

LEWISVILLE CITY COUNCIL

REGULAR SESSION

AUGUST 1, 2016

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore, Mayor Pro Tem
Leroy Vaughn, Deputy Mayor Pro Tem
R Neil Ferguson
Brent Daniels
Brandon Jones

City Staff:

Donna Barron, City Manager
Steve Bacchus, Assistant City Manager
Melinda Galler, Assistant City Manager
Eric Ferris, Assistant City Manager
Julie Heinze, City Secretary
Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 5:45 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 5:45 p.m. on Monday, August 1, 2016, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Discussion of Options Related to Hebron
Streetscaping**

(Agenda Item A)

Assistant City Manager Eric Ferris and Director of Parks and Leisure Services Robert Monaghan conducted the attached PowerPoint Presentation for City Council consideration.
South valley parkway –

Discussion was held among the City Council that they preferred to see more plantings and were willing to start with smaller size trees that would mature in five or six years to fiscally accomplish the additional plantings. City staff confirmed that the landscaping would be irrigated.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Options Related to Hebron
Streetscaping (cont'd)**

(Agenda Item A)

Discussion was held that the existing sidewalk would be removed due to safety concerns due to the traffic along this area and the proposed trail that would maintain the existence of a walking path. Further discussion was held that City staff could remove the sidewalk to save on costs. Councilman Daniels expressed concern that there be lighting on the new trail to ensure safety of pedestrians.

Councilman Ferguson questioned the hairpin turn on the trail. City staff advised that this was due to the grade of the hill and was required by ADA. Assistant City Manager Eric Ferris advised that staff would look into additional options.

WORKSHOP SESSION – 5:45 P.M.

**Presentation of Key Results from the 2016
Police Operations and City
Appearance/Property Maintenance Survey**

(Agenda Item B)

Director of Communications and Tourism James Kunke conducted the attached PowerPoint Presentation for City Council consideration.

Deputy Mayor Pro Tem Vaughn questioned if the City had considered changing the word “enforcement” to some other softer type of verbiage, such as “compliance”. Discussion was with City staff that there was currently a process going on to have the names changed on City vehicles to Neighborhood Services, as it was felt it would soften the appearance of the officers in the field.

**Discussion on Proposed Trial Program for
Traffic Signal Control Box Wraps in Old
Town Core**

(Agenda Item C)

Due to a timing issue, this item was held at the conclusion of the discussion on regular agenda items and consent agenda items.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item D)

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-1, Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture Open Space District (AO) to Medical District (MD), on an Approximately 2.592-Acre Tract of Land Out of the Lou Burgeois Survey, Abstract No. 52, Located at the Southwest Corner of South Uecker Lane and Oakbend Drive at 2276 South Uecker Lane as Requested by The Gathering Vista Ridge, LLC on Behalf of Doyle Leon Atchley, the Property Owner (Case No. PZ-2016-05-15). Discussion was held that the applicant had withdrawn this request; therefore, no action was necessary. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item C-2, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Multi-Family One (MF-1) to Planned Development-Mixed Use (PD-MU), With Five Associated Variances, on an Approximately 5.082-Acre Tract of Land Out of the S. Luttrell Survey Abstract 743, Located at 3000 North Stemmons Freeway, as Requested by G&A Consultants, LLC on Behalf of H198, LLC, the Property Owner (Case No. PZ-2016-07-18). There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-3, Public Hearing: Consideration of a Resolution Authorizing the Adoption of the Community Development Block Grant (CDBG) 2016 Annual Action Plan and Amendments to the Citizen Participation Plan and Authorization for the City Manager to Submit the Plan to the U.S. Department of Housing and Urban Development; and Acknowledge Receipt of the Recommended FY 2016-2017 City Social Service Agency Fund Budget of \$170,000 From the CDBG Advisory Committee. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-4, Approval of a Bid Award for the FM544 16" Water Line Improvement Project to Wilson Contractor Services, LLC, Denton, Texas in the Amount of \$1,539,455.87; Which Includes \$73,307.42 for Contingencies; and Authorization for the City Manager to Execute the Contract. There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item D)

Mayor Durham reviewed Agenda Item E-5, Approval of the Capital Improvements Advisory Committee Semi-Annual Report for the Period of October 1, 2015 Through March 31, 2016. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-6, Approval of a Contract for Architectural Services with Barker Rinker Seacat Architecture for the Design of the Proposed Multi-Generational Center Located at the Southwest Corner of Valley Parkway and Corporate Drive and a Feasibility Study for a 20 Acre Nature Park Located at the Southeast Corner of Valley Parkway and Corporate Drive; in the Amount of \$3,561,055; and Authorization for the City Manager to Execute the Contract. At the request of City Manager Donna Barron, Recreation Manager Hilary Boen introduced Michael Massey, Texas Regional Director for Barker Rinker Seacat Architecture. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item E-7, Approval of a Resolution Authorizing the City to Submit a Grant Application to the Texas Criminal Justice Division to Obtain Funding to Purchase a Public Safety Records Management System. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-8, Second and Final Reading: An Ordinance of the City Council of the City of Lewisville, Texas Extending the Term of an Ordinance Granting a Franchise to Texas New Mexico Power Company and Associated Language Regarding Compensation; and Providing an Effective Date. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-Closed Session. There was no discussion on this item.

**Discussion on Proposed Trial Program for
Traffic Signal Control Box Wraps in Old
Town Core**

(Agenda Item C)

Mayor Durham returned to the discussion on proposed Trial Program for Traffic Signal Control Box Wraps in Old Town Core. Director of Communications and Tourism James Kunke conducted the attached PowerPoint Presentation for City Council consideration.

Councilman Ferguson advised that he preferred either Theme 1 or Theme 2. He suggested that a schedule of events for the upcoming year also be considered as a wrap, not particular concert titles but the dates for events such as Summer Concert Series, Texas Tunes, Western Days, etc., in an effort to market these events.

WORKSHOP SESSION – 5:45 P.M.

**Discussion on Proposed Trial Program for
Traffic Signal Control Box Wraps in Old
Town Core (cont'd)**

(Agenda Item C)

Mayor Pro Tem Gilmore indicated he also like the idea of using the wraps as a marketing tool; however, expressed concern about adding too much wording due to reading difficulty. He advised that he liked Theme 1 or Theme 2 and focusing on whatever marketing or branding of the City that could be done with either and perhaps folding the two themes together.

Councilman Daniels advised that he liked Theme 1 and questioned the possibility of having older pictures versus new pictures of facilities. City staff advised that there may be a couple of locations that older photos may be available.

Deputy Mayor Pro Tem Vaughn indicated his preference for Theme 1 or Theme 2. He advised that he felt there was already a lot of “Old Town” in Old Town and he did not think everything had to be referencing Old Town. He advised he would like to see it all mixed up some as he felt it would look better from his perspective.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:53 p.m. on Monday, August 1, 2016.

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, August 1, 2016, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

At the request of Mayor Durham, Mayor Pro Tem Gilmore gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Durham, Councilman Ferguson gave the pledge to the American and Texas flags.

Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture Open Space District (AO) to Medical District (MD), on an Approximately 2.592-Acre Tract of Land Out of the Lou Burgeois Survey, Abstract No. 52, Located at the Southwest Corner of South Uecker Lane and Oakbend Drive at 2276 South Uecker Lane as Requested by The Gathering Vista Ridge, LLC on Behalf of Doyle Leon Atchley, the Property Owner (Case No. PZ-2016-05-15)

(Agenda Item C-1)

On July 26, 2016, the applicant withdrew this zone change request; therefore, no action by the city council is necessary. This public hearing is continued from the June 20, 2016 City Council meeting. The current zoning of the property is Agriculture Open Space. The applicant is proposing a duplex residential community targeted to seniors with 12 duplexes ranging in size from 800 square feet to 1,350 square feet. The request is for MD zoning primarily to avoid a more appropriate zoning district of Duplex (DU) or Townhouse (TH) which lends itself to this type of development; but would not meet the those district requirements and yield the same number of units. The proposal is not a good fit for the area and does not adhere to any applicable zoning district. The Planning and Zoning Commission recommended denial (3-2) of the zone change request at their meeting of May 17, 2016.

The City staff's recommendation was that the City Council take no action on the zone change request as it has been withdrawn.

No action was taken on this item due to the request to withdrawal submitted by the applicant.

