

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

**Tuesday September 15,
2020**

6:30 P.M.

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

The Planning and Zoning Commission and Overlay District Board meeting scheduled for Tuesday, September 15, 2020, will only be open to the 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/93215965966> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 932 1596 5966. 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 5:00 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 SEPTEMBER 1, 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 Parker Place Addition, Containing 130 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, the J. Johnson Survey, Abstract No. 1609, and the 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); Being a Replat of Lot 1, Block A LISD Windhaven Campuses Addition.

4. PUBLIC HEARINGS - ZONING AND SPECIAL USE PERMITS

- A. Public Hearing: Consider a Zone Change From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 38.884 Acres Legally Described as Lot 6R, Block A, IH-35 Boat City Addition, and Located at 2791 South Stemmons Freeway as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner. (Case No. 20-06-3-Z)

- B. Public Hearing: Consider a Special Use Permit for a Plant Nursery (Retail Sales) With Outdoor Display or Storage and Building Material Sales With Outside Storage or Display and Three Associated Alternative Standards Regarding Screening and Sidewalks; on Approximately 41.826-acres, Legally Described as Lots 4-B and 6R, Block A, IH-35 Boat City Addition, Located at 2791 South Stemmons Freeway, With a Proposed Zoning of Light Industrial District (LI); as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner. (Case No. 20-06-4-SUP)

5. OTHER BUSINESS

- A. The Overlay District 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 AUGUST 18, 2020 JOINT PLANNING AND ZONING COMMISSION AND OVERLAY DISTRICT BOARD.**
- 3. Consideration of Three Alternative Standards Regarding Sidewalks and Screening Associated with a Plant Nursery (Retail Sales) With Outdoor Display or Storage and Building Material Sales With Outside Storage or Display and Three Associated Alternative Standards Regarding Screening and Sidewalks; on Approximately 41.826-acres, Legally Described as Lots 4-B and 6R, Block A, IH-35 Boat City Addition, Located at 2791 South Stemmons Freeway, With a Proposed Zoning of Light Industrial District (LI); as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner.

4. ADJOURNMENT

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 1, 2020

Item A:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 pm by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa (Teleconference); Francisca Al-waely (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference, Joined meeting at 6:37 pm).

Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Senior Planner (Teleconference); June Sin, Planner (Teleconference).

Item B:

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

Item C:

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

1. Regular Hearing: Final Plat of Walters Old Town Addition Lots 1, Block A; on 0.59 Acres out of the John W. King Survey, Abstract Number 320; Zoned Old Town Mixed Use 2 (OTMU2) District; Located at 135 West Walters 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 Francisca Al-waely. The motion passed unanimously (6-0).*

2. Regular Hearing: Final Plat of Lewisville Executive Boat & RV Addition, Lot 1, Block A; on 11.95 Acres out of the John H. Havens Survey, Abstract Number 541; Zoned Warehouse (WH) District; Located on the East Side of Railroad Street Approximately 1480 Feet South of East State Highway 121.

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 Meridith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Karen Locke. The motion passed unanimously (6-0).*

Member Erum Ali joined the meeting at 6:37 pm through Zoom Virtual Meeting.

Item D:

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

1. **Public Hearing:** Final Plat of Castle Hills Golf Villas Phase III Addition, Containing 15 Residential Lots and 3 Open Space Lots; on 1.959 Acres, Out of the P.R. Splane Survey, Abstract No. 1212, and J.T. Dooley Survey, Abstract No. 343; with a Townhouse Two (TH-2) Zoning Designation; Located at the Southeast Corner of Lady of the Lake Blvd and Sir Lovell Lane; With Three Associated Variances; Being a Replat of Castle Hills Golf Villas Phase III Addition, Lot 1, Block F, and Lot 1X, Block A.

Staff gave a brief overview of the proposed final plat with three associated variances and recommended approval. Chairman Miksa then opened the public hearing. With no one coming forward to speak the public hearing was then closed. *A motion was made by Karen Locke to recommend approval of the final plat and three associated variances as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0).* Staff indicated that the item would appear before the Lewisville City Council on Monday, September 14, 2020 for a second public hearing and final decision.

2. **Public Hearing:** Final Plat of Heritage Towers Addition, Containing Three Open Space Lots and One Multifamily Lot; on 22.33 Acres out of the Stephen Riggs Survey, Abstract Number 1088; Zoned Planned Development-Mixed Use (PD-MU) District; Located on the West Side of Summit Avenue Approximately 1,000 Feet South of Justin Road (F.M. 407), Being a Replat of Lot 2, Block B, Lewisville Corporate Center 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. Chairman Miksa 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 zoning change request as presented. 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 6:47 p.m.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, Senior Planner

DATE: September 15, 2020

SUBJECT: **Final Plat of Parker Place Addition, Containing 130 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); Being a Replat of Lot 1, Block A, LISD Windhaven Campuses 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. Chapter 212 of the Texas Local Government Code 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.

ANALYSIS:

Section 212.0091 of the Texas Local Government Code 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 Park Place was submitted on August 20, 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(c) Final Plan

- (2) Show the lot measurements to ensure the PD standards are met
- (4) provide the name of the property owner
- (14) Show the walking path around the detention pond as stipulated by the Planned Development
- (15) Clearly label all easements and lines on the plat
- (17) List the park fee
- (25) Staff Signature Block required on the Cover Sheet
- (25) Provide the City Secretary's signature block
- (25) Provide the correct final plat signature block
- (26) Variances shall be listed on the face of the plat with approval date

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

- Call out sidewalk easement

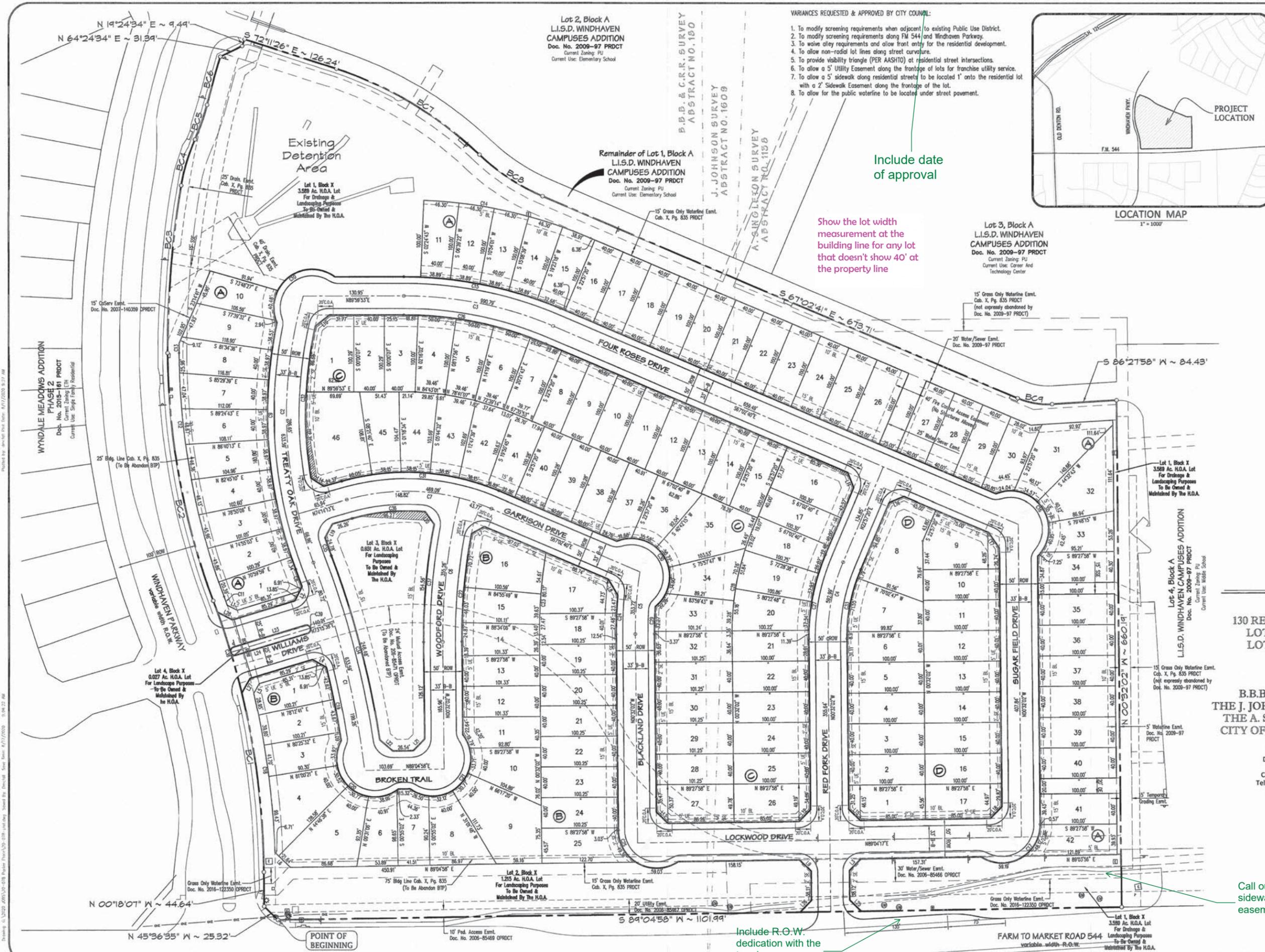
Section 6-103 Access management policy

- Include R.O.W dedication with the turn lane

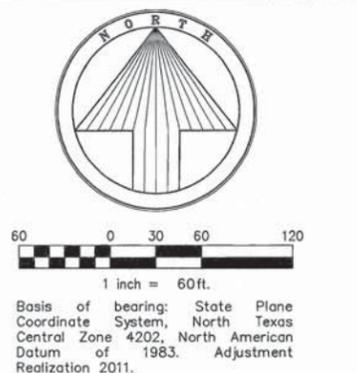
The applicant may resubmit a revised plat reflecting discrepancies cited by Staff comments. Staff shall then determine within 15 days if the revised application and response adequately addresses each reason for the disapproval.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of 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 chair for signature.



- VARIANCES REQUESTED & APPROVED BY CITY COUNCIL:
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.



LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENCY" SET, UNLESS OTHERWISE NOTED
⊖	IRON ROD FOUND
⊕	CAPPED IRON ROD FOUND
⊖	IRON PIPE FOUND
⊕	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EASEM.	EASEMENT
UTIL.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIRE & BIKE TRAIL EASEMENT
C.O.A.	CONTROL OF ACCESS
WAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BY)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
⊕	CENTERLINE
⊕	BLOCK DESIGNATION
⊕	STREET FRONTAGE
COB.	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./Doc.	INSTRUMENT OR DOCUMENT
(PROCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PROCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPROCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

Bench Mark 1
City of Lewisville GPS Monument 13 on Midway Road at FM 544
Northing - 7067410.67, Easting - 2450454.98, Elevation - 510.02

FINAL PLAT
PARKER PLACE
130 RESIDENTIAL LOTS & 3 COMMON AREAS
LOTS 1-42 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/APPLICANT
David Weekley Homes
3301 N. I 35 E
Carrollton, Texas 75007
Telephone: (972) 323-7470
Contact: Ned Wilson

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

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 List owners name

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: _____

Add City Secretary's signature block

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

Preliminary Plat for Review Purpose Only
Recommended for Approval

Mary Ellen Miksa, Chairman, Planning & Zoning Commission _____ Date _____
City of Lewisville, Texas

Approved for Preparation of Final Plat

Rudy Durham, Mayor, City of Lewisville, Texas _____ Date _____

Use final plat signature block (B) found in the Chapter 6 Appendix. List approved variances with date of approval. [Sec. 6-27(26)]

FINAL PLAT

PARKER PLACE

130 RESIDENTIAL LOTS & 3 COMMON AREAS
LOTS 1-42 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/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

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	362.12'	1015.00'	360.20'	N 10°31'21" W	20°26'28"
BC2	329.76'	915.00'	327.98'	S 10°25'07" E	20°38'57"
BC3	219.19'	1339.00'	218.95'	S 04°35'44" W	9°22'45"
BC4	62.81'	237.50'	62.62'	S 16°51'40" W	15°09'07"
BC5	47.81'	262.50'	47.74'	N 19°13'09" E	10°26'08"
BC6	65.78'	1327.00'	65.78'	S 15°25'18" W	2°50'25"
BC7	219.73'	500.50'	217.97'	N 58°55'15" W	25°09'16"
BC8	99.00'	274.00'	98.46'	S 56°41'39" E	20°42'04"
BC9	46.00'	99.50'	45.59'	S 80°17'22" E	26°29'21"

