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Note for the final plans. The drainage in the streets needs to be designed so that during a 100-yr rain event there is a 12-ft wide clear path for emergency vehicles



Legend

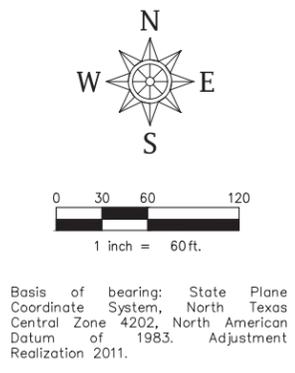
- Area
- Q₁₀₀
- Drainage Area Divide
- Existing Contours
- Direction Of Flow

SUBDIVISION
C=0.5, Cs=1.25, I=7.60, Tc=15min.

Notes:

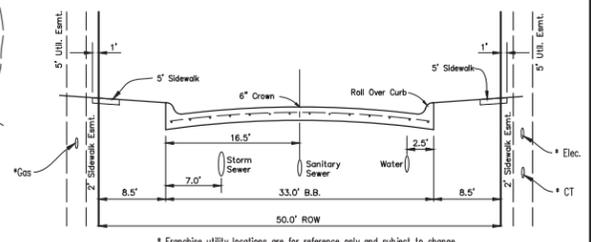
- Calculations/Design For Detention Pond Will Be Updated For Residential Development At Time Of Final Engineering.
- Curb Inlets Are 10' In Length Unless Otherwise Noted.

Include a note that lot-to-lot drainage is not allowed



Drainage Area Table

Drainage Basin	Area (Acres) "A"	Runoff Coefficient "C"	100 Year Coefficient "Cs"	Intensity (in./hr.) "I"	Storm Design Frequency (Yr)	Time Conc. (Min.) "Tc"	Discharge (C.F.S.) "Q"
A	0.26	0.50	1.25	7.60	100	15	1.25
B	0.81	0.50	1.25	7.60	100	15	3.85
C	3.80	0.50	1.25	7.60	100	15	18.05
D	0.19	0.50	1.25	7.60	100	15	0.88
E	2.02	0.50	1.25	7.60	100	15	9.59
F	1.49	0.50	1.25	7.60	100	15	7.10
G	1.42	0.50	1.25	7.60	100	15	6.73
H	2.42	0.50	1.25	7.60	100	15	11.48
I	1.84	0.50	1.25	7.60	100	15	8.76
J	1.21	0.50	1.25	7.60	100	15	5.73
K	2.02	0.50	1.25	7.60	100	15	9.60
L	0.84	0.50	1.25	7.60	100	15	4.00
M	1.18	0.50	1.25	7.60	100	15	5.62
N	2.36	0.50	1.25	7.60	100	15	11.22
O	0.57	0.50	1.25	7.60	100	15	2.72
P	0.53	0.50	1.25	7.60	100	15	2.50
Q	1.65	0.50	1.25	7.60	100	15	7.84



PRELIMINARY DRAINAGE PLAN

PARKER PLACE

131 RESIDENTIAL LOTS & 3 COMMON AREAS
 LOTS 1-43 BLOCK A, LOTS 1-25 BLOCK B,
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ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg Helsel

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Michele Berry, Planning Manager
DATE: July 21, 2020
SUBJECT: **Regular Hearing: Final Plat of Old Town Lofts Addition, Lot 1, Block A and Lot 1, Block B; on 2.56 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Center (OTC) District; Located on the Northwest Corner of Elm Street and South Mill Street and the Southeast Corner of Main Street and South Mill Street; a Portion Being a Replat of Lot 1, Block A, Vision Addition and Parts of Lots 2, 3, and 7, Block 4, Kealy 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:

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 Old Town Lofts was submitted on June 22, 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

1. Provide current title opinion since Right-of-Way is being dedicated

Section 9.5-53

2. Add park fee dedication information. Park fee amounts can be found in 6-23 through 6-42 and 2-201.

Section 9.5-71

3. f.(1) Update Title Block to match Appendix
4. f.(2) Add plan summary table required for residential Development
5. f.(8) Boundary line accurate in scale required, current boundary doesn't match previous, please confirm