Public Hearing: Consideration of Ordinance No. 4297-08-2016 (Z) Granting a Zone Change Request From Multi-Family One (MF-1) to Planned Development-Mixed Use (PD-MU), With Five Associated Variances, on an Approximately 5.082-Acre Tract of Land Out of the S. Luttrell Survey Abstract 743, Located at 3000 North Stemmons Freeway, as Requested by G&A Consultants, LLC on Behalf of H198, LLC, the Property Owner (Case No. PZ-2016-07-18)

(Agenda Item C-2)

The Planned Development (PD) district allows for innovative community design concepts which may not meet all regulations of the City's standard zoning categories, but ensures a high quality development with enhanced amenities and a customized design tailored for a particular site. The property for the proposed PD has been a mobile home and RV park for over 40 years. The concept plan for the proposed Tower Bay Lofts contains a single building to be constructed in one phase with 308 residential units, courtyards with amenities and a multi-story parking garage. The following five variances are being requested: a) to waive the deceleration requirement; b) to allow a 145.1-ft driveway spacing in lieu of the required 230-ft; c) to allow a reduction in the required parking from two parking spaces per unit to 1.73 parking spaces per unit; d) to allow a 3.5-ft landscape buffer in lieu of the required 10-ft landscape buffer; and e) to allow ornamental trees in the landscape buffer in lieu of trees on the approved tree list for private property. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting of July 19, 2016.

The City staff's recommendation was that the City Council approve the proposed ordinance and five associated variances as set forth in the caption above.

Mayor Durham opened the public hearing.

Al Crozier, 517 Beacon Hill, Coppell, Texas 75019, property owner, spoke before the City Council in support of this item. Mr. Crozier conducted the attached PowerPoint for City Council consideration.

At the request of Deputy Mayor Pro Tem Vaughn, Erik Earnshaw, BGO Architects, 4202 Beltway Drive, Addison, TX 75001 briefly addressed the variance to allow ornamental trees in the landscape buffer in lieu of trees on the approved tree list for private property.

Nika Reinecke, Director of Economic Development and Planning was available for any questions posed by the City Council.

Public Hearing: Consideration of Ordinance No. 4297-08-2016 (Z) Granting a Zone Change Request From Multi-Family One (MF-1) to Planned Development-Mixed Use (PD-MU), With Five Associated Variances, on an Approximately 5.082-Acre Tract of Land Out of the S. Luttrell Survey Abstract 743, Located at 3000 North Stemmons Freeway, as Requested by G&A Consultants, LLC on Behalf of H198, LLC, the Property Owner (Case No. PZ-2016-07-18) (cont'd)

(Agenda Item C-2)

MOTION: Upon a motion made by Councilman Daniels and seconded by Mayor Pro Tem Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning an Approximately 5.082-Acre Tract of Land out of The S. Luttrell Survey, Abstract No. 743; Located at 3000 North Stemmons Freeway; From Multi-Family One District (MF-1) Zoning to Planned Development-Mixed Use District (PD-MU) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing For a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4297-08-2016 (Z)**, as previously captioned and to approve the following requested variances on an approximately 5.082-acre tract of land out of the S. Luttrell Survey Abstract 743, located at 3000 North Stemmons Freeway: a) to waive the deceleration requirement; b) to allow a 145.1-ft driveway spacing in lieu of the required 230-ft; c) to allow a reduction in the required parking from two parking spaces per unit to 1.73 parking spaces per unit; d) to allow a 3.5-ft landscape buffer in lieu of the required 10-ft landscape buffer; and e) to allow ornamental trees in the landscape buffer in lieu of trees on the approved tree list for private property, as requested by G&A Consultants, LLC on behalf of H198, LLC, the property owner (Case No. PZ-2016-07-18). The motion carried.

Public Hearing: Consideration of Resolution No. 4298-08-2016 (R) Authorizing the Adoption of the Community Development Block Grant (CDBG) 2016 Annual Action Plan and Amendments to the Citizen Participation Plan and Authorization for the City Manager to Submit the Plan to the U.S. Department of Housing and Urban Development; and Acknowledge Receipt of the Recommended FY 2016-2017 City Social Service Agency Fund Budget of \$170,000 From the CDBG Advisory Committee

(Agenda Item C-3)

An Annual Action Plan must be submitted to the U.S. Department of Housing and Urban Development (HUD) by August 15 as a requirement to receive Community Development Block Grant (CDBG) funds of \$599,101 in FY 2016-2017. The plan has been developed following priorities set by the 2012 Consolidated Plan. The CDBG Advisory Committee reviewed applications submitted by non-profit agencies and City Departments for projects that address HUD national objectives and 2012 Community Needs Assessment priorities. At their June 7, 2016 meeting, the Committee, by a vote of 7-0, recommended a draft budget which has been incorporated into the Action Plan. The Plan was made available for a 30 day Public Comment period from July 1, 2016 through August 1, 2016. The Citizen Participation Plan amendments are required as a result of the new Fair Housing Rule and will guide public outreach efforts in developing a new Fair Housing Assessment as well as the Consolidated Plan for Housing and Community Development every three to five years. The Advisory Committee recommendations also include City Social Service Agency Fund allocations funded directly by the City general fund which will be included in the draft City Budget. On July 19, 2016 the Advisory Committee voted unanimously to recommend approval of both the Annual Action Plan and Citizen Participation Plan.

The City staff's recommendation was that the City Council approve the resolution, acknowledge receipt of the City Social Service Fund budget and authorize the City Manager to submit the plans as set forth in the caption above.

Mayor Durham opened the public hearing.

Jamey Kirby, Grants Coordinator, briefly reviewed this item for the City Council

MOTION: Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Public Hearing: Consideration of Resolution No. 4298-08-2016 (R) Authorizing the Adoption of the Community Development Block Grant (CDBG) 2016 Annual Action Plan and Amendments to the Citizen Participation Plan and Authorization for the City Manager to Submit the Plan to the U.S. Department of Housing and Urban Development; and Acknowledge Receipt of the Recommended FY 2016-2017 City Social Service Agency Fund Budget of \$170,000 From the CDBG Advisory Committee (cont'd)

(Agenda Item C-3)

MOTION: Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Resolution No. 4298-08-2016 (R)**, a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of the 2016 Annual Action Plan and Amendments to The Citizen Participation Plan as Required by The U.S. Department of Housing and Urban Development (HUD). The motion carried.

Visitors/Citizens Forum

(Agenda Item D)

Bob Troyer, 1738 Sterling Lane, Lewisville, Texas, spoke before the City Council regarding the Denton South Interfaith Summer Camp being held August 7 – 11, 2016 from 5:30 p.m. – 8:30 p.m. at various locations around Lewisville and Flower Mound.

No one else appeared to speak at this time.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Vaughn, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

4. Approval of a Bid Award for the FM544 16" Water Line Improvement Project to Wilson Contractor Services, LLC, Denton, Texas in the Amount of \$1,539,455.87; Which Includes \$73,307.42 for Contingencies; and Authorization for the City Manager to Execute the Contract.
5. Approval of the Capital Improvements Advisory Committee Semi-Annual Report for the Period of October 1, 2015 Through March 31, 2016.

CONSENT AGENDA (cont'd)

(Agenda Item E)

6. Approval of a Contract for Architectural Services with Barker Rinker Seacat Architecture for the Design of the Proposed Multi-Generational Center Located at the Southwest Corner of Valley Parkway and Corporate Drive and a Feasibility Study for a 20 Acre Nature Park Located at the Southeast Corner of Valley Parkway and Corporate Drive; in the Amount of \$3,561,055; and Authorization for the City Manager to Execute the Contract.
7. Approval of Resolution No. 4299-08-2016 (R) Authorizing the City to Submit a Grant Application to the Texas Criminal Justice Division to Obtain Funding to Purchase a Public Safety Records Management System.

The motion carried.

END OF CONSENT AGENDA

Second and Final Reading: An Ordinance No. 4300-08-2016 of the City Council of the City of Lewisville, Texas Extending the Term of an Ordinance Granting a Franchise to Texas New Mexico Power Company and Associated Language Regarding Compensation; and Providing an Effective Date

(Agenda Item F-8)

On February 20, 2012, Council approved an ordinance for the Texas New Mexico Power Company (TNMP) franchise, which will expire on April 30, 2017. Staff is requesting an extension of the current franchise ordinance, which allows the continuation of the terms and conditions of Ordinance No. 3927-02-2012 until April 30, 2022. The City of Lewisville Charter requires two readings of this ordinance, with 30 days in between. The first reading occurred on June 20, 2016. This will be the second and final reading.

The City staff's recommendation was that the City Council approve the second and final reading of this ordinance as set forth in the caption above.

Second and Final Reading: An Ordinance No. 4300-08-2016 of the City Council of the City of Lewisville, Texas Extending the Term of an Ordinance Granting a Franchise to Texas New Mexico Power Company and Associated Language Regarding Compensation; and Providing an Effective Date (cont'd)

(Agenda Item F-8)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas Amending Ordinance No. 3927-02-2012, Which Grants a Franchise to Texas New Mexico Power Company, by Extending the Term and Providing for its Renewal; Further Providing That This Ordinance is Cumulative; Finding and Determining That the Meeting at Which This Ordinance is Adopted is Open to the Public as Required by Law; Providing an Effective Date; and Providing for Acceptance by Texas New Mexico Power Company”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Vaughn and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4300-08-2016**, as previously captioned. The motion carried.