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	279.98'	1155.00'	140.68'	279.29'	N13°47'56"W	13°53'20"
C2	353.61'	545.00'	183.28'	347.44'	N02°09'20"W	37°10'31"
C3	200.34'	500.00'	101.53'	199.00'	S78°31'24"E	22°57'27"
C4	102.49'	250.00'	51.98'	101.78'	N11°12'39"E	23°29'22"
C5	81.44'	500.00'	40.81'	81.35'	N04°07'57"E	9°19'58"
C6	189.31'	750.00'	95.16'	188.80'	N06°41'49"E	14°27'43"
C7	192.59'	285.00'	100.14'	188.95'	S86°24'13"E	38°43'06"

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C8	23.96'	1130.00'	23.96'	N 20°08'08" W	11°2'54"
C9	38.97'	570.00'	38.97'	S 01°22'15" E	3°55'04"
C10	87.57'	50.00'	76.80'	S 76°41'36" W	100°20'58"
C11	11.95'	1030.00'	11.95'	N 20°24'39" W	0°39'53"
C12	46.67'	900.00'	46.66'	S 06°13'36" E	2°58'15"
C13	12.63'	1324.00'	12.63'	S 00°10'45" W	0°32'47"
C14	46.30'	625.00'	46.29'	N 81°13'19" W	4°14'39"
C15	38.89'	525.00'	38.88'	N 81°13'19" W	4°14'39"
C16	30.77'	50.00'	30.29'	N 27°49'31" W	35°15'32"
C17	48.12'	50.00'	46.28'	N 27°41'13" E	55°08'28"
C18	41.70'	1030.00'	41.69'	N 08°25'00" W	2°19'10"
C19	43.67'	1130.00'	43.67'	N 10°40'54" W	2°12'52"
C20	30.77'	50.00'	30.29'	S 62°51'08" E	35°15'32"
C21	30.77'	50.00'	30.29'	N 41°20'26" E	35°15'32"
C22	46.03'	725.00'	46.03'	S 03°15'02" W	3°38'17"
C23	39.63'	625.00'	39.63'	S 02°30'41" W	3°38'00"
C24	27.48'	525.00'	27.47'	S 00°57'55" W	2°59'55"
C25	49.36'	50.00'	47.38'	S 28°48'54" E	56°33'43"
C26	50.00'	475.00'	49.98'	N 78°41'07" W	6°01'54"
C27	37.34'	275.00'	37.31'	S 05°43'48" W	7°46'48"
C28	51.84'	340.00'	51.79'	S 13°41'47" W	8°44'12"
C29	32.27'	475.00'	32.26'	S 01°49'06" W	3°53'31"
C30	30.77'	50.00'	30.29'	N 31°39'59" W	35°15'32"
C31	38.15'	310.00'	38.13'	N 87°47'01" W	7°03'06"
C32	112.31'	520.00'	112.09'	S 03°00'15" E	12°22'30"
C33	71.55'	225.00'	71.25'	S 10°50'37" W	18°13'12"
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"
C38	17.28'	5.50'	11.00'	S 16°44'22" E	180°00'00"
C39	17.28'	5.50'	11.00'	N 16°44'22" W	180°00'00"

Lot Line Table		
Line #	Length	Direction
L1	14.51'	S 63°16'12" E
L2	20.76'	S 27°03'23" W
L3	21.30'	N 44°17'50" E
L4	20.76'	N 60°32'05" W
L5	14.51'	N 29°47'27" E
L6	28.35'	N 46°02'37" W
L7	19.24'	S 61°21'06" W
L8	24.13'	N 30°36'01" W
L9	21.14'	N 45°43'37" W
L10	23.57'	N 51°46'38" E
L11	21.21'	N 22°02'40" W
L12	21.29'	N 44°16'08" E
L13	21.14'	S 45°43'52" E
L14	20.12'	S 57°53'26" E
L15	21.14'	S 45°43'52" E
L16	21.21'	N 67°57'20" E
L17	25.09'	N 33°47'21" W
L18	21.29'	N 44°16'08" E
L19	20.95'	N 28°31'32" E
L20	20.39'	N 35°43'27" W
L21	21.28'	N 44°16'28" E
L22	22.54'	N 49°36'56" W
L23	97.85'	S 73°15'38" W
L24	97.85'	N 73°15'38" E
L25	21.14'	N 45°43'32" E
L26	21.28'	N 44°16'28" E
L27	21.70'	S 29°36'05" W
L28	21.70'	S 63°04'50" E

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	A	4,379	0.101	
2	A	4,267	0.098	
3	A	4,320	0.099	
4	A	4,410	0.101	
5	A	4,537	0.104	
6	A	4,702	0.108	
7	A	4,905	0.113	
8	A	5,132	0.118	
9	A	4,851	0.111	
10	A	4,060	0.093	
11	A	4,259	0.098	
12	A	4,259	0.098	
13	A	4,259	0.098	
14	A	4,259	0.098	
15	A	4,218	0.097	
16	A	4,000	0.092	
17	A	4,000	0.092	
18	A	4,000	0.092	
19	A	4,000	0.092	
20	A	4,000	0.092	
21	A	4,000	0.092	
22	A	4,000	0.092	
23	A	4,000	0.092	
24	A	4,000	0.092	
25	A	4,000	0.092	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
28	A	4,000	0.092	
29	A	4,000	0.092	
30	A	4,001	0.092	
31	A	6,485	0.149	
32	A	6,767	0.155	
33	A	4,012	0.092	
34	A	4,016	0.092	
35	A	4,000	0.092	
36	A	4,000	0.092	
37	A	4,000	0.092	
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	4,295	0.099	

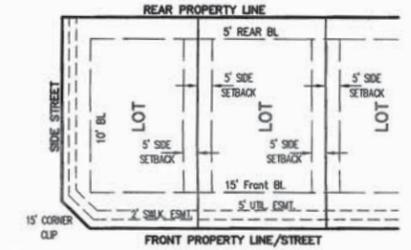
Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	B	4,275	0.098	
2	B	4,182	0.096	
3	B	4,006	0.092	
4	B	6,653	0.153	
5	B	7,230	0.166	
6	B	4,185	0.096	
7	B	4,001	0.092	
8	B	5,544	0.127	
9	B	8,690	0.199	
10	B	5,102	0.117	
11	B	4,000	0.092	
12	B	4,053	0.093	
13	B	4,053	0.093	
14	B	4,205	0.097	
15	B	4,320	0.099	
16	B	6,936	0.159	
17	B	5,843	0.134	
18	B	4,011	0.092	
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	4,814	0.111	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	C	5,526	0.127	
2	C	4,012	0.092	
3	C	4,209	0.097	
4	C	4,488	0.103	
5	C	4,488	0.103	
6	C	4,488	0.103	
7	C	4,209	0.097	
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	5,642	0.130	
17	C	4,012	0.092	
18	C	4,352	0.100	
19	C	4,528	0.104	
20	C	4,652	0.107	
21	C	4,001	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	4,831	0.111	
27	C	4,963	0.114	
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	4,433	0.102	
34	C	4,617	0.106	
35	C	7,191	0.165	
36	C	4,235	0.097	
37	C	4,001	0.092	
38	C	4,011	0.092	
39	C	4,011	0.092	
40	C	4,011	0.092	
41	C	4,203	0.096	
42	C	4,510	0.104	
43	C	4,591	0.105	
44	C	4,640	0.107	
45	C	4,741	0.109	
46	C	8,861	0.203	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	D	4,478	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	4,000	0.092	
7	D	5,242	0.120	
8	D	8,277	0.190	
9	D	5,827	0.134	
10	D	4,000	0.092	
11	D	4,000	0.092	
12	D	4,001	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	4,409	0.101	

Open Space Area Table		
Lot #	Block #	Acreage
4	X	0.027
1	X	3.589
2	X	1.209
3	X	0.651



LOT DETAIL FOR 130 LOTS TO PD STANDARDS
(130 Lots/24.120 Acres = 5.39 units/acre)

Zoning Classification	PD-ETH
Total Acreage	24.120
Minimum Lot Area	4000 sq. ft.
Minimum Dwelling Size	1800 sq. ft.
Total Number Of Lots	130
Phases	1
Density	5.39 Units/Acre

- 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.
 - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - All open space areas, Lots 1-4, 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.
 - Floodplain does not exist on the property per FEMA FIRM Panel Map 48121C0570G, dated April 18, 2011.
 - Screening walls along FM 544 and Windhaven Parkway will be maintained by the HOA.
 - Approved PD Ordinance No. 0210-20-ZON.

Include Park Fee note

FINAL PLAT
PARKER PLACE
130 RESIDENTIAL LOTS & 3 COMMON AREAS
LOTS 1-42 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/APPLICANT
David Weekley Homes
3301 N. 135 E
Carrollton, Texas 75007
Telephone: (972) 323-7470
Contact: Ned Wilson

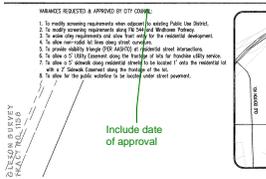
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg Helsel

Parker Place Final Plat Summary_Markup Summary

DRussell (3)

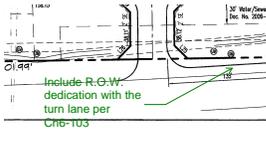
Author: DRussell

Include date of approval



Author: DRussell

Include R.O.W. dedication with the turn lane per Ch6-103



Author: DRussell

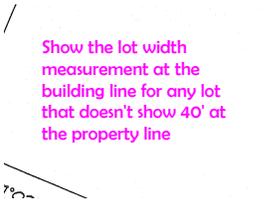
Call out the sidewalk easement



Jon Beckham (5)

Author: Jon Beckham

Show the lot width measurement at the building line for any lot that doesn't show 40' at the property line



Author: Jon Beckham

Include Park Fee note



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michele Berry, Planning Manager

DATE: September 15, 2020

SUBJECT: **Public Hearing: Consider a Zone Change From Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 38.884 Acres Legally Described as Lot 6R, Block A, IH-35 Boat City Addition, and Located at 2791 South Stemmons Freeway as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner. (Case No. 20-06-3-Z)**

BACKGROUND:

The subject lot currently contains a nine-hole golf course and driving range associated with the Hank Haney Golf Course but not the structures, which are located on an adjoining lot zoned Light Industrial District (LI). The applicant is proposing to rezone this lot to LI to allow the conversion of the site to a nursery and landscape supply store with greenhouses on a portion of this lot. An associated special use permit (SUP) request for the proposed nursery and landscape supply store accompanies this item. The applicant is proposing Light Industrial zoning, matching the other properties in this anticipated development.

ANALYSIS:

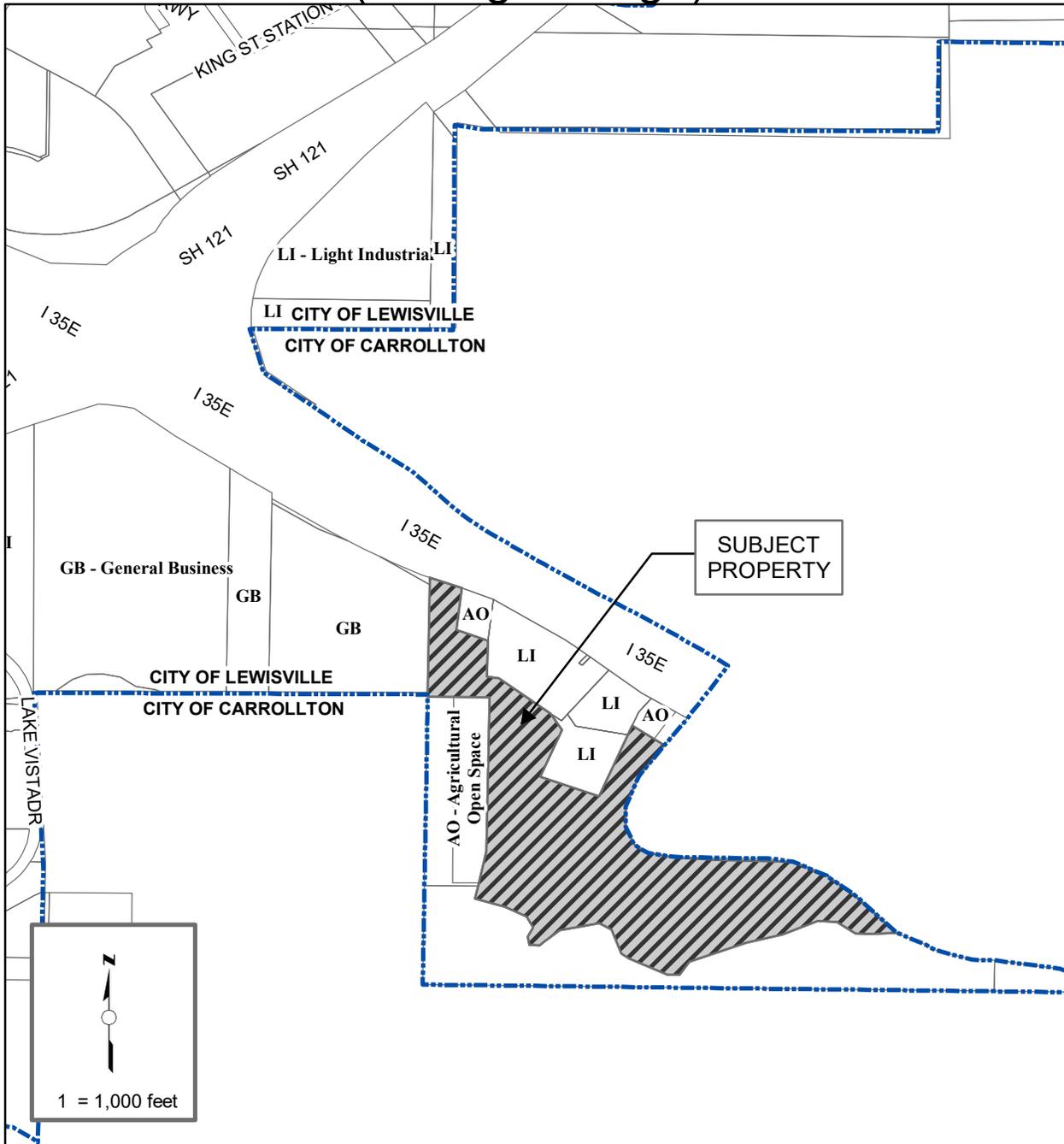
The lot is adjacent to other Light Industrial properties in the City of Lewisville, including Service King Collision Repair and a 2.128-acre vacant lot. The southeast side of the property is bounded by the Elm Fork of the Trinity River and the City of Carrollton. The adjacent properties outside of city limits contain the Dallas Gun Club Gun Range and David Weekly Homes offices.