6. f.(9) Meets and bounds description with exact acreage required. Confirm acreage as listed different in different places. Confirm meets and bounds as does not match previous survey.
7. f.(15) Show all easement that impact lot. Believe there is a TNMP easement unaccounted for and unclear is the sanitary sewer recording information is correct.
8. f. (16) Show all corner clips, clarify if being dedicated by this plat or provide recording information
9. f. (17) calculate, note and pay park fees.
10. f. (18) Add Right-of-Way dedication table
11. f. (24) Update Owner certification to reflect current owner, the City of Lewisville

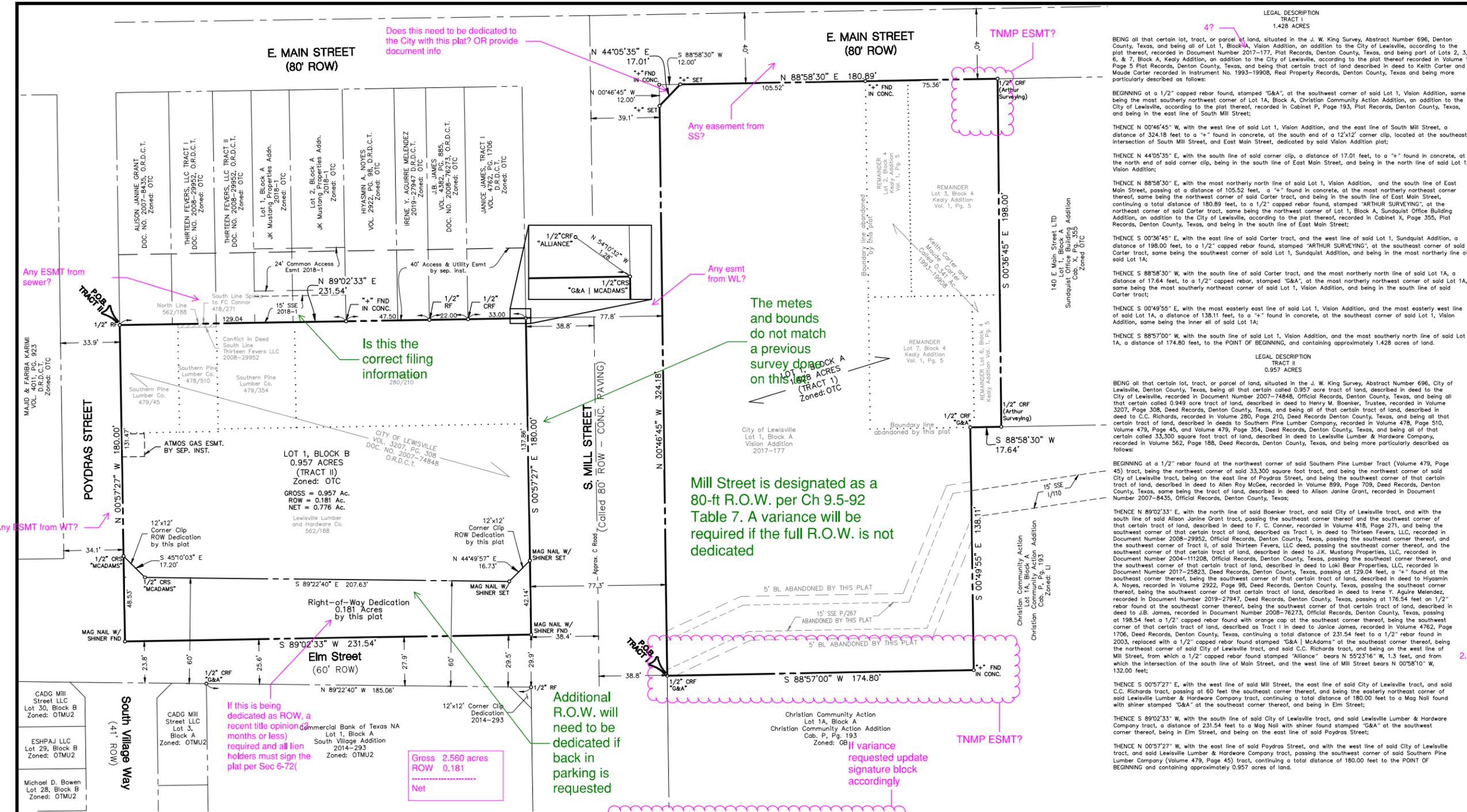
Section 9.5-92

12. Table 7 – Mill Street is designated as an 80-foot Right-of-Way. Dedication or variance approval is required.
13. If back-in angled parking is desired along Elm Street then additional Right-of-Way dedication is needed.

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.

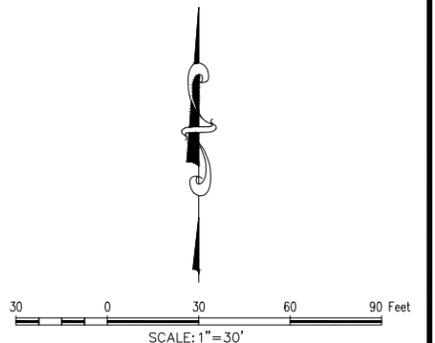
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the final plat of Old Town Lofts 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.



LEGEND

P.O.B.	POINT OF BEGINNING
RF	REBAR FOUND
CRS	CAPPED REBAR SET
CRF	CAPPED REBAR FOUND
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
RRPRDCT	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
BL	BUILDING LINE
UE	UTILITY EASEMENT
MASE	MUTUAL ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT



FINAL PLAT