Reports

(Agenda Item G)

- Police Chief William Kerbow extended an invitation to the City Council and residents to come to Wayne Ferguson Plaza on August 9th from 6 p.m. – 8:30 p.m. for the Police in the Plaza event.
- Director of Public Services Keith Marvin gave a lake level status update.
- Councilman Daniels advised that Keep Lewisville Beautiful would be having a Gardening Secrets class on August 4th at the MCL Grand Theatre from 6 p.m. – 8 p.m. He also advised of an event recently held at Lewisville High School to support children returning to school.
- Mayor Pro Tem Gilmore advised that the Labor Day Rodeo would be coming up on Labor Day weekend and encouraged anyone interested to get their tickets online soon. He further advised of the Budget Workshop scheduled for August 13th at the Municipal Annex Glenmore Savage Community Room beginning at 9 a.m.
- Councilman Ferguson gave an update on upcoming events being held at the MCL Grand Theatre.
- Mayor Durham thanked the Police Officers present for their service to the community.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:28 p.m. Monday, August 1, 2016, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item H)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:31 p.m. on Monday, August 1, 2016, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

Section 551.071 (Consultation with Attorney)

1. Legal Issues Related to outdoor Receptacles

Section 551.072 (Real Estate)

2. Property Acquisition

Section 551.087 (Economic Development):

3. Deliberation Regarding Economic Development Negotiations.

The Closed Session was adjourned at 7:58 p.m. on Monday, August 1, 2016.

**Reconvene into Regular Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item I)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 7:58 p.m. on Monday, August 1, 2016, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item J)

MOTION: Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 7:58 p.m. on Monday, August 1, 2016. The motion carried.

These minutes approved by the Lewisville City Council on the 15th day of August, 2016.

APPROVED

Leroy Vaughn
DEPUTY MAYOR PRO TEM

ATTEST:

Julie Heinze
CITY SECRETARY

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The text is centered in a clean, black, sans-serif font.

Hebron Parkway Landscape & Bike/Pedestrian Trail

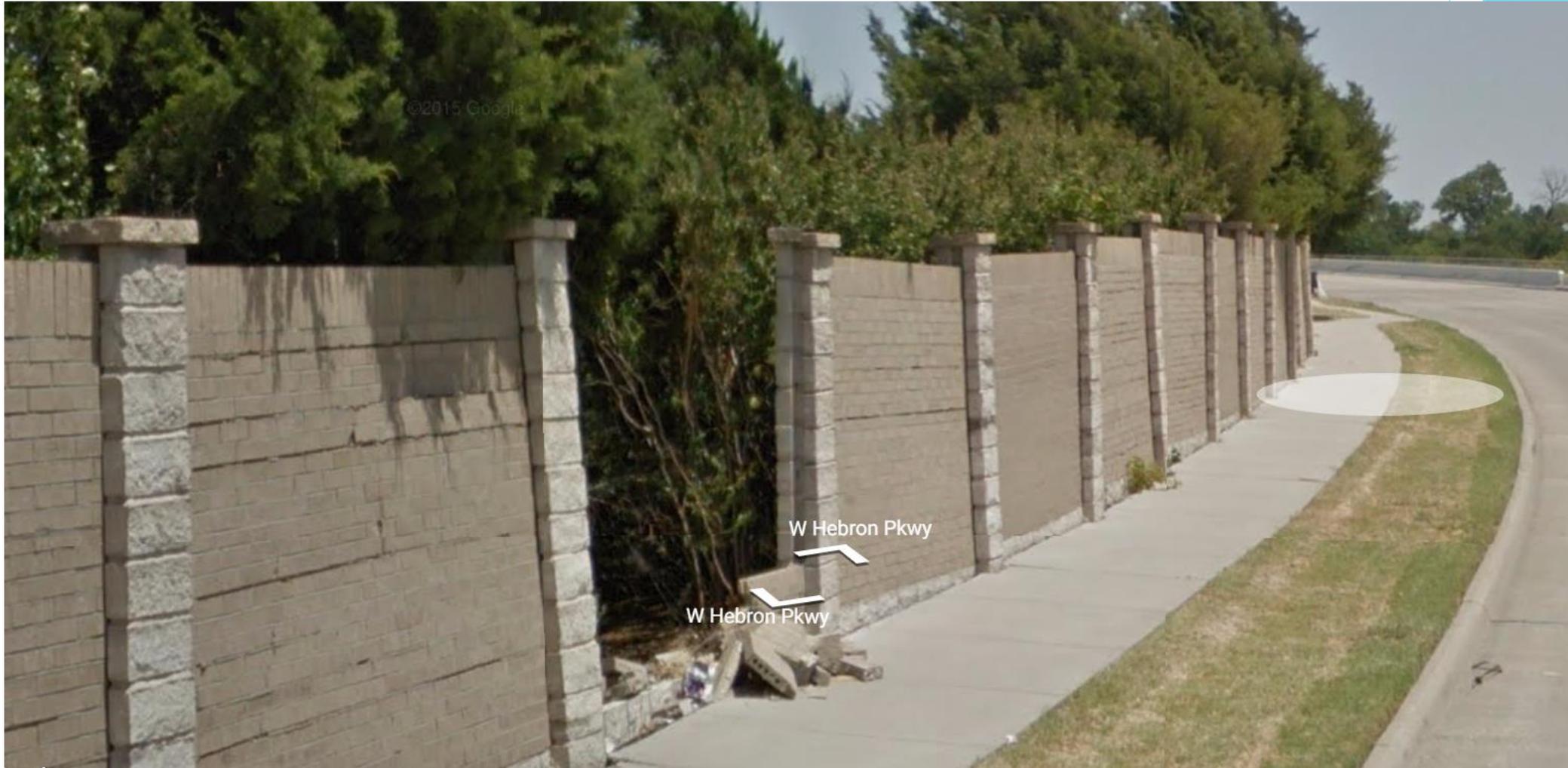
Hebron Parkway from railroad intersection east to bridge



Former masonry screening wall



Former masonry screening wall



Former masonry screening wall



Former masonry screening wall



Former masonry screening wall

- ▶ Hebron Parkway masonry wall was demolished by the City - Spring 2016 (approximately 1,850 lf).
- ▶ Currently, existing trees, crepe myrtles, etc., are providing a natural screen.