The LI District allows plant nurseries with outside storage and building material sales with outside display and storage with an SUP. Rezoning this lot is the first step in the process. Once an SUP is approved, an engineering site plan will be submitted to the City. This small area is not specifically addressed in either The Lewisville 2025 Vision Plan or Southern Gateway Plan. The nearest designation on Lewisville 2025 Plan is Employment Center. The proposed zone change to LI will provide zoning consistency across this small, remote commercial area.

RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission recommend approval as presented.

Location Map - 2791 S. Stemmons Fwy. (Zoning Change)



CASE NO. 20-06-3-Z

PROPERTY OWNER:

STEVE JOHNSON, GOLFCRAFT VISTA RIDGE LP

APPLICANT:

BRAD TAYLOR, B&C TAYLOR FAMILY REAL ESTATE HOLDINGS LLC

PROPERTY LOCATION:

LOT 6R, BLOCK A, IH-35 BOAT CITY ADDITION (38.884-ACRES) 2791 SOUTH STEMMONS FREEWAY

CURRENT ZONING:

AGRICULTURAL OPEN SPACE DISTRICT (AO)

REQUESTED ZONING:

LIGHT INDUSTRIAL DISTRICT (LI)

Aerial Map - 2791 S. Stemmons Fwy. (Zoning Change)



cab u pg 621

LEGAL DESCRIPTION

Being 38.884 acres of land located in the B.B.B. & C. R.R. Co. Survey, Abstract No. 146, and the Marlin O'Neil Survey, Abstract No. 987, Denton County, Texas, and being all of Lot 6, Block 'A', I.H. 35 - Boat City Addition, an addition to the City of Lewisville, Texas, according to the Plat recorded in Cabinet R, Page 194, Plat Records of Denton County, Texas, and being a portion of a 44.345 acre tract of land conveyed to Golf Craft (Vista Ridge), L.P., according to the Deed recorded in Volume 4517, Page 227, Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2-inch iron rod found at the northwest corner of said Lot 6, being the northeast corner of a tract of land conveyed to Dallas Gun Club according to the deed recorded in Volume 987, Page 65, Deed Records Denton County, Texas, and lying in the south Right-of-way line of I.H. 35 E. .

Thence S 69° 32' 34" E, 223.29 feet along said Right-of-way line and the north line of said Lot 6 to a 1/2-inch iron rod found at the northwest corner of Lot 1, Block 'A', of said I.H. 35 - Boat City Addition Plat; Thence along the north boundary line of said Lot 6 as follows: S 05° 44' 50" W, 257.34 feet along the west line of said Lot 1 to a 1/2-inch iron rod set; S 69° 32' 34" E, 175.00 feet along the south line of said Lot 1 to a 1/2-inch iron rod found at the southeast corner of said Lot 1; S 05° 44' 50" W, 222.40 feet along said west line of Lot 2 to a 1/2-inch iron rod found at the southeast corner of said Lot 2; S 64° 15' 10" E, 62.87 feet along the south line of said Lot 2 to a 1/2-inch iron rod found; S 51° 44' 30" E, 343.35 feet along said south line of Lot 2 to a 1/2-inch iron rod found at a corner of Lot 4, Block 'A', of said I.H. 35 - Boat City Addition Plat; S 31° 44' 30" E, 116.04 feet along the west line of said Lot 4 to a 1/2-inch iron rod found; S 20° 45' 30" W, 307.59 feet along said west line of Lot 4 to a 1/2-inch iron rod set at the southwest corner thereof; S 69° 14' 30" E, 325.17 feet along the south line of said Lot 4 to a 1/2-inch iron rod set at the southeast corner thereof; N 20° 45' 30" E, 462.78 feet along the east line of said Lot 4 to a 1/2-inch iron rod found at the southwest corner of Lot 5, Block 'A', of said I.H. 35 - Boat City Addition Plat; S 55° 22' 42" E, 205.33 feet along the south line of said Lot 5 to a point lying in the centerline of the Elm Fork Trinity River being the southwest corner of Lot 5 and lying in the southeast boundary line of Lot 1, Block 2, Interstate-35 Joint Addition, according to the Plat recorded in Cabinet P, Page 370, Plat Records of Denton County, Texas;

Thence along said centerline of the Elm Fork Trinity River and the said southeast boundary line of Lot 1 as follows: S 34° 37' 18" W, 295.75 feet to a point; S 19° 09' 24" W, 203.65 feet to a point; S 01° 10' 14" E, 121.42 feet to a point; S 22° 18' 22" E, 118.86 feet to a point; S 55° 32' 34" E, 87.66 feet to a point; S 80° 23' 41" E, 135.10 feet to a point; S 86° 28' 52" E, 224.51 feet to a point; S 89° 17' 41" E, 388.44 feet to a point; S 64° 12' 29" E, 195.73 feet to a point; S 01° 00' 50" E, at 31.29 feet passing the southeast corner of aforesaid Lot 6, continuing in a total distance of 186.50 feet to a point; S 64° 03' 18" E, 315.72 feet to a point at the intersection of said river with the centerline of Timber Creek;

Thence departing said Lot 1 southeast line and along said centerline of Timber Creek being the north boundary line of a tract of land conveyed to Dallas Gun Club, according to the Deed recorded in Volume 987, Page 65, Deed Records of Denton County, Texas, as follows: S 86° 01' 45" W, 137.36 feet to a point; N 86° 59' 57" W, 76.64 feet to a point; N 54° 45' 28" W, 118.17 feet to a point; N 87° 52' 47" W, 98.59 feet to a point; S 64° 04' 41" W, 99.44 feet to a point; S 74° 30' 15" W, 93.22 feet to a point; S 67° 29' 06" W, 316.18 feet to a point; S 32° 09' 48" W, 93.17 feet to a point; S 89° 28' 23" W, 60.07 feet to a point; N 64° 42' 33" W, 222.58 feet to a point; N 52° 45' 41" W, 51.18 feet to a point; N 19° 27' 18" W, 63.17 feet to a point; N 58° 22' 35" W, 73.58 feet to a point; S 77° 25' 50" W, 207.55 feet to a point; S 48° 04' 12" W, 140.32 feet to a point; N 89° 18' 06" W, 51.25 feet to a point; N 12° 09' 04" W, 51.00 feet to a point; N 24° 58' 13" E, 63.96 feet to a point; N 27° 59' 40" W, 72.63 feet to a point; N 62° 22' 17" W, 127.36 feet to a point; N 73° 05' 39" W, 95.44 feet to a point;

Thence N 02° 19' 37" W, departing said centerline of Timber Creek, at 88.90 feet passing a the southwest corner of aforesaid Lot 6, then along the west line of said Lot 6 at a distance of 211.20 feet passing a 1/2-inch iron rod set in the east boundary line of aforesaid Dallas Gun Club tract, in a total distance of 231.92 feet to a 1/2-inch iron rod found; Thence S 87° 18' 52" W, 310.04 feet along the west line of said Dallas Gun Club tract to a 1/2-inch iron rod found for corner; Thence N 00° 29' 54" E, 759.61 feet along said west line to the point of Beginning containing 38.884 acres (1,693,791 square feet) of land.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROBERT M. BEHRINGER, through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOT 6R, BLOCK 'A', I.H. -35 BOAT CITY 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 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 or of part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appearances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appearances.

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.

ROBERT M. BEHRINGER, PRESIDENT GOLF CRAFT (VISTA RIDGE), L.P., a Texas limited partnership

STATE OF TEXAS COUNTY OF DALLAS: Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared ROBERT M. BEHRINGER, 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 purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of September, 2002.

Notary Public for the State of Texas My commission expires 01-03

SURVEYOR'S CERTIFICATE That I, ULYS LANE, II, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this Plat from a actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the plotting rules and regulations of the Surveying Commission of the City of Lewisville.

Ulys Lane, Registered Professional Land Surveyor #2411

STATE OF TEXAS COUNTY OF TARRANT: Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared ULYS LANE, II, 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 purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of September, 2002.

Notary Public for the State of Texas My commission expires 08-28-2004



NOTES

A portion of the subject property lies in Zone AE (floodway areas with base flood elevations determined) & a portion lies in Zone X (areas determined to be outside of the 500 Yr. Floodplain), according to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Panel 705 of 750, Community Panel No. 4812IC0705 F, dated August 23, 2001, and Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Panel 155 of 725, Community Panel No. 4813CO155 J, dated August 23, 2001, revised to reflect the LETTER OF MAP REVISION (LDMR), dated Aug. 19, 1998.

CITY OF LEWISVILLE GENERAL DEVELOPMENT ORDINANCE SECTION V - PUBLIC IMPROVEMENTS - SECTION 6-77 WATER LINES. Page 61 of 198 - (C) WATER LINE REQUIREMENTS. All water lines shall be designed to complete a loop system to avoid dead end lines.

Approved: November 02, 1999.

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

VISTA RIDGE, Vista Ridge, 09-17-2002, Chairman, Planning & Zoning Commission, Date City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of Lot 6R, Block 'A', I.H.-35 BOAT CITY ADDITION to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinance of the City of Lewisville on 17th day of Sept. 2002 and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

Witnessed by hand this 19th day of September, 2002.

Notary Public for the State of Texas My Commission Expires 08-28-2004



FINAL PLAT OF IH-35 BOAT CITY ADDITION LOT 6R, BLOCK 'A' 38.884 ACRES ZONING: 'AO' BEING A REPLAT OF IH-35 BOAT CITY ADDITION LOT 6, BLOCK 'A' CABINET R, PAGE 194 B.B.B. & C. R.R. CO. SURVEY ABSTRACT NO. 146 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS Filed For Record in: DENTON COUNTY CLERK CYNTHIA MITCHELL, COUNTY CLERK

OWNERS/DEVELOPERS: GOLF CRAFT I (VISTA RIDGE, LP) 5333 SPRING VALLEY DALLAS, TEXAS 75240 On Sep 23 2002 At 11:17am Recording #: 54057 Doc/Sheet #: 70-00 Doc/Num #: 2002-RV13256 Doc/Type #: PLR Ins/Type #: Felicia

DATE: 09-06-2002 FILE: PLATB.DWG W.A. No. 01033

SHEET 2 OF 2

Sec. 17-6. - "AO" Agriculture - Open Space District regulations.

- (a) *Use.* A building or premises shall be used only for the following purposes:
- (1) All general and special agricultural, farming, ranching, stock and poultry raising, dairy and other related uses so long as same does not cause a hazard to health by reason of unsanitary conditions; and are not offensive by reason of odors, dust, fumes, noise or vibration; and are not otherwise detrimental to the public welfare; and in all cases poultry or livestock shall be kept as per the city's animal control ordinances.
 - (2) Public parks and recreation areas.
 - (3) Single-family dwellings on building lots of one acre or more in areas where such dwellings can be served by city water and/or sanitary sewer services if practical or can be adequately served by water wells and/or septic tanks located on the building lot. The minimum floor area of any dwelling shall be 1,400 square feet, exclusive of garages, breezeways and porches.
 - (4) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement (indoor or outdoor).
 - (5) Buildings and uses owned or operated by public governmental agencies.
 - (6) Church worship facilities.
 - (7) Schools, private, with full curriculum accredited by the State of Texas equivalent to that of a public elementary or high school.
 - (8) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
 - (9) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this chapter.
 - (10) Accessory dwelling unit (SUP required).
 - (11) Private utility plants or sub-stations (including alternative energy) (SUP required).
 - (12) Gas and oil drilling accessory uses (SUP required).
 - (13) Cemetery, columbarium, mausoleum and accessory uses (SUP required).
- (b) *Height.* No building shall exceed 35 feet or 2-½ stories in height.
- (c) *Area.*
- (1) *Size of yards.* All front, side and rear yards shall have a dimension of not less than 100 feet.
 - (2) *Size of lot.* No lot shall have an area of less than one acre.
 - (3) *Lot coverage.* In no case shall more than ten percent of the total area of the lot be covered by the combined area of the main buildings and accessory buildings.