OLD TOWN LOFTS ADDITION
 Lot 1, Block A & Lot 1, Block B
 2.560? → 2.385 Acres
 Zoned: OTC - Old Town
 Center Business
 A PORTION BEING A REPLAT OF VISION ADDITION, LOT 1, BLOCK A Document Number 2017-177, PRD.C.T. & PART OF LOTS 2, 3, & 7, KEALY ADDITION VOLUME 1, PAGE 5 & CITY OF LEWISVILLE TRACT VOLUME 3207, PG. 308, D.R.D.C.T. in the J. W. KING SURVEY, ABSTRACT NO. 696 CITY OF LEWISVILLE DENTON COUNTY, TEXAS

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

DRAWN BY: BC DATE: 2/26/2020 SCALE: 1"=30' JOB. No. STS-19000

OWNER/DEVELOPER
 ALT LEWISVILLE PROPERTY OWNER I, LLC AND ALT LEWISVILLE PROPERTY OWNER II, LLC
 8401 N CENTRAL EXPRESSWAY, SUITE 900
 DALLAS, TX 75225
 Ph. (469)930-8468
 Contact: STEVEN A. SHELLEY

STATE OF TEXAS :
 COUNTY OF DENTON :
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, AH LEWISVILLE PROPERTY OWNER I, LLC, & AH LEWISVILLE PROPERTY OWNER II, LLC, the undersigned authority, do hereby adopt this plat designating the herein above described property as OLD TOWN LOFTS ADDITION, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the City of Lewisville and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the 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 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.

Steven Shelley, Vice President
 ALT LEWISVILLE PROPERTY OWNER I, LLC
 ALT LEWISVILLE PROPERTY OWNER II, LLC

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

WITNESS MY HAND, _____ day of _____, 2020.