Existing natural condition



Existing natural condition

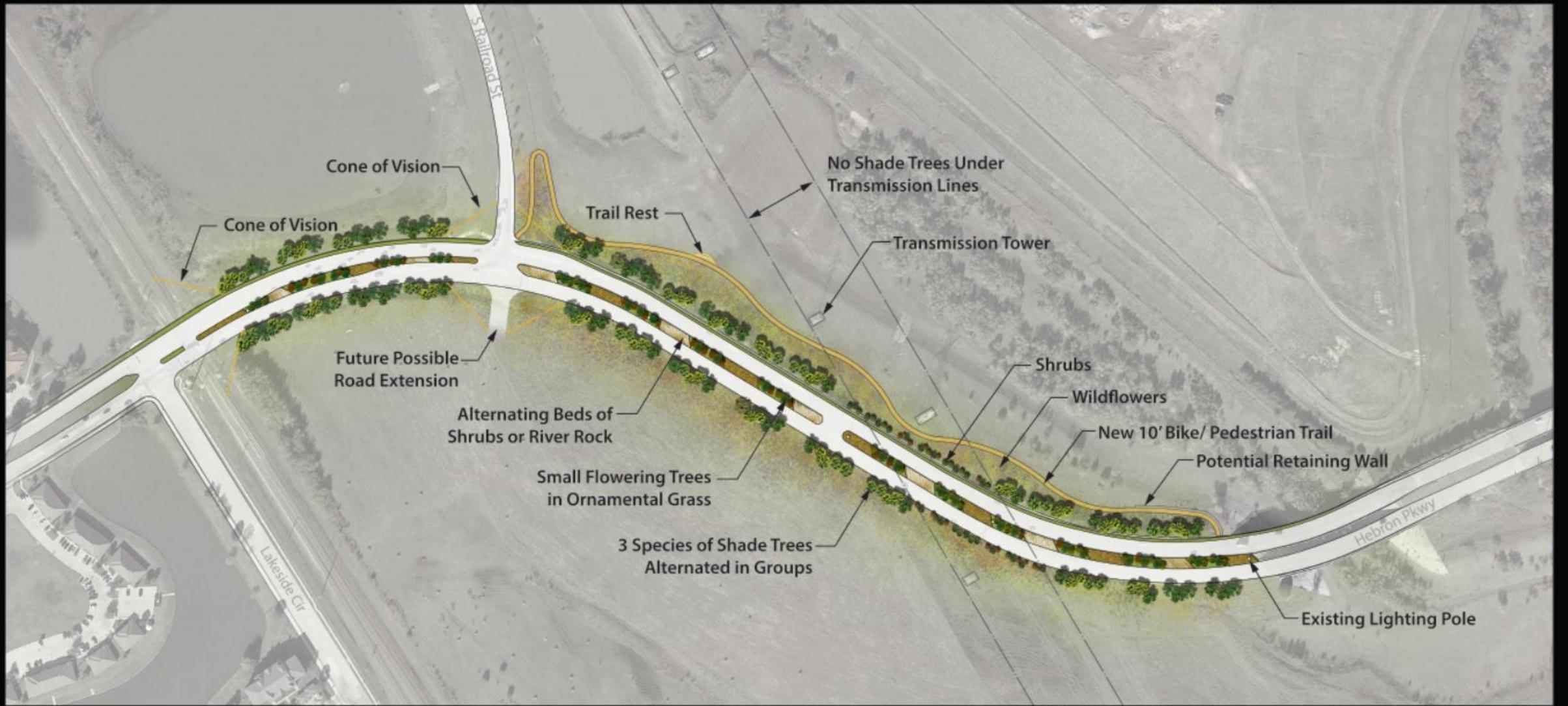


Grade differential from street to bottom of slope



Jacobs Streetscape Design

- ▶ Jacobs has provided a streetscape design for Hebron Parkway
- ▶ Total length of project is approximately 2,600 lf (from railroad crossing at Hebron Parkway east to the first bridge).
- ▶ Design includes parkway and median treatments consisting of:
 - ▶ 3 species of shade trees alternated in groups
 - ▶ Small flowering trees in ornamental grass
 - ▶ Alternating beds of shrubs or river rock (center median)
 - ▶ Shrubs, wildflowers, grass
 - ▶ New 10-foot wide bike/pedestrian trail (northern parkway)
- ▶ This design removes the sidewalk adjacent to the street and relocates it north as shown on the plan
 - ▶ Increases safety
 - ▶ Improves walkability/aesthetics



Existing right-of-way



CITY OF LEWISVILLE PARKS & LEISURE SERVICES
HEBRON PARKWAY LANDSCAPE & BIKE / PEDESTRIAN TRAIL

06/17/2016
JACOBS

Improved right-of-way with streetscape



CITY OF LEWISVILLE PARKS & LEISURE SERVICES
HEBRON PARKWAY LANDSCAPE & BIKE / PEDESTRIAN TRAIL

06/17/2016

JACOBS

South side parkway

City of Lewisville Hebron Parkway Preliminary Cost Estimate 6/24/16

SOUTH SIDE

Hardscape

	Qty	unit	cost	total
SW3P	1	LS	\$ 5,000.00	\$ 5,000.00
GRADING	1000	CY	\$ 4.00	\$ 4,000.00
TRAFFIC CONTROL	6	MONTH	\$ 5,000.00	\$ 30,000.00
UNDER DRAINS	2762	LF	\$ 20.00	\$ 55,240.00
SUB TOTAL				\$ 94,240.00

Softscape

	Qty	unit	cost	total
65 GAL TREE	64	EA	550.00	\$ 35,200.00
45 GAL TREE	22	EA	450.00	\$ 9,900.00
HYDROMULCH - WILDFLOWERS	2.3	ACR	1500.00	\$ 3,450.00
IRRIGATION	65447	SF	0.45	\$ 29,451.15
TOPSOIL	1000	CY	12.00	\$ 12,000.00
DEMO COST	1	LS	15000.00	\$ 15,000.00
SUB TOTAL				\$ 105,001.15

TOTAL				\$ 199,241.15
Contingency 20%				\$ 39,848.23
Maintenance 2 year period	1	LS	30000	\$ 30,000.00
TOTAL COST				\$ 269,089.38

Center Median

City of Lewisville Hebron Parkway Preliminary Cost Estimate 6/24/16

MEDIAN

Hardscape

	Qty	unit	cost	total
SW3P	1	LS	\$ 5,000.00	\$ 5,000.00
GRADING	3743	CY	\$ 4.00	\$ 14,972.00
TRAFFIC CONTROL UNDER DRAINS	6	MONTH	\$ 5,000.00	\$ 30,000.00
	2409	LF	\$ 20.00	\$ 48,180.00
SUB TOTAL				\$ 98,152.00

Softscape

	Qty	unit	cost	total
45 GAL TREE	80	EA	450.00	\$ 36,000.00
3 GAL SHRUB	3190	EA	40.00	\$ 127,600.00
1 GAL SHRUB	6582	EA	8.00	\$ 52,656.00
IRRIGATION	50536	SF	0.45	\$ 22,741.20
TOPSOIL	3743	CY	12.00	\$ 44,916.00
DEMO COST	1	LS	15000.00	\$ 15,000.00
CONCRETE MOW STRIPS	390	LF	12.00	\$ 4,680.00
SUB TOTAL				\$ 303,593.20

TOTAL (Hard and soft) \$ 401,745.20

Contingency 20% \$ 80,349.04

Maintenance 2 year period 1 LS 40000 \$ 40,000.00

TOTAL COST \$ 522,094.24

North side parkway

City of Lewisville Hebron Parkway Preliminary Cost Estimate 6/24/16

NORTH SIDE

Hardscape

	Qty	unit	cost	total
CONC TRAIL (5")	2306.4	SY	\$ 30.00	\$ 69,192.00
RET WALL (MODULAR)	665	LF	\$ 35.00	\$ 23,275.00
BENCH	1	EA	\$ 3,000.00	\$ 3,000.00
SW3P	1	LS	\$ 5,000.00	\$ 5,000.00
GRADING	1	LS	\$ 50,000.00	\$ 50,000.00
TRAFFIC CONTROL	6	MONTH	\$ 5,000.00	\$ 30,000.00
NEW ADA RAMP	1	EA	\$ 1,500.00	\$ 1,500.00
SUB TOTAL				\$ 181,967.00

Softscape

	Qty	unit	cost	total
65 GAL TREE	64	EA	550.00	\$ 35,200.00
30 GAL TREE	25	EA	300.00	\$ 7,500.00
HYDROMULCH - WILDFLOWERS	2.6	ACR	1500.00	\$ 3,900.00
IRRIGATION	64434	SF	0.45	\$ 28,995.30
TOPSOIL	2000	CY	12.00	\$ 24,000.00
DEMO COST	1	LS	20000.00	\$ 20,000.00
SUB TOTAL				\$ 119,595.30

TOTAL (Hard and Soft)				\$ 301,562.30
Contingency 20%				\$ 60,312.46
Maintenance 2 year period	1	LS	30000	\$ 30,000.00
TOTAL COST				\$ 391,874.76

Hebron Parkway Streetscape Options

- ▶ Option 1 - south side parkway, center median and north side parkway (including 10-mile trail): \$1,183,058
- ▶ Option 2 - center median (reduced plantings) and north side parkway with trail (reduced plantings): \$800,000
- ▶ *Option 3 - center median (further reduced plantings) and north side parkway with trail (further reduced plantings): \$500,000

* Staff Recommendation

Funding

- ▶ Available Capital Projects Accounts: \$538,641 - Screening Walls
- ▶ Proposed FY 16-17 Budget: \$300,000 - Screening Walls

Council Direction

2016

**Police Operations and
City Appearance /
Property Maintenance
Survey**

Survey Methodology

- ❖ Attitudinal surveys are a snapshot of perceptions at a particular moment in time; attitudes can change quickly
- ❖ Random-sample telephone surveys give the highest degree of accuracy and remain the industry standard (\$15,000+)
- ❖ Opt-in online surveys can draw higher levels of participation but sacrifice scientific validity (SurveyMonkey is \$300/year)
- ❖ Opt-in surveys can provide useful data with a high response rate to partially overcome lack of a representative sample
- ❖ Online surveys tend to produce positive ratings 5 to 8 points lower than ratings from a random-sample telephone survey
- ❖ This survey was conducted online only from May 6 through May 23, 2016, and received 897 responses

Survey Respondents

- ❖ Comparable to Census data, but not a true sampling
- ❖ Skewed toward female participants (55 percent)
- ❖ Majority are age 45 or older (69 percent)
- ❖ Two-thirds have no children in the home (66 percent)
- ❖ Most have lived in Lewisville at least 10 years (64 percent)
- ❖ Most own their residence (90 percent) - actual rate of home ownership citywide is closer to 50 percent
- ❖ ZIP codes:
 - 75057 = 9 percent
 - 75067 = 58 percent
 - 75077 = 31 percent
 - 75056 = 2 percent

Survey Topics

- ❖ Two areas were selected for this survey, based on result from the 2014 and 2015 Resident Satisfaction Surveys
- ❖ Police Services was chosen because previous surveys showed a lower sense of overall safety among residents outside their own neighborhoods; questions in this survey were intended to determine what specific factors impact residents' sense of safety, and how the city can make residents feel safer
- ❖ City Appearance / Property Maintenance was chosen because Code Enforcement received satisfaction ratings near 50 percent in past surveys; questions here were intended to figure out the causes of that low satisfaction

Key Findings - Police Services

Based only on your most recent in-person contact with Lewisville Police Department, how much do you agree or disagree with the following statement?