(Ord. No. [4206-09-2015\(Z\)](#), § 1, 9-14-15)

Sec. 17-23. - "LI" Light Industrial District regulations.

- (a) *Use.* Buildings and premises may be used for retail, wholesale, office and service uses and campus-style light manufacturing and industrial uses, provided there is no dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located, and which produces no noise exceeding in intensity at the boundary of the property the average intensity of noise of street traffic at that point, and no more than ten percent of the total lot is used for outside storage, and further provided that such use does not create fire or explosive hazards on adjacent property.
- (1) Any use permitted in Districts "LC" and "GB" as regulated in said districts.
 - (2) Apparel and other products assembled from finished textiles.
 - (3) Bottling works.
 - (4) Warehouse distribution facilities.
 - (5) Airport/heliport (SUP required).
 - (6) Auto repair shops including body shops (SUP required).
 - (7) Church worship facilities.
 - (8) Buildings and uses owned or operated by public governmental agencies.
 - (9) Cemetery, mausoleum, crematorium and accessory uses (SUP required).
 - (10) Cosmetic manufacturer.
 - (11) Drugs and pharmaceutical products manufacturing.
 - (12) Private utility plants or sub-stations (including alternative energy) (SUP required).
 - (13) Electronic products manufacturing.
 - (14) Fur good manufacture, but not including tanning or dyeing (SUP required).
 - (15) Gas and oil drilling accessory uses (SUP required).
 - (16) Glass products, from previously manufactured glass.
 - (17) Heavy equipment - outdoor rental/sales/display/service (SUP required).
 - (18) Household appliance products assembly and manufacture from prefabricated parts.
 - (19) Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment.
 - (20) Musical instruments assembly and manufacture.
 - (21) Paint, shellac and varnish manufacture (SUP required).
 - (22) Plastic products manufacture, but not including the processing of raw materials.
 - (23) Racing facilities (SUP required).
 - (24) Recreational vehicle (RV) park (private) (SUP required).
 - (25) Self-storage/mini-warehouse facility (SUP required).
 - (26) Shooting range (indoor or outdoor) (SUP required).
 - (27) Sporting and athletic equipment manufacture.
 - (28) Testing and research laboratories.
 - (29) Auction yard (vehicle) (SUP required).
 - (30) Communication towers (SUP required).

- (31) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (32) Accessory buildings and uses customarily incidental to any of the above uses, provided that such not be objectionable because of odor, smoke, noise, vibration or similar nuisance. Open storage shall be considered an accessory use but no more than ten percent of the platted lot may be used for outside storage, including access and maneuvering areas for moving the stored items.
- (33) Cemetery, columbarium, mausoleum and accessory uses (SUP required).
- (34) Other uses similar to the above-listed uses are allowed by special use permit (SUP) only, except that the following uses are specifically prohibited:
 - a. Acetylene gas manufacture or storage.
 - b. Acid manufacture.
 - c. Alcohol manufacture.
 - d. Ammonia, bleaching powder or chlorine manufacture.
 - e. Arsenal.
 - f. Asphalt manufacture or refining.
 - g. Blast furnace.
 - h. Bag cleaning, unless clearly accessory to the manufacture of bags.
 - i. Boiler works.
 - j. Brick, tile, pottery or terra cotta manufacture other than the manufacture of handcraft or concrete products.
 - k. Reserved.
 - l. Celluloid manufacture or treatment.
 - m. Cement, lime, gypsum or Plaster of Paris manufacture.
 - n. Central mixing plant for cement.
 - o. Coke ovens.
 - p. Cotton gins.
 - q. Cottonseed oil manufacture.
 - r. Creosote manufacture or treatment.
 - s. Disinfectants manufacture.
 - t. Distillation of bones, coal or wood.
 - u. Dyestuff manufacture.
 - v. Exterminator and insect poison manufacture.
 - w. Emery cloth and sandpaper manufacture.
 - x. Explosives or fireworks manufacture or storage.
 - y. Fat rendering.
 - z. Fertilizer manufacture.
 - aa. Fish smoking and curing.
 - bb. Forge plant.

- cc. Garbage, offal or dead animal reduction or dumping.
- dd. Gas manufacture or storage, for heating or illuminating purposes.
- ee. Glue, size or gelatine manufacture.
- ff. Hatchery.
- gg. Iron, steel, brass or copper foundry or fabrication plant.
- hh. Junk, iron or rag storage or baling.
- ii. Match manufacture.
- jj. Lampblack manufacture.
- kk. Oilcloth or linoleum manufacture.
- ll. Oiled rubber goods manufacture.
- mm. Ore reduction.
- nn. Oil or turpentine manufacture.
- oo. Paper and pulp manufacture.
- pp. Petroleum or its products, refining or wholesale storage of.
- qq. Pickle manufacturing.
- rr. Planing mills.
- ss. Potash works.
- tt. Pyroxline manufacture.
- uu. Rock crusher.
- vv. Rolling mill.
- ww. Rubber or gutta-percha manufacture or treatment, but not the making of articles out of rubber.
- xx. Sauerkraut manufacture.
- yy. Salt works.
- zz. Shoe polish manufacture.
- aaa. Smelting of tin, copper, zinc or iron ores.
- bbb. Soap manufacture other than liquid soap.
- ccc. Soda and compound manufacture.
- ddd. Stock yard or slaughter of animals or fowls.
- eee. Stone mill or quarry.
- fff. Storage yard.
- ggg. Stove polish manufacture.
- hhh. Tallow grease or lard manufacture or refining from or of animal fat.
- iii. Tanning, curing or storage of raw hides or skins.
- jjj. Tar distillation or manufacture.
- kkk. Tar roofing or water-proofing manufacture.
- lll. Tobacco (chewing) manufacture or treatment.

mmm. Vinegar manufacture.

nnn. Wool pulling or scouring.

ooo. Yeast plant.

(b) *Height.* No building shall exceed in height the width of the street right-of-way on which it faces, plus the depth of the front yard. In no event, however, shall the portion of a building located within 150 feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.

(c) *Area.*

(1) *Size of yards.*

a. *Front yard.* There shall be a front yard having a minimum depth of 25 feet. No parking, storage or similar use shall be allowed in required front yards in District "LI", except that automobile parking (including automobile dealer display parking) will be permitted in such yards if separated by at least 25 feet from any residential district.

b. *Side yard.* A side yard of not less than 15 feet in width shall be provided on the side of a lot adjoining a side street. A side yard of not less than ten feet in width shall be provided on the side of a lot adjoining a residential district. The required side yard shall be waived when a screening device is installed in accordance with the city's general development ordinance. The building itself can serve as a portion of the screening device when that portion of the building exterior is constructed of the same materials as the screening device. No parking, storage or similar use shall be allowed in any required side yard or in any side street yard adjoining a residential district.

c. *Rear yard.* No rear yard is required except that a rear yard of not less than 50 feet in depth shall be provided upon that portion of a lot abutting or across a rear street from a residential district, except that such yard requirement shall not apply where the property in the residential district also backs up to the rear street. No parking, storage or similar use shall be allowed in required rear yards in District "LI" within 25 feet of the rear property line.

(2) *Reserved.*

(d) *Outside storage regulations.* In all zoning districts where outside storage yards are allowed, such storage yards shall be screened from view in accordance with the standards outlined in the city's general development ordinance. This provision applies to all outside storage which began after the original date of passage of this provision (April 4, 1994). Any variance request involving the requirements or standards relating to such required screening devices shall be considered by the city council in accordance with the city's general development ordinance. Areas which are used for infrequent and temporary storage for a period of 30 days or less per year shall not be deemed as "storage yards".

(Ord. No. [4206-09-2015\(Z\)](#), § 1, 9-14-15)

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michele Berry, Planning Manager

DATE: September 15, 2020

SUBJECT: **Public Hearing: Consider a Special Use Permit for a Plant Nursery (Retail Sales) With Outdoor Display or Storage and Building Material Sales With Outside Storage or Display and Three Associated Alternative Standards Regarding Screening and Sidewalks; on Approximately 41.826-acres, Legally Described as Lots 4-B and 6R, Block A, IH-35 Boat City Addition, Located at 2791 South Stemmons Freeway, With a Proposed Zoning of Light Industrial District (LI); as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner. (Case No. 20-06-4-SUP)**

BACKGROUND:

The site is currently the location of the Hank Haney Driving Range and Golf Course. The subject property, adjacent Service King Collision repair and a vacant lot along IH-35E are part of the southern end of Lewisville on the west side of IH-35E. The area is separated from surrounding property by significant floodplain to the north and west and the Elm Fork of the Trinity River to the south. The existing driving range is closing. Due to the extensive amount of floodplain on the site, staff has received multiple requests for nursery type uses of the property. The applicant is requesting a special use permit (SUP) for a proposed second location for Outside Warehouse Supply, a retail and wholesale landscape and nursery supplier, at this site. In addition to nursery sales, the business sells outdoor stone and hardscaping materials used in landscaping. Outside Warehouse Supply has a current location near Downtown Plano and photos accompanying this application are from the Plano location.

ANALYSIS:

Existing Structure and Layout

The existing building would be used as-is. No changes other than signage are proposed. The floodplain limits the location of proposed shade structures and material storage. The applicant originally proposed all material storage behind the existing building but could not do this based on the floodplain. All new signage will comply with the sign ordinance and all detached signage will be limited to low profile monument signs.

Parking

Approximately half of the existing parking area would be converted for outdoor storage and display of palletized stone. This still will allow 53 remaining parking spaces. The total building area including a 6,000 square foot greenhouse but excluding the maintenance shed

is 13,376 square feet. The Transition Subdistrict of the IH-35E Corridor Overlay District requires 1 space per 250 square feet or 54 spaces. This is well above what the use will require based on the applicant's experience and the Land Development Code which would only require 47 spaces.

Outside Storage and Display

Outside display and storage is being added to the site. Combined the outside storage and display area of the site is 129,874 square feet or 7% of the two-lot site.

A portion of the parking lot is being converted to outside palletized storage and a portion of the south side of the site will be used for bulk material storage in bins. Screening of storage should be either a masonry wall or tubular steel fence with living screen. Due to limited space between the existing parking lot pavement and the property line, there is not enough room for planting large shrubs. In lieu of the tubular steel fence and shrubs, the applicant proposes an 8-foot-tall board-on-board privacy fence to ensure screening with climbing flowering vines to soften its appearance. In addition to this fence there are two lots between this property and IH-35E. One contains a billboard and is heavily treed. This lot is located primarily in the floodway and unlikely to develop. The second lot is vacant and currently for sale.

On the north and west sides of the building, nurse display is proposed. Immediately adjacent to the west side of the building, a shade pole structure is proposed for shade plants. Please see attached images for the shade structure. Behind the building a 6,000 square-foot greenhouse is proposed. Please see attached images for greenhouse proposal.

IH-35E Corridor Overlay Requirements

The subject property is within the IH-35E Corridor Overlay Transition Subdistrict. This does not impact potential uses but does have tailored standards for aesthetics and walkability. Per the IH-35E applicability matrix, the addition of the shade canopy and green house as non-air-conditioned space requires compliance with standards regarding placement, orientation, pedestrian circulation, parking, and awnings or canopies. Three alternative standards and one administrative modification are requested.

Alternative Standards Requested:

- a) to allow outside storage in front of the building.

Per the IH-35E Overlay, outside storage should be located behind the building. This is not feasible due to the existing floodplain area; however, the site has limited visibility due the elevation of the freeway as it approached the Elm Fork of the Trinity River. In addition, this lot is accessed through a mutual access easement and does not have much direct frontage on IH-35E. There are two undeveloped lots between this property and IH-35E. One will provide additional screening once developed and the other contains a billboard and is heavily wooded, provided natural screening. The Overlay Board may make a recommendation to City Council.

- b) to allow an eight-foot tall board-on-board cedar fence with vines in lieu of either a masonry wall or tubular steel fence with shrubs.

Outside storage shall be screened per the IH-35E Overlay which states outside storage should be behind buildings and screened with either a masonry wall or tubular steel fence with living screen. The applicant cannot place all the outside storage behind the building due to the floodplain. The proposed a wooden board-on-board fence with live screening meets the screening objective. The Overlay Board may make a recommendation to City Council.

- c) to not require sidewalks.