Julie Worster
 City Secretary
 City of Lewisville, TX

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

Recommended for Approval

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

Date _____

NOTES:

- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- According to Community/Panel No. 4812105650, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- No flood zone area analysis has been performed on the subject property by McAdams.
- Park fees to be paid at time of plat approval. Amount?
- OTC Zoning-Building setback eor 0' per Sec. 17-22.6

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 JAMES STOWELL, RPLS 6618 6/22/20

James Stowell, RPLS
 Texas Registration No. 6513

Summary Table (residential development)

- Per Sec. 6-73 (c)
- (1) Title block needs to match appendix
- (15) easements needs to be recorded
- (17) park dedication agreement needs to be finalized
- (24) certified of ownership needs to be updated
- (25) city signature block needs to be updated
- (26) variances needs to be listed

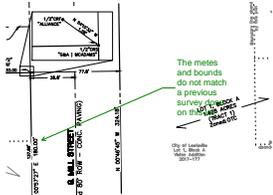
Main & Mill Loft FP_Markup Summary

DRussell (4)



Author: DRussell

Mill Street is designated as a 80-ft R.O.W. per Ch 9.5-92 Table 7. A variance will be required if the full R.O.W. is not dedicated



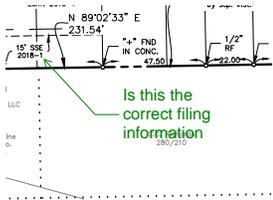
Author: DRussell

The metes and bounds do not match a previous survey done on this lot.



Author: DRussell

Additional R.O.W. will need to be dedicated if back in parking is requested



Author: DRussell

Is this the correct filing information

Jsin (16)

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Page
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being
of
m

OLD TOWN
Lot 1, Block
2.3
Zoned: O
Cent
A PORTION

2.560? →

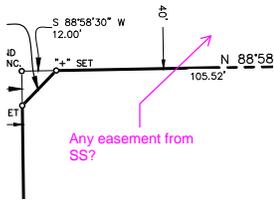
I said
of
und

Author: Jsin

2.560?

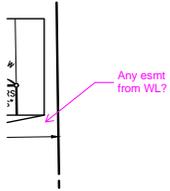
Zoned: OTC
Center E
A PORTION BEIN
VISION ADDITION,
Document Number 2
PART OF LOTS 2, 3, &

Author: Jsin



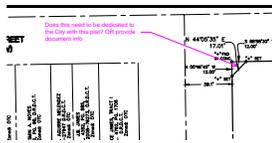
Author: Jsin

Any easement from SS?



Author: Jsin

Any esmt from WL?



Author: Jsin

Does this need to be dedicated to the City with this plat? OR provide document info

4?
tract, or parcel of land
all of Lot 1, Block A, V
Document Number 2017-
Edition as addition to t

Author: Jsin

4?

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____
Notary Public
State of Texas
My commission expires the ____ day of ____
Summary Table (residential development)

Author: Jsin

Summary Table (residential development)

James Dole
Chairman, Planning and Zoning Commission
City of Leakeville, TX
- Per Sec. 6-73 (c)
(1) Title block needs to match appendix
(15) easements needs to be recorded
(17) park dedication agreement needs to be finalized
(24) certificated of ownership needs to be updated
(25) city signature block needs to be updated
(26) variances needs to be listed

Author: Jsin

- Per Sec. 6-73 (c)
- (1) Title block needs to match appendix
- (15) easements needs to be recorded
- (17) park dedication agreement needs to be finalized
- (24) certificated of ownership needs to be updated
- (25) city signature block needs to be updated
- (26) variances needs to be listed

Signature block with various fields and a list of items to be updated. A pink box highlights the signature area.

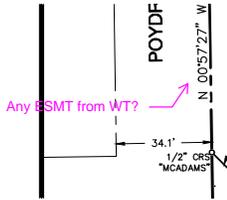
Author: Jsin

If variance requested update signature block accordingly



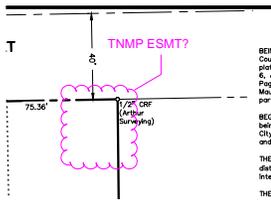
Author: Jsin

Any ESMT from sewer?



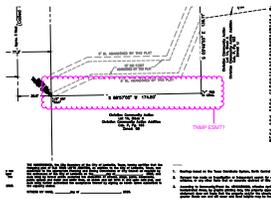
Author: Jsin

Any ESMT from WT?