The LPD representative:	STRONGLY AGREE	SATISFACTION RATING
...treated me fairly	59.07%	93.52%
...was professional	60.14%	95.87%
...was helpful	55.11%	92.23%
...was courteous	58.93%	95.35%
...was knowledgeable	58.53%	94.38%
...communicated with me clearly	58.00%	94.91%
...was timely	52.32%	91.31%
...cared about me and my family	54.09%	87.07%

- ❖ Only respondents who reported some sort of contact with LPD during the previous 12 months received this question

Key Findings - Police Services

Based on your own experiences with Lewisville Police Department, please rate the overall quality of the service provided.

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
Excellent	39.90%	334
Good	34.53%	289
Fair	7.41%	62
Poor	2.75%	23
No Opinion	15.41%	129

- ❖ Adjusted Satisfaction Rating of 87.99 percent (47.18 percent intensely positive) and a positive ratio of 7.3-to-1
- ❖ Results of these two questions show very strong public support for LPD and its personnel

Key Findings - Police Services

How safe or unsafe do you feel in the following locations?

ANSWER OPTIONS	VERY SAFE	SATISFACTION RATING
At a Lewisville ISD school function	36.07%	95.99%
At Lewisville festivals and concerts	30.62%	95.42%
Within your own neighborhood	33.18%	92.38%
In the city of Lewisville as a whole	12.89%	90.85%
Walking in the historic Old Town district	24.25%	90.46%
Shopping in major retail areas	16.19%	88.48%
In Lewisville parks	12.67%	80.55%
Residential areas outside your neighborhood	9.55%	78.93%

- ❖ Disparity between “your own neighborhood” and other residential areas is consistent with past survey results
- ❖ Low “very safe” intensity creates a public ed opportunity

Key Findings - Police Services

- ❖ Given a list of 18 factors and asked how much each impacts their personal sense of safety within their own neighborhood, respondents gave the highest ratings to Nighttime Lighting and Visible Police Presence
- ❖ Asked what LPD should prioritize to increase sense of safety, respondents ranked Criminal Gangs, Illegal Drugs and Violent Crimes as the top three, followed closely by More Police on the Streets (which received the most #1 rankings)
- ❖ These questions also were asked of LPD officers. Among the 50+ responses received, results closely mirrored the overall survey results

Key Findings - Police Services

- ❖ Asked how often they saw an LPD officer in their neighborhood, 51.18 percent said frequently/occasionally and 48.27 percent said seldom/never
- ❖ Asked how often they had seen an LPD officer on a city street outside their neighborhood, 83.01 percent said frequently/occasionally
- ❖ Asked where they most recently saw an LPD officer, 56.91 percent said on a city street; 12.23 said at an accident scene; 9.49 percent said in their neighborhood
- ❖ Asked how many times in the previous 12 months they had seen an LPD officer interacting with a motorist, 91.13 percent said they had and 35.70 percent said six+ times

Key Findings - City Appearance

How satisfied or dissatisfied are you with the overall appearance of the following areas?

AREA	VERY SATISFIED	SATISFACTION RATING
Your own neighborhood	22.04%	79.31%
Other residential areas	5.89%	68.50%
Commercial districts	6.96%	69.37%
City streets and rights-of-way	8.94%	73.61%
Vacant lots	2.43%	46.86%
Lewisville as a whole	13.67%	79.88%

- ❖ Positive impressions overall, but very low intensity in most areas of the city other than “your own neighborhood”
- ❖ Citywide rating likely reflects impact of parks and greenbelts on general impression of city appearance

Key Findings - City Appearance

- ❖ Most critical factors for the city to address overall: residential street parking (13.93%), abandoned properties (13.43%), property cleanliness (9.83%), commercial building appearance (9.08%)
- ❖ Most critical factors for the city to address within your own residential neighborhood: residential street parking (22.39%), condition of sidewalks (12.08%), high grass and weeds (9.81%), property cleanliness (9.18%)
- ❖ It is important to note that some of the highest levels of concern are associated with areas that are not addressed by code enforcement

Key Findings - City Appearance

Based on your own personal experience with city staff regarding issues related to city appearance or property maintenance, how much do you agree or disagree with the following statements?

STATEMENT	AGREEMENT
Employee treated me in a professional and respectful manner	90.72%
Employee communicated with me clearly	86.39%
Employee was knowledgeable about how to solve the issue	81.18%
Employee asked adequate questions to determine the nature of the issue	77.66%
The people I worked with showed pride in their work	77.50%
The employee seemed concerned about my issue	76.32%
If not available, the correct employee returned call in a timely manner	74.48%
My neighborhood's appearance benefitted from the city's response	68.98%
The problem was adequately dealt with by the employee responding	68.21%
I received follow-up concerning the eventual outcome of my concern	48.26%

Key Findings - City Appearance

Overall, how effective or ineffective do you think the city is in addressing the following issues within your own residential neighborhood?

ISSUE	EFFECTIVENESS RATING
Illegal dumping	71.26%
Commercial building appearance	67.69%
Parking on the grass	67.36%
Residential building appearance	66.91%
Abandoned properties	66.27%
Junk vehicles	66.19%
High grass and weeds	60.16%
Trash and litter	59.90%
Property cleanliness	59.62%
Residential fences	54.15%

2016 Police/City Appearance Survey

- ❖ Detailed analysis and executive summary (with recommendations) has been provided to City Council
- ❖ Many of the recommendations are related to public education efforts, but some likely will lead to proposed service enhancements that might have a future budget impact
- ❖ Some survey results also raise political questions for Council (e.g. residential street parking)
- ❖ While overall results are positive, there always is room for improvement in service delivery and public perception

Questions?

Signal Box Banner Wraps

Dimensions:

Approximately 3.5' x 4'



Theme #1

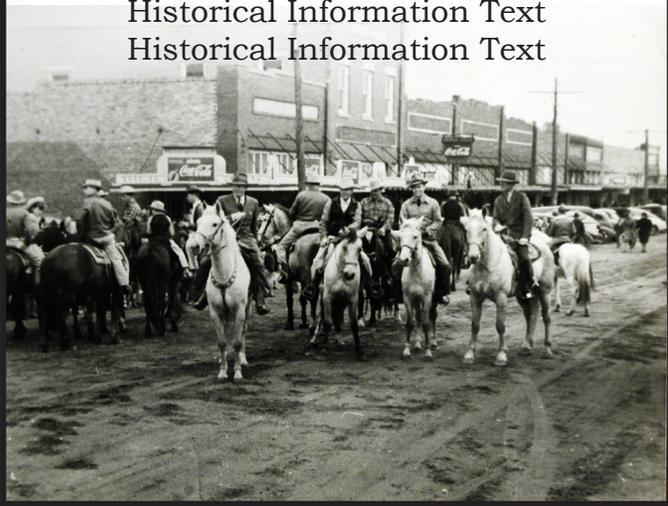
Historic



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

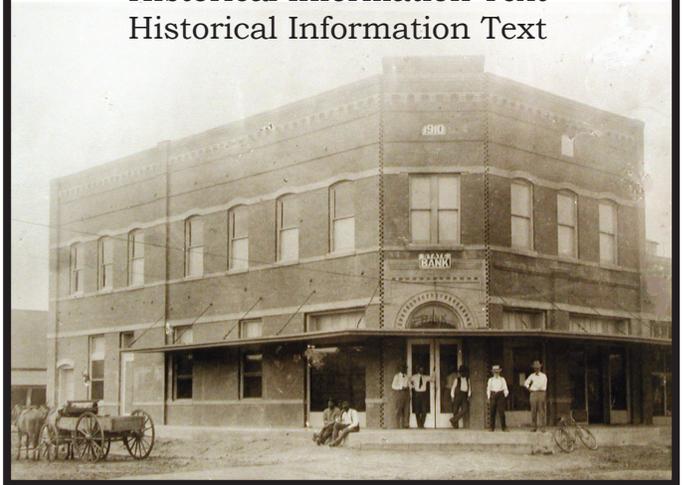
Historical Information Text
Historical Information Text