Sidewalks should be provided along IH-35E; however, this property has limited IH-35E frontage at the very northeast corner and separated from the building and structure by floodplain. In addition, this property, the Service King property, and the undeveloped property are separated from all development to the north in Lewisville and south in Carrollton by the Elm Fork of the Trinity River and various ponds and floodplain. Bridges along the frontage road recently built by TXDOT do not have sidewalk amenities or space for a sidewalk. Service King does not currently have a sidewalk, nor does David Weekly Homes, to the south in Carrollton. The applicant can provide four-foot-wide painted walkways to connect the parking area to the building. The Overlay Board may make a recommendation to City Council.

Administrative Modification Granted:

- d) An administrative modification to allow 53 parking spaces in lieu of the required 54 spaces is requested. The transition subdistrict requires 1 space per 250 square feet in the IH-35E Overlay Transition Subdistrict or 54 spaces. This is well within the 10 percent deviation that can be approved by staff. As the use does not require additional parking, staff has approved this request.

Summary

The proposed site is difficult to access and encumbered by substantial floodplain. The applicant will provide screening and repurpose the existing golf course for a nursery and hardscaping material sales. Due to the isolated nature of the site and its limited visibility from IH-35E, the site is ideal for the proposed use. Should the SUP be approved, the next step would be for the applicant to submit an engineering site plan.

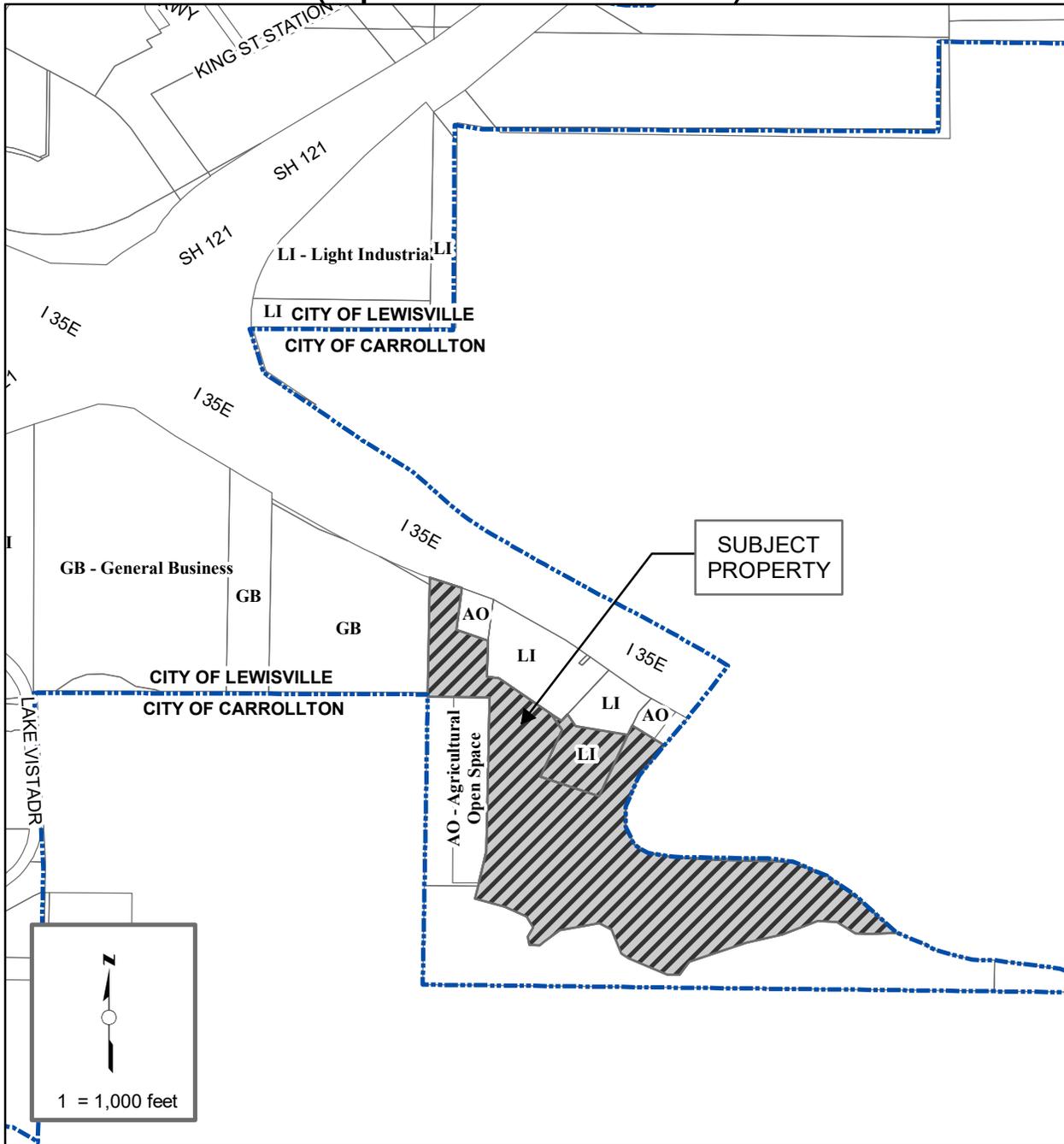
RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission recommend approval as presented.

Aerial Map - 2791 S. Stemmons Fwy. (Special Use Permit)



Location Map - 2791 S. Stemmons Fwy. (Special Use Permit)



CASE NO. 20-06-4-SUP

PROPERTY OWNER:

STEVE JOHNSON, GOLFCRAFT VISTA RIDGE LP

APPLICANT:

BRAD TAYLOR, B&C TAYLOR FAMILY REAL ESTATE HOLDINGS LLC

PROPERTY LOCATION:

LOTS 4-B & 6R, BLOCK A, IH-35 BOAT CITY ADDITION (41.826-ACRES) 2791 SOUTH STEMMONS FREEWAY

PROPOSED ZONING:

LIGHT INDUSTRIAL DISTRICT (LI)

REQUESTED USE:

SPECIAL USE PERMIT FOR A PLANT NURSERY (RETAIL SALES) WITH OUTDOOR DISPLAY OR STORAGE AND BUILDING MATERIAL SALES WITH OUTSIDE STORAGE OR DISPLAY

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



LEWISVILLE
 Deep Roots. Broad Wings. Bright Future.

**SPECIAL USE PERMIT (SUP)
 APPLICATION**

Owner/s (name): Steve Johnson	
Company Name: Golfcraft Vista Ridge	
Mailing Address: 2791 S. Stemmons Freeway	
Work #: 9723155300	Cell #: 9727406749
E-Mail: sjohnson@hankhaney.com	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization)	DocuSigned by: Steve Johnson Date: 7/9/2020 1:03 PM PDT
Printed Name: Steve Johnson	Steve Johnson F9D0E885C9FA4FA...

Applicant/Agent (name): Brad Taylor	
Company Name: B & C Taylor Family Real Estate Holdings, LLC	
Mailing Address: 153 Caddo Dr. Abilene, Texas 79602	
Work #: 325/695-9662	Cell #: 325/665-6486
E-Mail: brad@taylorlandscapeco.com	
Applicant/Agent Signature	Date: 7/27/2020
Printed Name: Brad Taylor	

Current Zoning: L1 & A0	Requested Zoning: L1	Acres: 41.826
Legal Description (Lot/ Block/Tract/Abstract): Lot 4-B & Lot 6R, Block A, IH-35 Boat City Addition, Cabinet R, Page 194, Abstract No. 146		
Address/Location: 2791 South Stemmons Freeway, Lewisville, Texas 75067		

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: _____	SUP Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ _____
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Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due (application & sign fee)	\$ _____
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Outdoor Warehouse Supply

Narrative – SUP

Outdoor Warehouse Supply, LLC is a wholesale and retail distributor that sells landscape materials and supplies, hardscape materials and supplies, masonry products, plants, Trees, as well as grows plants and trees. We have one current location in Plano Texas. We have been in the Plano location for eight years.

Outdoor Warehouse Supply has experienced tremendous growth and we would like to make Lewisville our Principal location and Company headquarters as we continue to grow and add locations in other areas. Our intention is to purchase the Hank Haney Golf Course facility at 2791 South Stemmons Freeway Lewisville, Texas 75067 and redevelop it into a state of the art growing, sales and distribution center for the landscape, hardscape, masonry and outdoor construction industries. We operate an organized, well maintained and efficient facility. We are a primary supply source for municipalities, parks and recreation departments, landscape contractors, Maintenance contractors, pool contractors, masonry contractors and homeowners all of whom are attempting to beautify the entire DFW metroplex.

The existing structures work well for our needs and in addition we would plan to construct several greenhouses and shade structures for plant material, nursery roads and bulk materials dividers for granular products and soils.

We plan to build a privacy fence between storage areas and Stemmons Freeway and frontage road views. We also plan to use the eastern most area which is closest to I-35 to use for our tree area, which along with native trees which we plan to leave, will give additional screening from I-35.

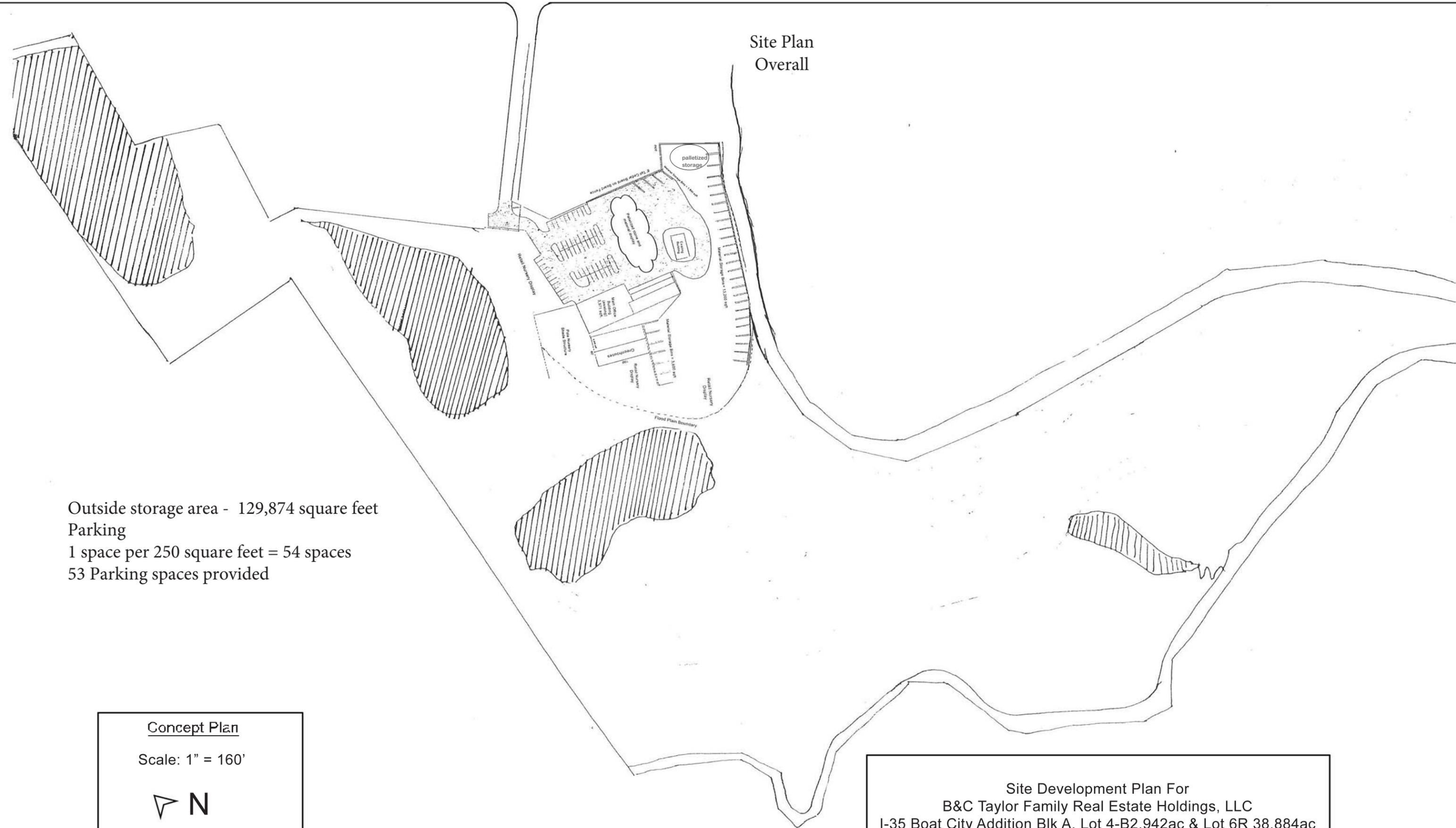
The intent of this SUP is to utilize the area not impacted by the FEMA floodway or floodplain map. The Concept Site Plan shows all areas of use in relationship to the floodway and floodplain limits.

Signage will be located on the building as shown as well as a monument sign at the property entrance.