Author: Jsin

TNMP ESMT?



Author: Jsin

TNMP ESMT?

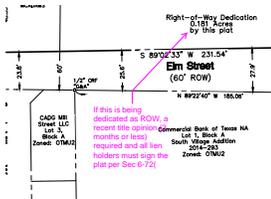
Gross 2.560 acres
 ROW 0.181

 Net

Author: Jsin

Gross 2.560 acres
 ROW 0.181

 Net



Author: Jsin

If this is being dedicated as ROW, a recent title opinion (3 months or less) required and all lien holders must sign the plat per Sec 6-72(

121005650, effective April 18, 2011, of the FLOOD INSURANCE R only, this property appears to be within Flood Zone "X" (areas sperty and/or the structures thereon will be free from flooding - flood heights may be increased by man-made or natural cause liability on the part of the surveyor, performed on the subject property by McAdams. approved. Amount? r Sec. 17-22.6

Author: Jsin

Amount?

Professional Land Surveyor in the State of Texas, have property from an actual survey on the ground and

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, Senior Planner

DATE: July 21, 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 Lot 6 and 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:

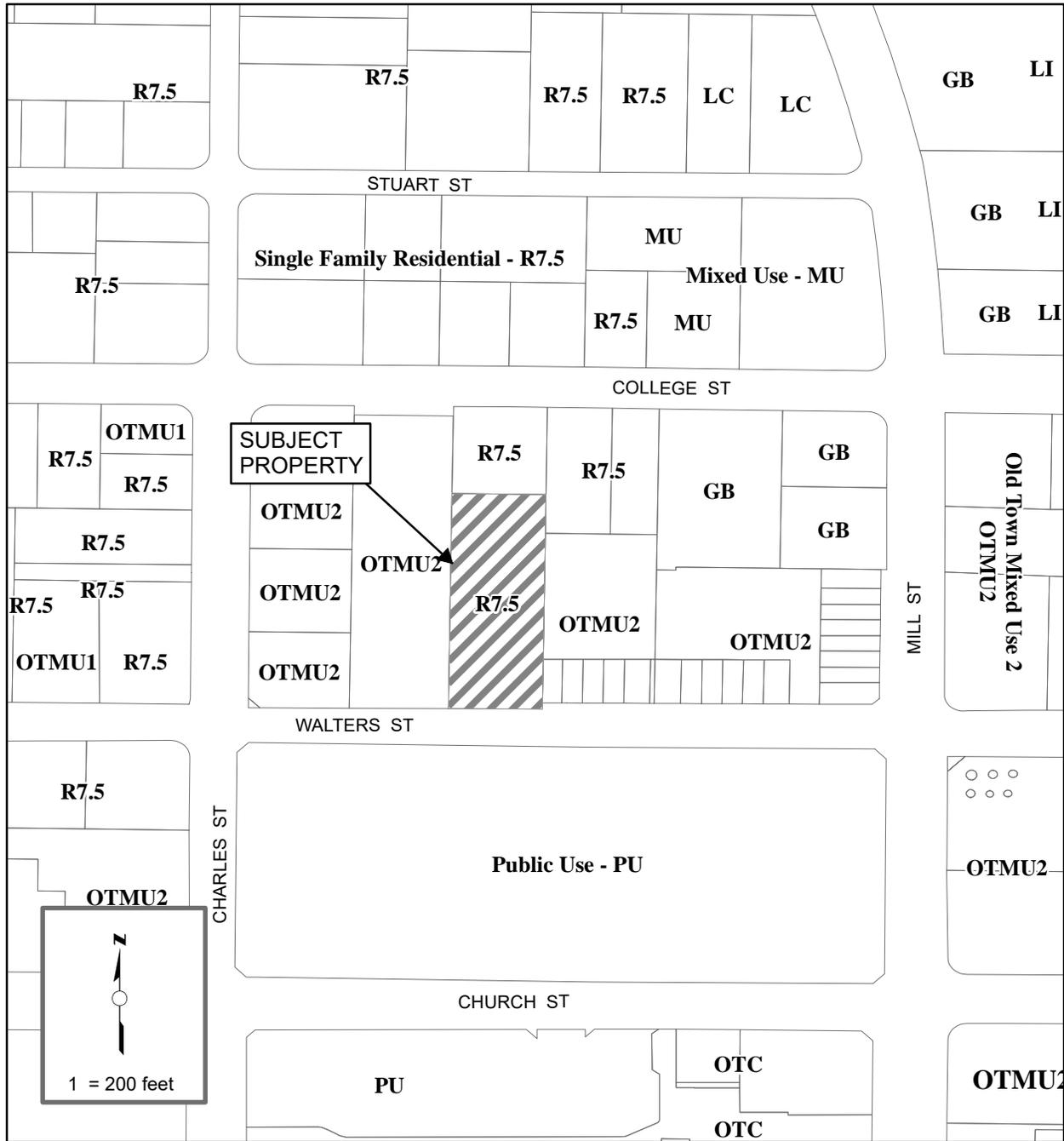
The property is surrounded by a mix of uses and zoning districts. The properties to the north and northeast are zoned single-family residential (R-7.5). The property to the east is the Brownstones at West Walters townhouse development, zoned Old Town Mixed Use 2 (OTMU2). The property to the west was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