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

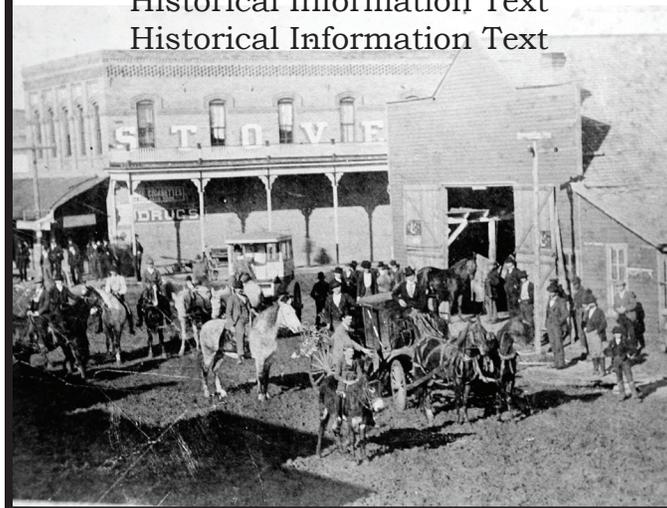
Historical Information Text
Historical Information Text



LEWISVILLE

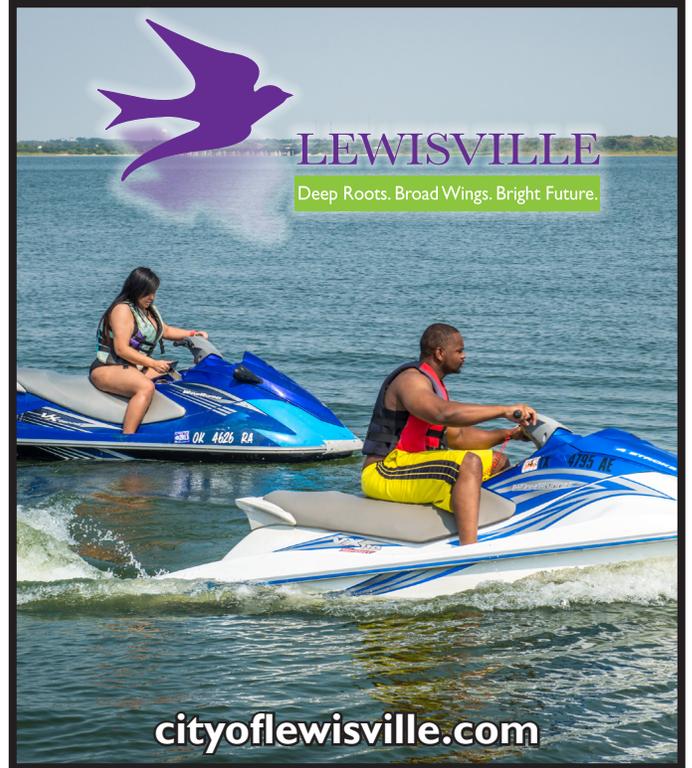
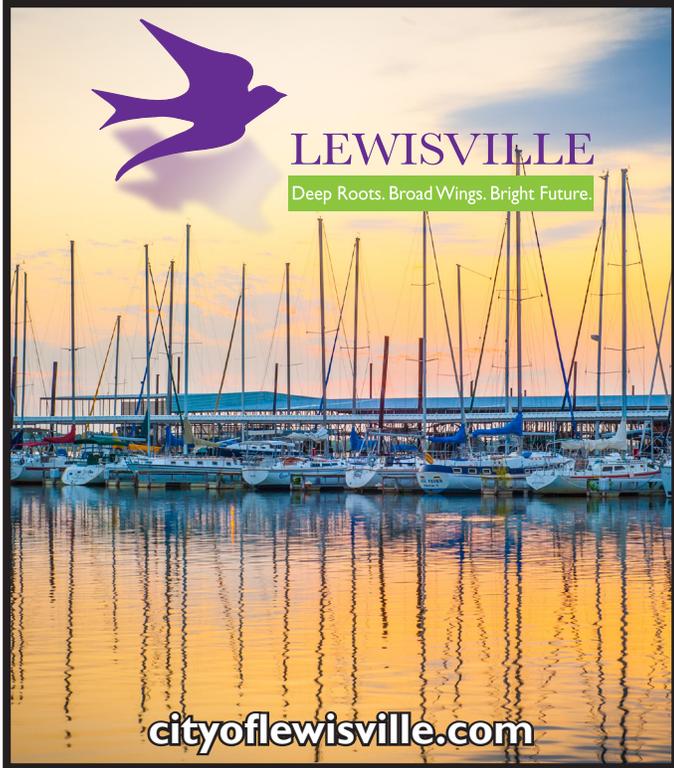
Deep Roots. Broad Wings. Bright Future.

Historical Information Text
Historical Information Text



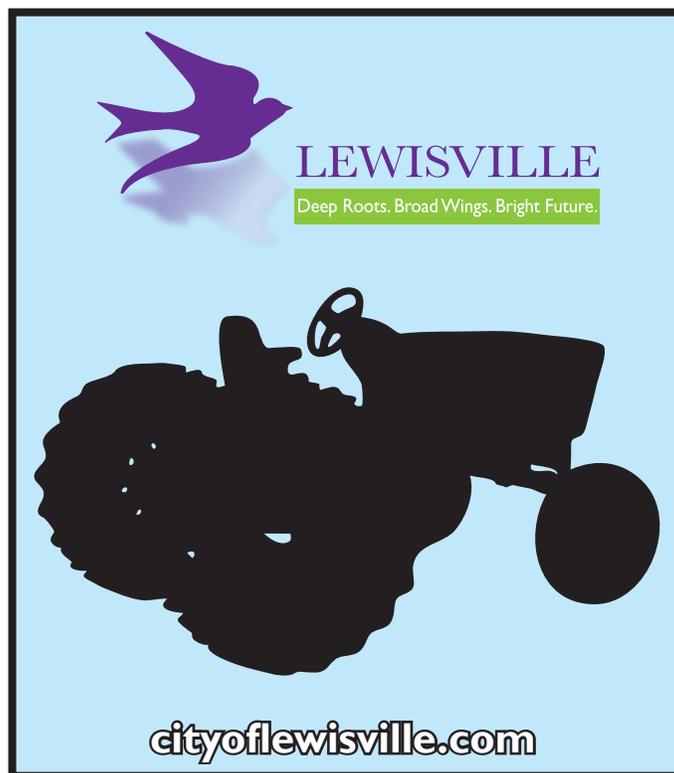
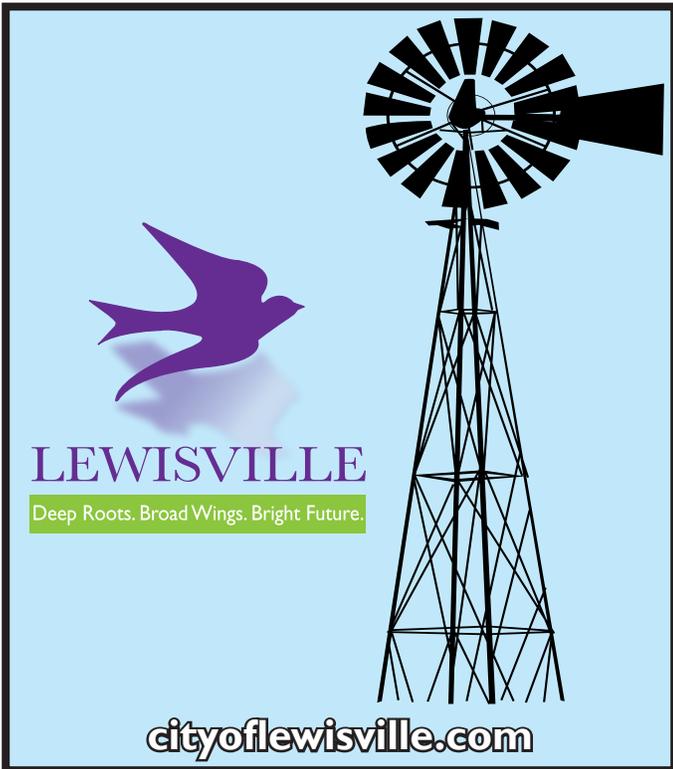
Theme #2

Contemporary



Theme #3

Silhouette



Tower Bay Lofts



TOWER BAY LOFTS MULTI FAMILY SCHEMATIC SITE PLAN

LEWISVILLE, TX



15216
07.19.2014
Al Crozier



VARIANCES REQUESTED:

- A. TO WAIVE THE REQUIREMENT OF A DISCELEATION LANE ALONG A MAJOR THRU-FID CORRIDOR.
- B. TO ALLOW A 6' VIEWWAY SPACING ALONG A FRONTAGE ROAD OF 145.1'
- C. TO ALLOW A REDUCTION IN THE REQUIRED PARKING FROM 2 PARKING SPACES PER UNIT TO 1.73 PARKING SPACES PER UNIT.
- D. TO ALLOW A 3' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 10' LANDSCAPE BUFFER.
- E. TO ALLOW ORNAMENTAL TREES IN THE LANDSCAPE BUFFER IN LIEU OF THE REQUIRED PRIVATE LANDSCAPE REQUIREMENTS.