Thank you for your consideration of granting a special use permit for this business use. We look forward to working with the city of Lewisville to make this facility compatible with the adjoining properties and create a beautiful and pleasant environment for shopping for the people of Lewisville and surrounding communities. Our intent is to provide products that are needed by homeowners, businesses, contractors, and municipalities to beautify their streets, parks, institutions, buildings and houses. These products improve quality of life for all who view them.

S. Stemmons Fwy

Site Plan
Overall



Outside storage area - 129,874 square feet
Parking
1 space per 250 square feet = 54 spaces
53 Parking spaces provided

Concept Plan
Scale: 1" = 160'
N

Site Development Plan For
B&C Taylor Family Real Estate Holdings, LLC
I-35 Boat City Addition Blk A, Lot 4-B2.942ac & Lot 6R 38.884ac
Zoned LI & AO



Site Plan
Aerial

Privacy Fence



Existing Building

Bulk Bin for Landscape Rock

Greenhouses

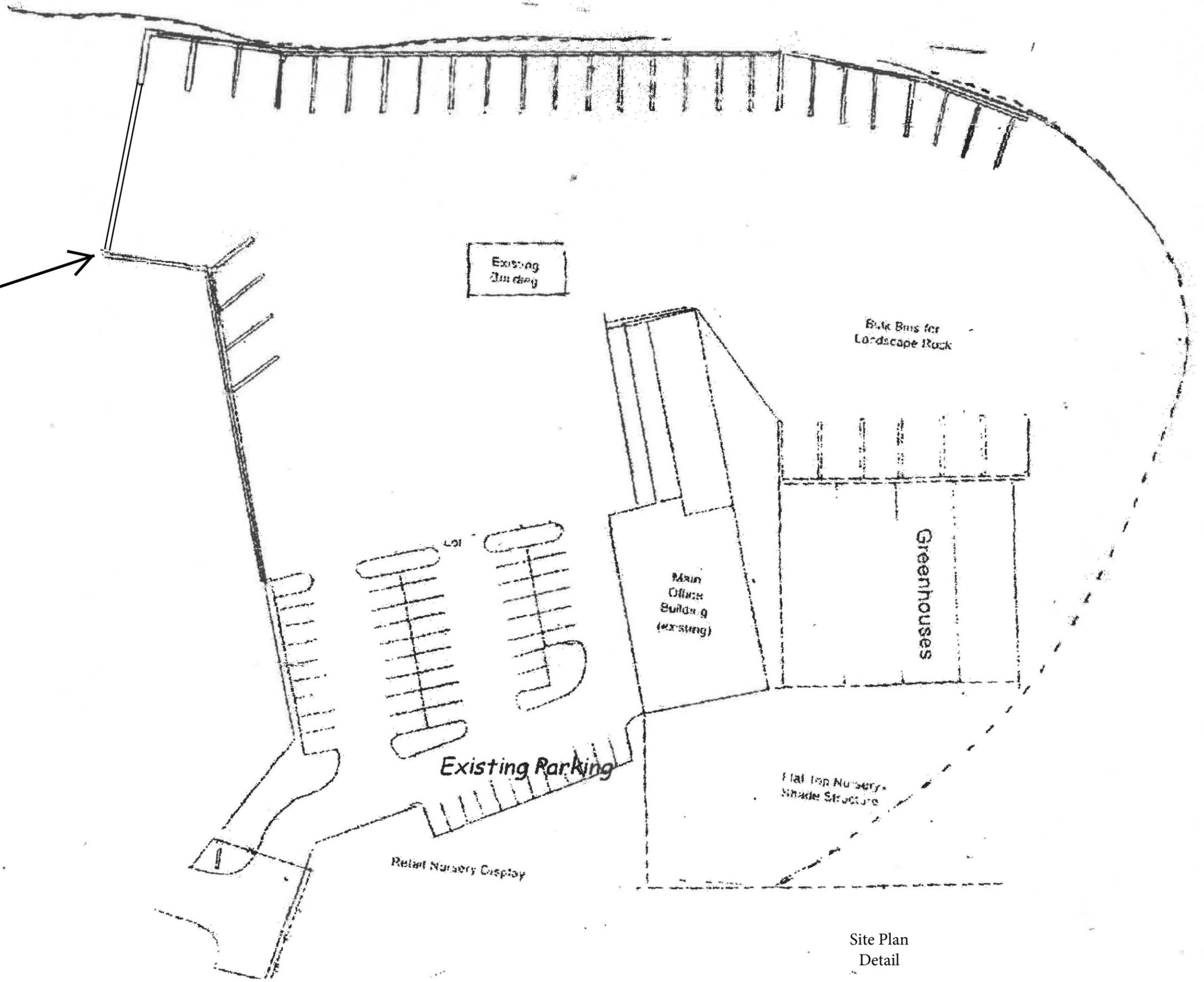
Main Office Building (existing)

Existing Parking

Flat Top Nursery Shade Structure

Retail Nursery Display

Site Plan
Detail



Site Plan
Shade Structure Examples



Site Plan
Palletized Stone Example

Viewing an image attachment - [View message](#)
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- Folders
- Last Refresh: Thu, 3:36 pm
- [Check Mail](#)
- INBOX* (13399)
- Drafts
- Sent
- Trash [\[Purge\]](#)
- Archive
- Deleted Messages
- Junk
- Sent Messages
- spam



Site Plan
Greenhouse Example





Site Plan
Bulk Storage Example

Site Plan
Nursery Display
Example





Site Plan
Fence Example

Elevations



Elevations



Elevations



Elevations



Elevations



Elevations



Elevations



Elevations



Elevations



Site Photos



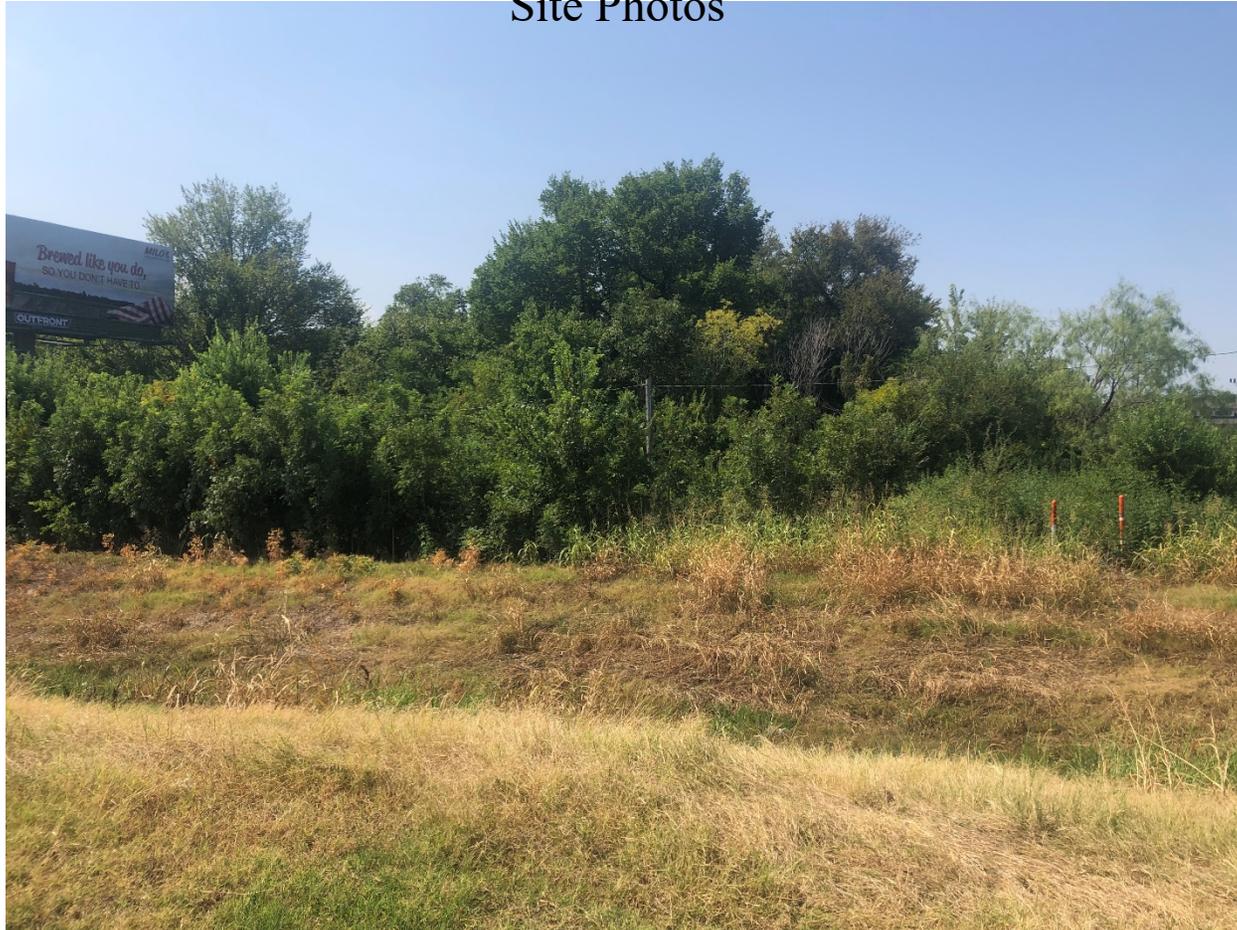
Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



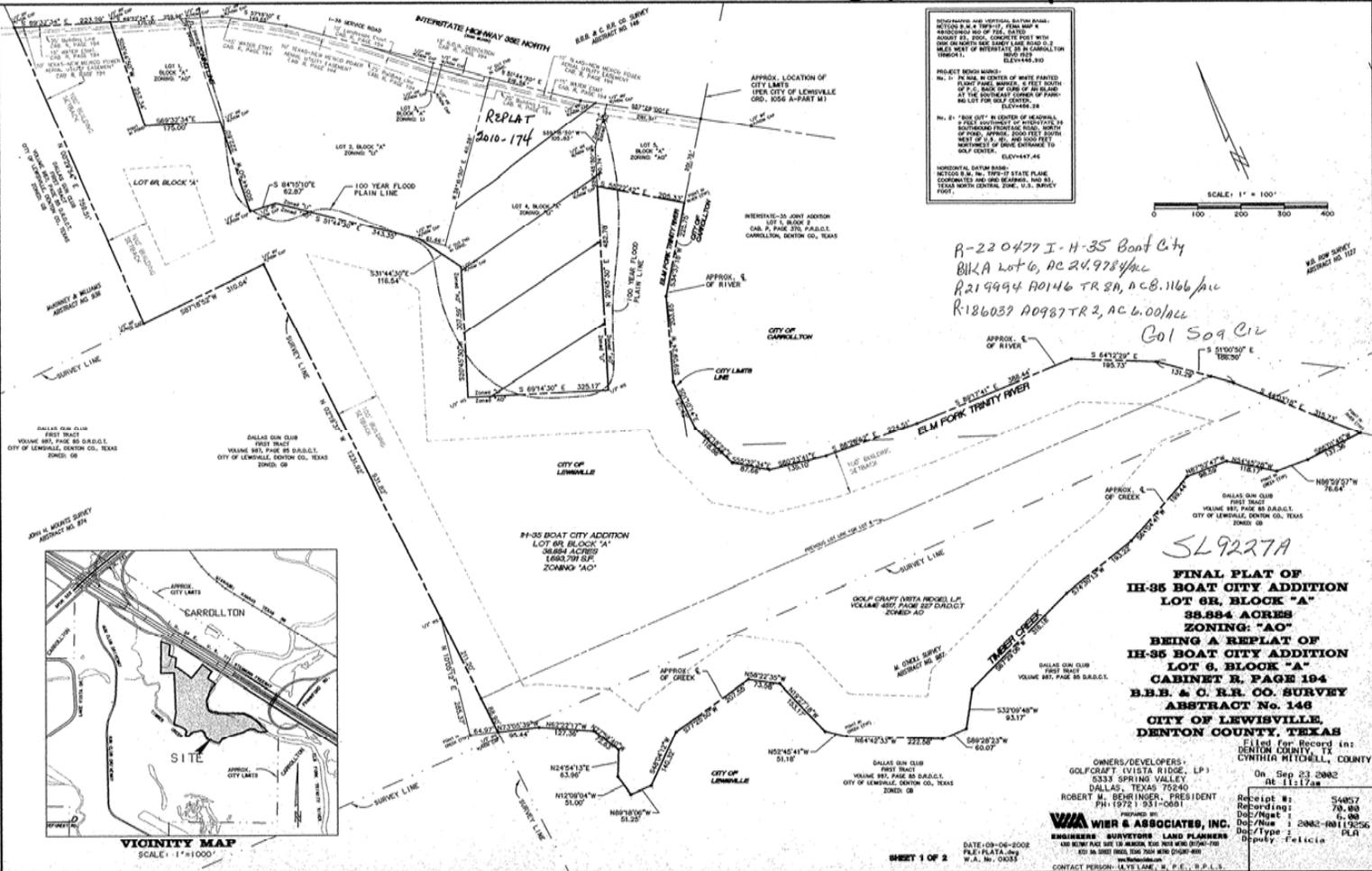
Site Photos



STATE OF TEXAS
COUNTY OF DENTON

STATE OF TEXAS
COUNTY OF DENTON

cab 4 Pg 620



PROPERTY AND SURVEY DATA:
 SECTION 24, T10N, R13E, DISTRICT 10
 COUNTY OF DENTON, TEXAS
 PROJECT BOUNDARIES:
 NO. 1: 1/4 SEC. 24, CENTER OF WHITE PINE TRACT, COUNTY FARM, BEARING S 75° 00' 00\"/>