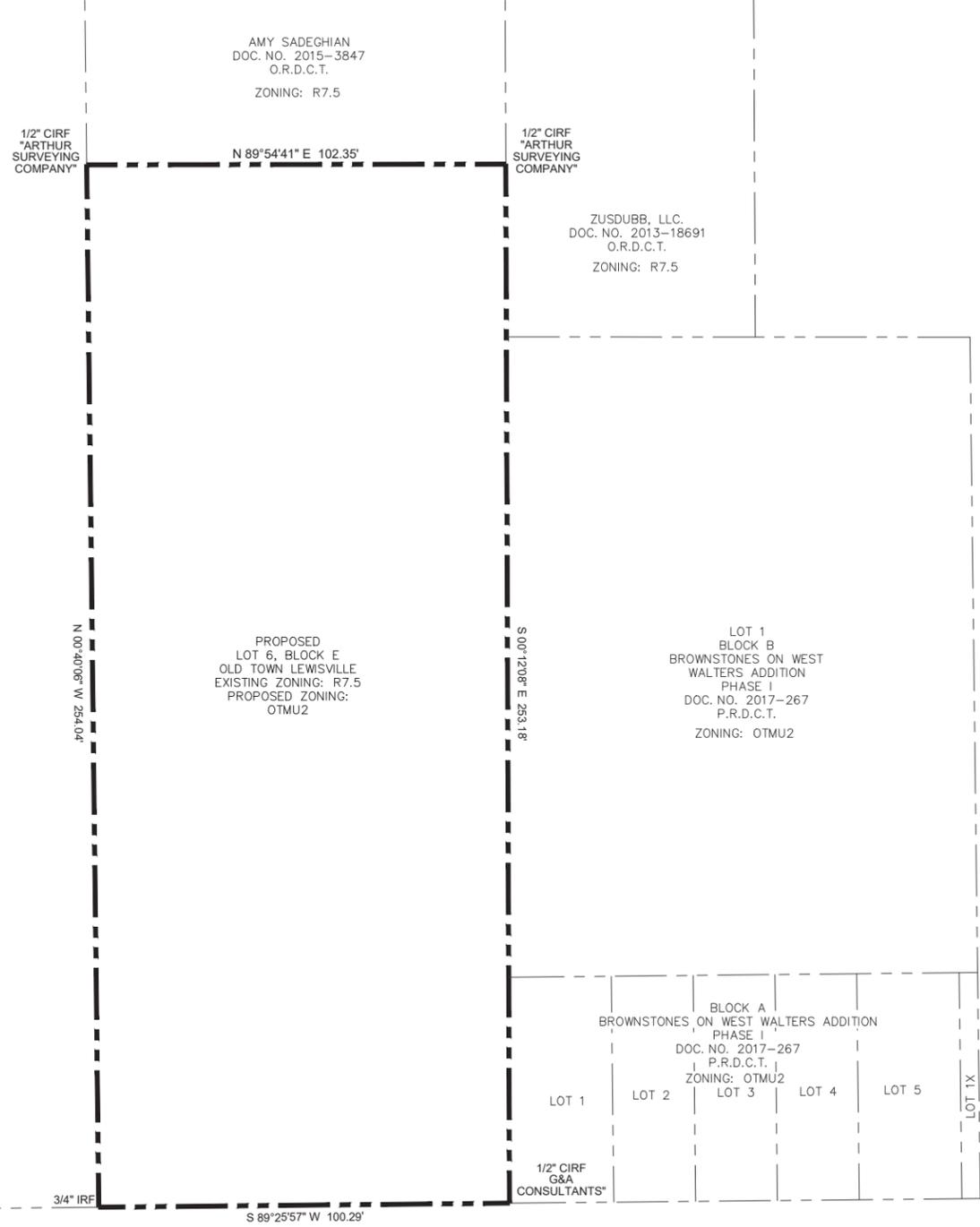
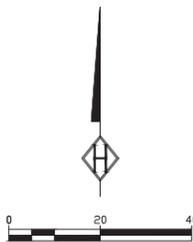
BEGINNING at a 3/4" iron rod found at the Southwest corner of said Allen tract and the common Southeast corner of Liberty Baptist II Addition, recorded in Document Number 2015-80 of the Plat Records of Denton County, Texas and in the North line Walters Street;