TOWER BAY AMENITIES ELEMENT COURTYARD A
 GRILL/COUNTER AREA
 FOUNTAIN WATER FEATURE
 FIRE PIT
 MULTIPLE PATIO CHAIRS, PATIO TABLES WITH CHAIRS AND PICNIC TABLE
 ARTIFICIAL TURF PLAY AREA
 DECORATIVE PAVING

TOWER BAY AMENITIES ELEMENT COURTYARD C
 60 FIRE FITS
 RAISED PLANTER SEATING AREA
 DECORATIVE PAVING

TOWER BAY AMENITIES ELEMENT COURTYARD B
 MULTIPLE PATIO TABLES AND CHAIRS
 DECORATIVE PAVING
 BEAN BAG TOSS
 ARTIFICIAL TURF PLAY AREA
 TRELLIS SEATING AREA
 BARBECUE GRILL

TOWER BAY AMENITIES ELEMENT COURTYARD D
 POOL W/ TANKING SHELF, WATER VOLLEYBALL, FREE SWIM AREAS
 TRELLIS PICNIC AREA W/ GRILL/COUNTER AREA
 MULTIPLE PATIO TABLES WITH CHAIRS
 CHASE LOUNGE
 TRELLIS SEATING AREA WITH HOT SPA
 PUTTING GREEN
 DECORATIVE PAVERS

UNIT TABULATION (BY FLOOR)				CREATED: 3-4-2021			
TYPE	AREA	NO.	%	TOTAL AREA	NO.	%	TOTAL AREA
EFFICIENCY	576	81	2.00%	4,630	83	0.64%	3,834
ONE BEDROOM	878	49	10.51%	35,271	113	0.84%	4,454
TWO BEDROOM	754	21	8.62%	15,834	113	0.84%	4,454
TOTAL	596	41	1.50%	2,798	113	0.84%	4,454
GRAND TOTAL	728	79	24.68%	50,892	113	0.84%	4,454
GRAND TOTAL	772	102	33.00%	5,264	113	0.84%	4,454
GRAND TOTAL	845	28	8.45%	31,880	113	0.84%	4,454
GRAND TOTAL	1,038	28	8.09%	29,208	113	0.84%	4,454
GRAND TOTAL	1,118	44	1.30%	4,464	113	0.84%	4,454
GRAND TOTAL	1,054	9	1.05%	6,534	113	0.84%	4,454
GRAND TOTAL	1,199	36	11.60%	40,050	113	0.84%	4,454
GRAND TOTAL	1,233	24	7.75%	31,590	113	0.84%	4,454
GRAND TOTAL	1,445	4	1.30%	5,790	113	0.84%	4,454
GRAND TOTAL	1,884	3	2.62%	12,672	113	0.84%	4,454
GRAND TOTAL	1,773	2	0.60%	3,462	113	0.84%	4,454
TOTAL	308	100.00%	279,835				

BUILDING FLOORS				
FLOOR	1ST	2ND	3RD	4TH
BL.FLOOR	1	1	1	1
BL.FLOOR	2	2	2	2
BL.FLOOR	3	3	3	3
BL.FLOOR	4	4	4	4
BL.FLOOR	5	5	5	5
BL.FLOOR	6	6	6	6
BL.FLOOR	7	7	7	7
BL.FLOOR	8	8	8	8
BL.FLOOR	9	9	9	9
BL.FLOOR	10	10	10	10
BL.FLOOR	11	11	11	11
BL.FLOOR	12	12	12	12
BL.FLOOR	13	13	13	13
BL.FLOOR	14	14	14	14
BL.FLOOR	15	15	15	15
BL.FLOOR	16	16	16	16
BL.FLOOR	17	17	17	17
BL.FLOOR	18	18	18	18
BL.FLOOR	19	19	19	19
BL.FLOOR	20	20	20	20
BL.FLOOR	21	21	21	21
BL.FLOOR	22	22	22	22
BL.FLOOR	23	23	23	23
BL.FLOOR	24	24	24	24
BL.FLOOR	25	25	25	25
BL.FLOOR	26	26	26	26
BL.FLOOR	27	27	27	27
BL.FLOOR	28	28	28	28
BL.FLOOR	29	29	29	29
BL.FLOOR	30	30	30	30
BL.FLOOR	31	31	31	31
BL.FLOOR	32	32	32	32
BL.FLOOR	33	33	33	33
BL.FLOOR	34	34	34	34
BL.FLOOR	35	35	35	35
BL.FLOOR	36	36	36	36
BL.FLOOR	37	37	37	37
BL.FLOOR	38	38	38	38
BL.FLOOR	39	39	39	39
BL.FLOOR	40	40	40	40
BL.FLOOR	41	41	41	41
BL.FLOOR	42	42	42	42
BL.FLOOR	43	43	43	43
BL.FLOOR	44	44	44	44
BL.FLOOR	45	45	45	45
BL.FLOOR	46	46	46	46
BL.FLOOR	47	47	47	47
BL.FLOOR	48	48	48	48
BL.FLOOR	49	49	49	49
BL.FLOOR	50	50	50	50
BL.FLOOR	51	51	51	51
BL.FLOOR	52	52	52	52
BL.FLOOR	53	53	53	53
BL.FLOOR	54	54	54	54
BL.FLOOR	55	55	55	55
BL.FLOOR	56	56	56	56
BL.FLOOR	57	57	57	57
BL.FLOOR	58	58	58	58
BL.FLOOR	59	59	59	59
BL.FLOOR	60	60	60	60
BL.FLOOR	61	61	61	61
BL.FLOOR	62	62	62	62
BL.FLOOR	63	63	63	63
BL.FLOOR	64	64	64	64
BL.FLOOR	65	65	65	65
BL.FLOOR	66	66	66	66
BL.FLOOR	67	67	67	67
BL.FLOOR	68	68	68	68
BL.FLOOR	69	69	69	69
BL.FLOOR	70	70	70	70
BL.FLOOR	71	71	71	71
BL.FLOOR	72	72	72	72
BL.FLOOR	73	73	73	73
BL.FLOOR	74	74	74	74
BL.FLOOR	75	75	75	75
BL.FLOOR	76	76	76	76
BL.FLOOR	77	77	77	77
BL.FLOOR	78	78	78	78
BL.FLOOR	79	79	79	79
BL.FLOOR	80	80	80	80
BL.FLOOR	81	81	81	81
BL.FLOOR	82	82	82	82
BL.FLOOR	83	83	83	83
BL.FLOOR	84	84	84	84
BL.FLOOR	85	85	85	85
BL.FLOOR	86	86	86	86
BL.FLOOR	87	87	87	87
BL.FLOOR	88	88	88	88
BL.FLOOR	89	89	89	89
BL.FLOOR	90	90	90	90
BL.FLOOR	91	91	91	91
BL.FLOOR	92	92	92	92
BL.FLOOR	93	93	93	93
BL.FLOOR	94	94	94	94
BL.FLOOR	95	95	95	95
BL.FLOOR	96	96	96	96
BL.FLOOR	97	97	97	97
BL.FLOOR	98	98	98	98
BL.FLOOR	99	99	99	99
BL.FLOOR	100	100	100	100

APARTMENT MIX	
BUILDING	308 TOTAL (PERCENT TOTAL)
ONE BEDROOM	196 UNITS (64%)
TWO BEDROOM	112 UNITS (36%)

SITE TABULATION	
SITE AREA 5.082 ACRES (221,379 SF)	
SITE COVERAGE (IMPERVIOUS)	
BUILDING	SQUARE FOOTAGE / PERCENTAGE
BUILDING	83,843 / 42.44%
GARAGE	29,817 / 13.47%
HARDSCAPE	56,739 / 25.54%
OPEN SPACE	41,810 / 18.79%
TOTAL	221,379 / 100%

BUILDING TABULATION				
BUILDING	4 - STORY / 82' PENTHOUSE / 61'			
STORY	OCG	F.F. ELEV.	AREA (SF)	
1	S-2	54.260'	29,758	
2	R-2	55.719'	30,956	
3	R-2	66.500'	33,594	
4	R-2	77.281'	33,594	
PENTHOUSE	R-2	88.063'	10,367	
GARAGE	6 ABOVE GRADE - LEVEL 74'			
STORY	OCG	F.F. ELEV.	AREA (SF)	
1	S-2	54.260'	29,758	
2	S-2	55.719'	29,823	
3	S-2	66.500'	29,823	
4	S-2	77.281'	29,823	
5	S-2	88.063'	29,823	
100' TO DECK	S-2	98.844'	13,370 / 5.97%	
BUILDING TOTAL AREA			879,342 SF	

PARKING TABULATION	
PARKING REQUIRED	
LEASING (PUBLIC)	2,544 S.F. / 200 = 10 SPACES
APARTMENTS	308 X 1.73 = 534 SPACES
TOTAL PARKING REQUIRED =	647 SPACES
PARKING PROVIDED	
PARKING GARAGE	
LEVELS	
B	1 2 3 4 5 6
TOTAL:	530 SPACES
SURFACE:	
TOTAL PARKING PROVIDED = 547 SPACES	