SCALE: 1" = 100'
 0 100 200 300 400

A-220477 I-H-35 Boat City
 B/LKA Lot 6, AC 21.9784 ac
 R219994 A0146 TR 2A, AC 6.1166 ac
 R186037 A0987 TR 2, AC 6.001 ac

Go! Soq C/L

5L9227A
**FINAL PLAT OF
 IH-35 BOAT CITY ADDITION
 LOT 6, BLOCK "A"
 38.884 ACRES
 ZONING: "AO"
 BEING A REPLAT OF
 IH-35 BOAT CITY ADDITION
 LOT 6, BLOCK "A"
 CABINET B, PAGE 194
 B.B.B. & O. R.R. CO. SURVEY
 ABSTRACT NO. 146
 CITY OF LEWISVILLE,
 DENTON COUNTY, TEXAS**

Filed for Record in:
 DENTON COUNTY, TX
 CYNTHIA MITCHELL, COUNTY CLERK
 On Sep 23 2002
 At 11:17am

OWNERS/DEVELOPERS:
 GOLF CRAFT (VISTA RIDGE, LP)
 5333 SPRING VALLEY,
 DALLAS, TEXAS 75240
 ROBERT M. BEHRINGER, PRESIDENT
 PH: 972 | 351-0681

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 400 WEST PACE (E. 100) AUSTIN, TEXAS 78701 (512) 471-7100
 6701 36 STREET (SOUTH) DALLAS, TEXAS 75246 (972) 460-8800
 WWW.WIANDASSOCIATES.COM

Receipt #: 54057
 Recording: 70.00
 Doc/Reg: 1 6.00
 Doc/Use: 2002-00119256
 Doc/Type: 2 PLR
 Deputy: Felicia



VICINITY MAP
 SCALE: 1" = 1000'

cab u Pg 621

LEGAL DESCRIPTION

Being 38.884 acres of land located in the B.B.B. & C. R.R. Co. Survey, Abstract No. 146, and the Martin O'Neill Survey, Abstract No. 987, Denton County, Texas, and being all of Lot 6, Block 'A', I.H. 35 - Boat City Addition, an addition to the City of Lewisville, Texas, according to the Plat recorded in Cabinet R, Page 194, Plat Records of Denton County, Texas, and being a portion of a 44.345 acre tract of land conveyed to Golf Craft (Vista Ridge I, LP, according to the Deed recorded in Volume 4517, Page 227, Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2-inch iron rod found at the northwest corner of said Lot 6, being the northeast corner of a tract of land conveyed to Dallas Gun Club according to the deed recorded in Volume 967, Page 85, Deed Records Denton County, Texas, and lying in the south Right-of-way line of I.H. 35 E.:

- Thence S 69°32'34" E, 223.29 feet along said Right-of-way line and the north line of said Lot 6 to a 1/2-inch iron rod found at the northwest corner of Lot 1, Block 'A', of said I.H. 35 - Boat City Addition Plat,
Thence along the north boundary line of said Lot 6 as follows:
S 05°44'50" W, 227.34 feet along the west line of said Lot 1 to a 1/2-inch iron rod set,
S 69°32'34" E, 175.00 feet along the south line of said Lot 1 to a 1/2-inch iron rod found at the southeast corner of said Lot 1,
S 05°44'50" W, 222.60 feet along said west line of Lot 2 to a 1/2-inch iron rod found at the southwest corner of said Lot 2,
S 04°15'10" E, 62.87 feet along the south line of said Lot 2 to a 1/2-inch iron rod found,
S 51°44'30" E, 343.35 feet along said south line of Lot 2 to a 1/2-inch iron rod found at a corner of Lot 4, Block 'A', of said I.H. 35 - Boat City Addition Plat,
S 31°44'30" E, 116.54 feet along the west line of said Lot 4 to a 1/2-inch iron rod found,
S 20°45'30" W, 307.59 feet along said west line of Lot 4 to a 1/2-inch iron rod set at the southwest corner thereof,
S 69°14'30" E, 325.17 feet along the south line of said Lot 4 to a 1/2-inch iron rod set at the southeast corner thereof,
N 20°45'30" E, 482.78 feet along the east line of said Lot 4 to a 1/2-inch iron rod found at the southwest corner of Lot 5, Block 'A', of said I.H. 35 - Boat City Addition Plat,
S 55°22'42" E, 205.33 feet along the south line of said Lot 5 to a point lying in the centerline of the Elm Fork Trinity River being the southwest corner of Lot 5 and lying in the southeast boundary line of Lot 1, Block 2, Interstate-35 Joint Addition, according to the Plat recorded in Cabinet P, Page 370, Plat Records of Denton County, Texas,
Thence along said centerline of the Elm Fork Trinity River and the said southeast boundary line of Lot 1 as follows:
S 34°37'18" W, 225.75 feet to a point,
S 19°09'24" W, 203.65 feet to a point,
S 01°10'14" E, 121.42 feet to a point,
S 22°18'22" E, 118.86 feet to a point,
S 55°32'34" E, 87.66 feet to a point,
S 80°23'41" E, 135.10 feet to a point,
S 96°28'52" E, 224.51 feet to a point,
S 89°17'41" E, 388.44 feet to a point,
S 64°12'28" E, 195.73 feet to a point,
S 51°00'50" E, at 151.29 feet passing the southeast corner of aforesaid Lot 6, continuing in all a total distance of 186.50 feet to a point,
S 44°03'18" E, 315.73 feet to a point at the intersection of said river with the centerline of Timber Creek,
Thence departing said Lot 1 southeast line and along said centerline of Timber Creek being the north boundary line of a tract of land conveyed to Dallas Gun Club, according to the Deed recorded in Volume 987, Page 85, Deed Records of Denton County, Texas, as follows:
S 86°01'45" W, 137.36 feet to a point,
N 86°59'57" W, 76.64 feet to a point,
N 54°45'25" W, 118.17 feet to a point,
N 87°52'47" W, 98.59 feet to a point,
S 64°04'41" W, 199.44 feet to a point,
S 74°30'13" W, 193.22 feet to a point,
S 67°29'06" W, 316.18 feet to a point,
S 32°09'48" W, 93.17 feet to a point,
S 89°28'23" W, 60.07 feet to a point,
N 64°42'33" W, 222.58 feet to a point,
N 52°45'41" W, 51.18 feet to a point,
N 19°27'18" W, 153.17 feet to a point,
N 58°22'35" W, 73.58 feet to a point,
S 77°25'50" W, 207.55 feet to a point,
S 48°04'12" W, 140.32 feet to a point,
N 89°18'06" W, 51.25 feet to a point,
N 12°09'04" W, 51.00 feet to a point,
N 24°54'13" E, 63.96 feet to a point,
N 27°59'40" W, 72.63 feet to a point,
N 62°22'17" W, 127.36 feet to a point,
N 73°05'39" W, 95.44 feet to a point,

Thence N 02°19'37" W, departing said centerline of Timber Creek, at 88.90 feet passing a the southwest corner of aforesaid Lot 6, then along the west line of said Lot 6 at a distance of 211.20 feet passing a 1/2-inch iron rod set in the east boundary line of aforesaid Dallas Gun Club tract, in all a total distance of 1231.92 feet to a 1/2-inch iron rod found,
Thence S 87°18'52" E, 310.04 feet along the west line of said Dallas Gun Club tract to a 1/2-inch iron rod found for corner,
Thence N 00°29'54" E, 759.51 feet along said west line to the Point of Beginning containing 38.884 acres 1,1,693,791 square feet of land.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROBERT M. BEHRINGER, through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOT 6R, BLOCK 'A', I.H. -35 BOAT CITY 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 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 of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) 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.

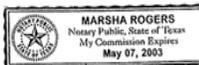
All Lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

ROBERT M. BEHRINGER, PRESIDENT GOLF CRAFT (VISTA RIDGE I), L.P., a Texas limited partnership

STATE OF TEXAS: COUNTY OF DALLAS: Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared ROBERT M. BEHRINGER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that executed same for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of September, 2002.

Notary Public for the State of Texas My commission expires 11-28-2003



SURVEYOR'S CERTIFICATE That I ULYS LANE, III, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this Plat from a actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the plotting rules and regulations of the Surveying Commission of the City of Lewisville.

Ulys Lane, Registered Professional Land Surveyor #2411



STATE OF TEXAS: COUNTY OF TARRANT: Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared ULYS LANE, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that executed same for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of September, 2002.

Notary Public for the State of Texas My commission expires 0-28-2004



NOTES

A portion of the subject property lies in Zone AE (floodway areas with base flood elevations determined) & a portion lies in Zone X (areas determined to be outside of the 500 Yr. Floodplain), according to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Panel 705 of 750, Community Panel No. 4812IC0705 F, dated August 23, 2001, and Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 855 of 725, Community Panel No. 4813IC0155 J, dated August 23, 2001, revised to reflect the LETTER OF MAP REVISION (LOMR), dated Aug. 19, 1998.

CITY OF LEWISVILLE GENERAL DEVELOPMENT ORDINANCE SECTION V - PUBLIC IMPROVEMENTS - SECTION 6-77 WATER LINES. Page 61 of 198 - (C) WATER LINE REQUIREMENTS All water lines shall be designed to complete a loop system to avoid dead end lines.

Approved: November 02, 1999.

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

Victoria Rhoads, Chairwoman, Planning & Zoning Commission Date 09-17-2002 City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of Lot 6R, Block 'A', II-35 BOAT CITY ADDITION to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinance of the City of Lewisville on 10th day of Sept, 2002 and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

Witnessed by hand this 10th day of September, 2002.

Notary Public, State of Texas My Commission Expires City of Lewisville, Texas



FINAL PLAT OF II-35 BOAT CITY ADDITION LOT 6R, BLOCK "A" 38.884 ACRES ZONING: "AO" BEING A REPLAT OF II-35 BOAT CITY ADDITION LOT 6, BLOCK "A" CABINET R, PAGE 194 B.B.B. & C. R.R. CO. SURVEY ABSTRACT No. 146 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNERS/DEVELOPERS: GOLF CRAFT (VISTA RIDGE, LP) On Sep 23 2002 At 11:17am DALLAS, TEXAS 75240 Receive #: 54057 Recording: 70.00 Doc/Map #: 6.00 Doc/Num #: 2002-00119256 Doc/Type #: PLR Computer: Felicia WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 4300 HUNLEY RACE SUE 135 ALBUQUERQUE, TEXAS 76108 METRO (817)461-7700 8721 96 STREET MIDLAND, TEXAS 79706 METRO (817)461-8000 www.wierassociates.com

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
OVERLAY DISTRICT BOARD
AUGUST 18, 2020

PLANNING AND ZONING COMMISSION MEETING

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:32 P.M. on Tuesday, August 18, 2020, by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Chairman (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference) and Francisca Alwaelly (Teleconference).

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

Item 2:

The second item on the agenda was to approve the minutes from the August 4, 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:

Public Hearings were next on the agenda. There was one item for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 17.189 Acres, Being all or Part of Seven Tracts of Land out of the Burrell Hunter Survey, Abstract Number 544 and Located on the Northwest Corner of South Edmonds Land and Spinks Road; as Requested by Nathan Forney of Kimley-Horn, on Behalf of Edward Cobb III, EOC-Round Grove LLC and Thomas V. Cobb, the Property Owners. (Case No. 20-07-4-Z)

Staff gave a brief overview of the proposed special use permit request and recommended approval as presented. Chairman MaryEllen Miksa then opened the public hearing. The applicant was present via Teleconference and available for questions. With no one coming forward to speak, the public hearing was then closed. Member William Meredith asked if a proposed warehouse or distribution center would comply with the Lewisville 2025 Plan, which staff affirmed. A motion was made by William Meredith to recommend approval of the zoning change request. The motion was seconded by Alvin Turner. The motion passed unanimously (7-0). Staff indicated that the item

would appear before the Lewisville City Council on Monday, September 14th, 2020, for a second public hearing and final decision.

There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:38 P.M.

OVERLAY DISTRICT BOARD MEETING

Item 1:

The Lewisville Overlay District Board meeting was called to order at 6:39 P.M. on Tuesday, August 17, 2020, by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Overlay District Board Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Chairman (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference) and Francisca Al-waely (Teleconference).