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;

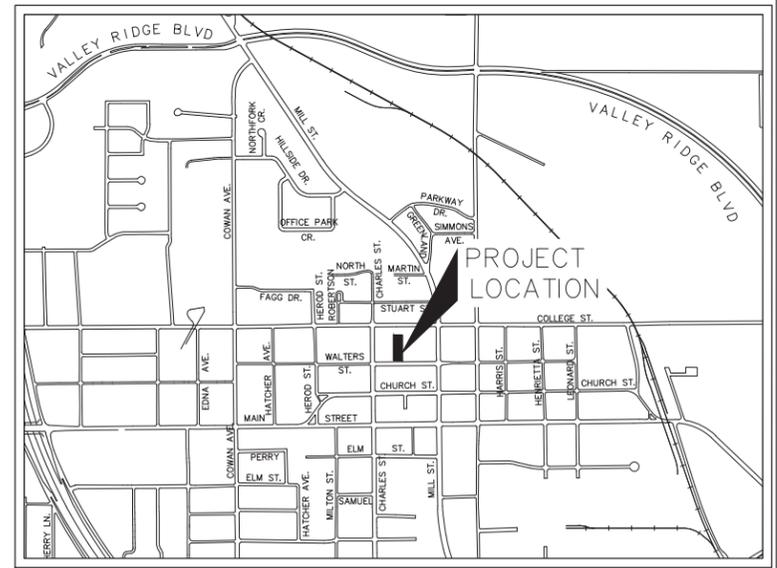
THENCE N 89°54'41" E with the North line of said Allen tract and the common South line of said Sadeghian tract, a distance of 102.35 feet to a 1/2" iron rod with cap stamped "ARTHUR SURVEYING COMPANY" found at the Northeast corner of said Allen tract and the common Southeast corner of said Sadeghian 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.

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

HOMEYER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
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

P:\solid_dwg\135w-20-0402.dwg 135 W. WALTERS SURVEY\135w-20-0402.dwg 05/22/2020 10:58:12 AM
 P:\solid_dwg\135w-20-0402.dwg 135 W. WALTERS SURVEY\135w-20-0402.dwg 05/22/2020 10:58:12 AM