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

Item 2:

The second item on the agenda was to approve the minutes from the July 7, 2020, meeting. A motion was made by William Meredith to approve the minutes as presented, seconded by John Lyng. The motion passed unanimously (7-0).

Item 3:

- A. Consideration of Nine Alternative Standards Associated with a Proposed New Medical Equipment Sterilization Facility on a 6.152-Acre Lot Legally Described as Buddy Gregg Motor Homes Addition, Lot 1, Block A; Located at 1206 North Stemmons Freeway; Zoned Light Industrial (LI) and General Business (GB); as Requested by Steven Homeyer of Homeyer Engineering, INC. on behalf of 1206 N Stemmons, LLC, the Property Owner. (Case No. 20-07-6-ALTSTD).

Staff gave a brief overview of the item and provided a recommendation that the Board approve alternative standard (C) as presented, and that the Board provide a recommendation of approval for alternative standards (A), (B), (D), (E), (F), (G), (H) and (I) prior to its appearance before the Lewisville City Council. The applicant was present via Teleconference and available for questions. Chairman Miksa asked what type of medical equipment would be sterilized on site and how the equipment is brought to the facility. Larry Nichols, Steri-Tek, provided additional information about their services and shipment receipt. A motion was made by William Meredith to approve alternative standard (C) and to recommend approval of alternative standards (A), (B), (D), (E), (F), (G), (H) and (I) as presented. The motion was seconded by Erum Ali. The motion passed

unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, September 14th, 2020, for a second reading and final decision.

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:52 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission
Overlay District Board

MEMORANDUM

TO: Overlay District Board

FROM: Michele Berry, Planning Manager

DATE: September 15, 2020

SUBJECT: Consideration of Three Alternative Standards Regarding Sidewalks and Screening associated with a Plant Nursery (Retail Sales) With Outdoor Display or Storage and Building Material Sales With Outside Storage or Display and Three Associated Alternative Standards Regarding Screening and Sidewalks; on Approximately 41.826-acres, Legally Described as Lots 4-B and 6R, Block A, IH-35 Boat City Addition, Located at 2791 South Stemmons Freeway, With a Proposed Zoning of Light Industrial District (LI); as Requested by Brad Taylor, B&C Taylor Family Real Estate Holdings LLC, on Behalf of Steve Johnson, Golfcraft Vista Ridge LP, the Property Owner.

BACKGROUND:

The site is currently the location of the Hank Haney Driving Range and Golf Course. The applicant is proposing to convert it to a landscape supply business. This requires a rezoning, Special Use Permit and three alternative standards for screening and sidewalk. The subject property, adjacent Service King Collision repair and a vacant lot along IH-35E are part of the southern end of Lewisville on the west side of IH-35E. Background information for the Zone Change and Special Use Permit request can be found in the Planning and Zoning Commission Meeting agenda and packet for September 15, 2020.

ANALYSIS:

The subject property is within the IH-35E Corridor Overlay Transition Subdistrict. This does not impact potential uses but does have tailored standards for aesthetics and walkability. Per the IH-35E applicability matrix, the addition of the shade canopy and green house as non-air-conditioned space requires compliance with standards regarding placement, orientation, pedestrian circulation, parking, and awnings or canopies. Three alternative standards and one administrative modification are requested.

Alternative Standards Requested:

- a) to allow outside storage in front of the building.

Per the IH-35E Overlay, outside storage should be located behind the building. This is not feasible due to the existing floodplain area; however, the site has limited visibility due the elevation of the freeway as it approached the Elm Fork of the Trinity

River. In addition, this lot is accessed through a mutual access easement and does not have much direct frontage on IH-35E. There are two undeveloped lots between this property and IH-35E. One will provide additional screening once developed and the other contains a billboard and is heavily wooded, provided natural screening. The Overlay Board may make a recommendation to City Council.

- b) to allow an eight-foot tall board-on-board cedar fence with vines in lieu of either a masonry wall or tubular steel fence with shrubs.

Outside storage shall be screened per the IH-35E Overlay which states outside storage should be behind buildings and screened with either a masonry wall or tubular steel fence with living screen. The applicant cannot place all the outside storage behind the building due to the floodplain. The proposed a wooden board-on-board fence with live screening meets the screening objective. The Overlay Board may make a recommendation to City Council.

- c) to not require sidewalks.

Sidewalks should be provided along IH-35E; however, this property has limited IH-35E frontage at the very northeast corner and separated from the building and structure by floodplain. In addition, this property, the Service King property, and the undeveloped property are separated from all development to the north in Lewisville and south in Carrollton by the Elm Fork of the Trinity River and various ponds and floodplain. Bridges along the frontage road recently built by TXDOT do not have sidewalk amenities or space for a sidewalk. Service King does not currently have a sidewalk, nor does David Weekly Homes, to the south in Carrollton. The applicant can provide four-foot-wide painted walkways to connect the parking area to the building. The Overlay Board may make a recommendation to City Council.

Administrative Modification Granted:

- d) An administrative modification to allow 53 parking spaces in lieu of the required 54 spaces is requested. The transition subdistrict requires 1 space per 250 square feet in the IH-35E Overlay Transition Subdistrict or 54 spaces. This is well within the 10 percent deviation that can be approved by staff. As the use does not require additional parking, staff has approved this request.

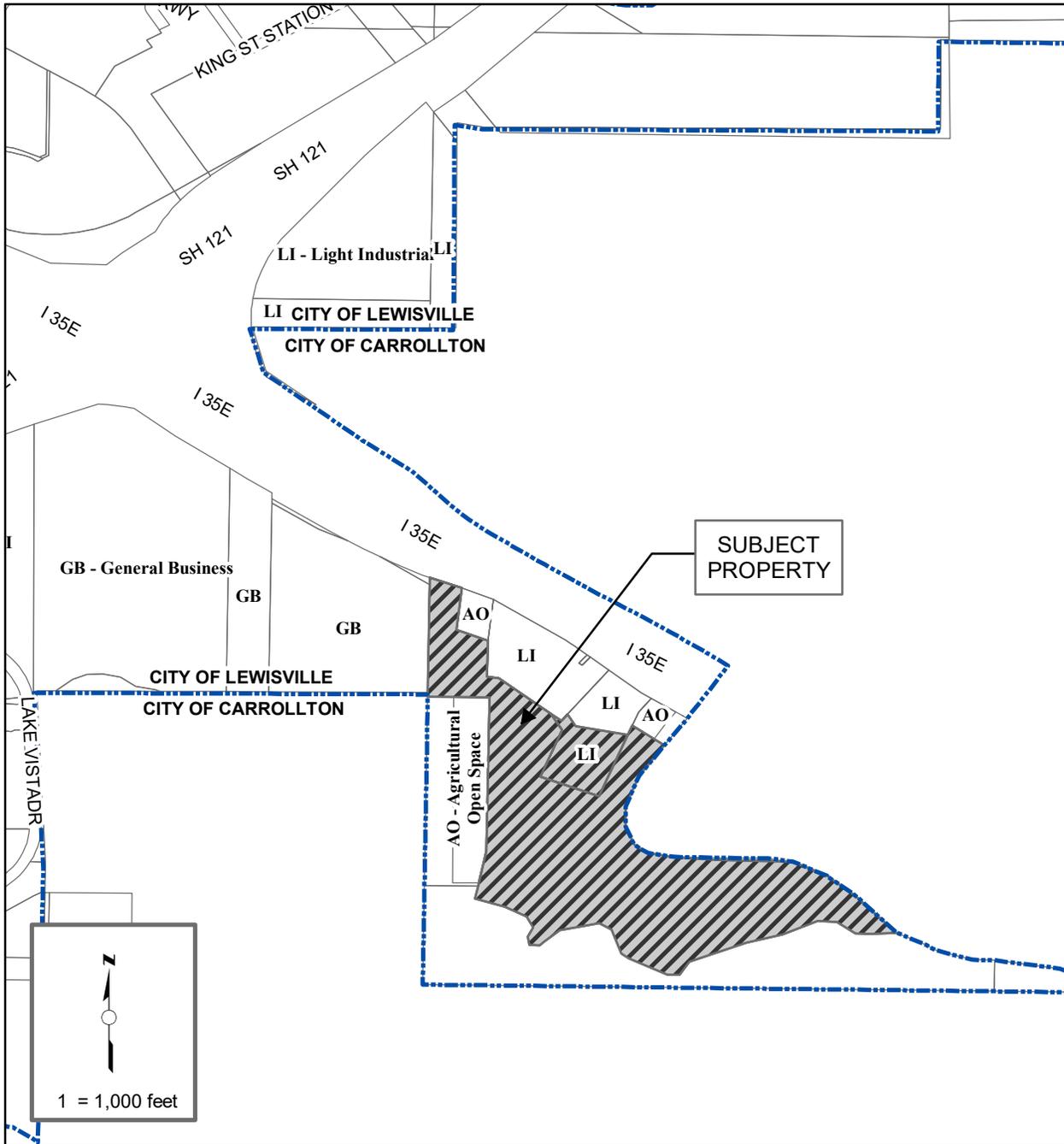
Summary

The proposed site is difficult to access and encumbered by substantial floodplain. The applicant will provide screening and repurpose the existing golf course for a nursery and hardscaping material sales. Due to the isolated nature of the site and its limited visibility from IH-35E, the site is ideal for the proposed use.

RECOMMENDATION:

It is City staff's recommendation that the Overlay recommend approval of the three proposed Alternative Standards to the City Council as presented.

Location Map - 2791 S. Stemmons Fwy.



PROPERTY OWNER:

STEVE JOHNSON, GOLFCRAFT VISTA RIDGE LP

APPLICANT:

BRAD TAYLOR, B&C TAYLOR FAMILY REAL ESTATE HOLDINGS LLC

PROPERTY LOCATION:

LOTS 4-B & 6R, BLOCK A, IH-35 BOAT CITY ADDITION (41.826-ACRES) 2791 SOUTH STEMMONS FREEWAY

PROPOSED ZONING:

LIGHT INDUSTRIAL DISTRICT (LI)

REQUESTED USE:

SPECIAL USE PERMIT WITH ALTERNATIVE STANDARDS FOR A PLANT NURSERY (RETAIL SALES) WITH OUTDOOR DISPLAY OR STORAGE AND BUILDING MATERIAL SALES WITH OUTSIDE STORAGE OR DISPLAY

Aerial Map - 2791 S. Stemmons Fwy.)



Alternative Standards Requested Letter
I-35 Boat City Addition Blk A, Lot 4-B2.942ac & Lot 6R 38.884ac

Dear City of Lewisville Planning Department,

To Allow Outside Storage in Front of the Building

Due to the nature of business at Outdoor Warehouse Supply, plant material and landscape products must be stored and displayed outside. Due to the floodplain, there is limited space behind the building to store and display our products. We are asking for the ability to store landscape nursery plants and stone material in a screened setting in front of the building on the property.

To Allow an eight-foot tall board-on-board cedar fence with vines in lieu of either a masonry wall or tubular steel fence with shrubs

Due to the limited space between the parking lot and the adjacent property, a masonry wall or tubular steel fence with live screening is not feasible. We plan to use an eight-foot tall board-on-board cedar fence with attached vines to achieve the screening requirement for the open storage in front of the building.

To Not Require Sidewalks

Due to the position of the property in relation to IH-35E, and the undeveloped frontage, we are seeking a variance in regards to the sidewalk requirement of the IH-35E Corridor Overlay Transition Subdistrict. The IH-35E frontage on this property is in the floodplain with none of the adjoining properties possessing a sidewalk.

To reduce parking requirements

We are seeking to reduce the amount of required parking spaces from 54 to 53. Based on the current operations of this business, we feel this is adequate parking for our customers and employees.

S. Stemmons Fwy

Alternative Standards Exhibit

Alternative Standards

-  a) to allow outside storage in front of the building
-  b) to allow an eight-foot tall board on board cedar wood fence with vines in lieu of either a masonry wall or tubular steel wall with shrubs
-  c) to not require sidewalks.

Outside storage limited to 7 percent of the lot area
53 Parking spaces provided



Concept Plan

Scale: 1" = 160'



Site Development Plan For
B&C Taylor Family Real Estate Holdings, LLC
I-35 Boat City Addition Blk A, Lot 4-B2.942ac & Lot 6R 38.884ac
Zoned LI & AO



Proposed Screening 8-foot Cedar Wood Fence
Board on Board

Illustration of
vines on fence



Photo of Outside Storage at Plano Location

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Thu, 3:36 pm
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- Deleted Messages
- Junk
- Sent Messages
- spam



Photo of Outside Storage at Plano Location



Photo of Outside Display at Plano Location



Photo of Site from Highway



Photo of Site from Highway



Photo of Site from Highway



Photo of Site from Highway



Photo of Site from Highway



Photo of Site from Highway



Photo of Site from Highway