REVISIONS

07-08-16



TOWER BAY LOFTS
 APARTMENTS IN
 LEWISVILLE, TX

REVISIONS

07-14-16

PROJECT

15216

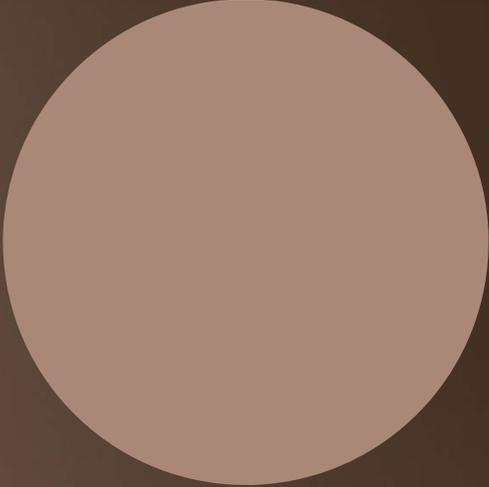
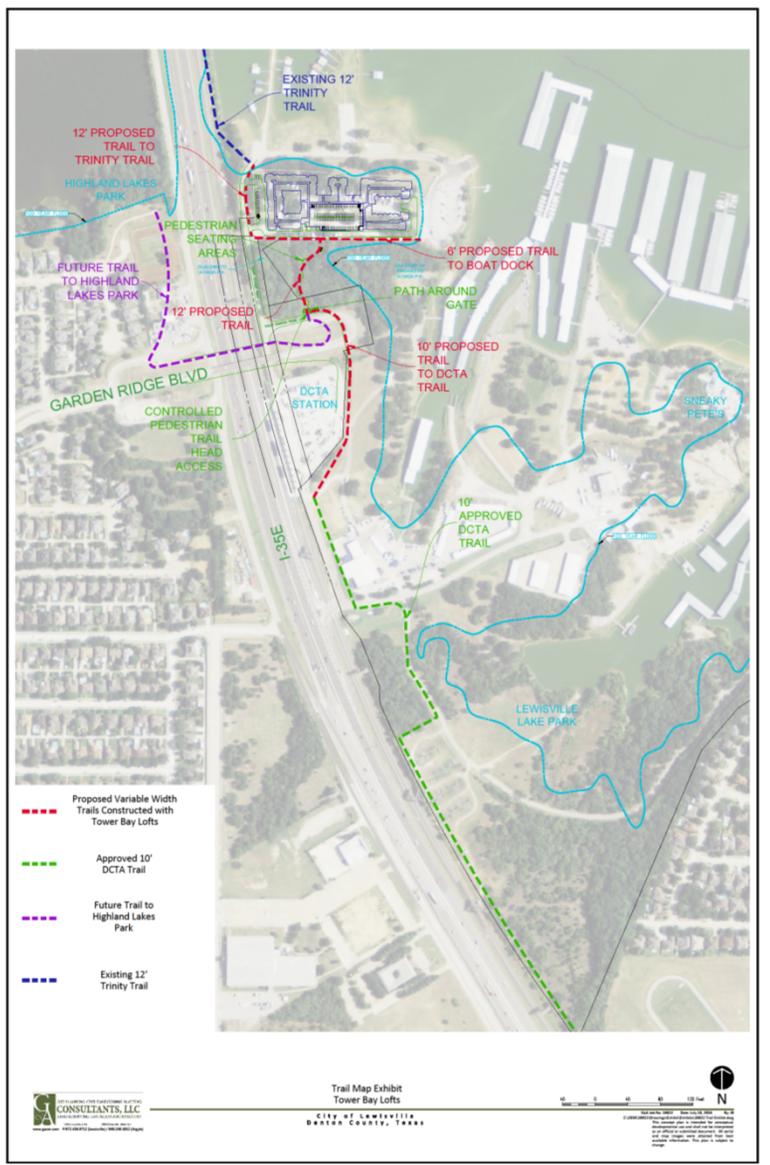
SHEET NUMBER

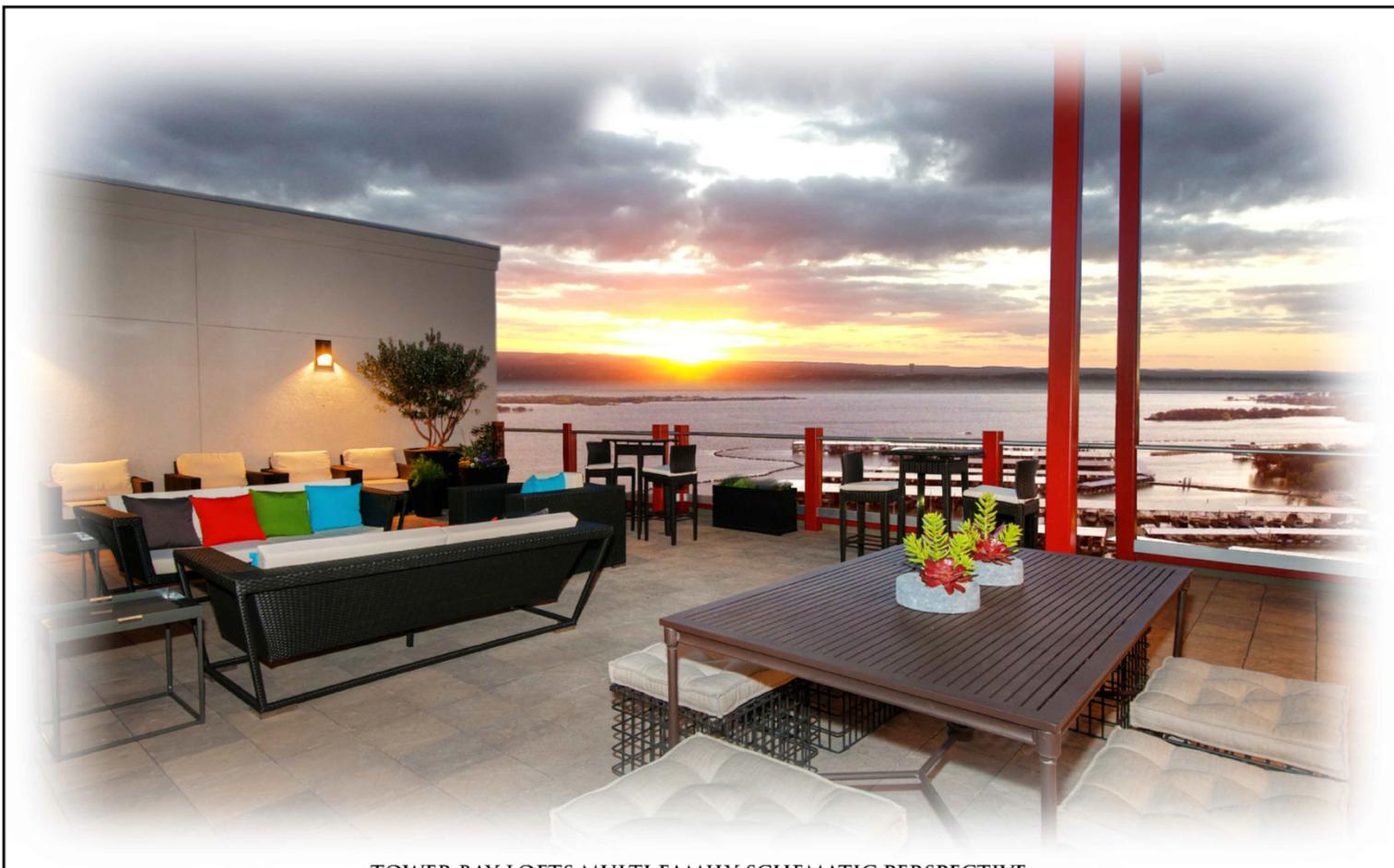
A1-01

EXHIBIT B
 CONCEPT PLAN

EXHIBIT "B" CONCEPT PLAN
 SCALE: 1"=20'-0"







TOWER BAY LOFTS MULTI FAMILY SCHEMATIC PERSPECTIVE
LEWISVILLE, TX

COPYRIGHT © BGO ARCHITECTS ALL RIGHTS RESERVED



15216
07.19.2016
Al Crozier





1 BUILDING - WEST ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGES	
MASONRY	6,536.39 S.F. 83.32%
NON MASONRY	487.3 S.F. 6.67%
TOTAL	7,023.69 S.F. 100%



2 BUILDING - SOUTH ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGES	
MASONRY	18,141.54 S.F. 80.15%
NON MASONRY	4,493.06 S.F. 19.85%
TOTAL	22,634.60 S.F. 100%



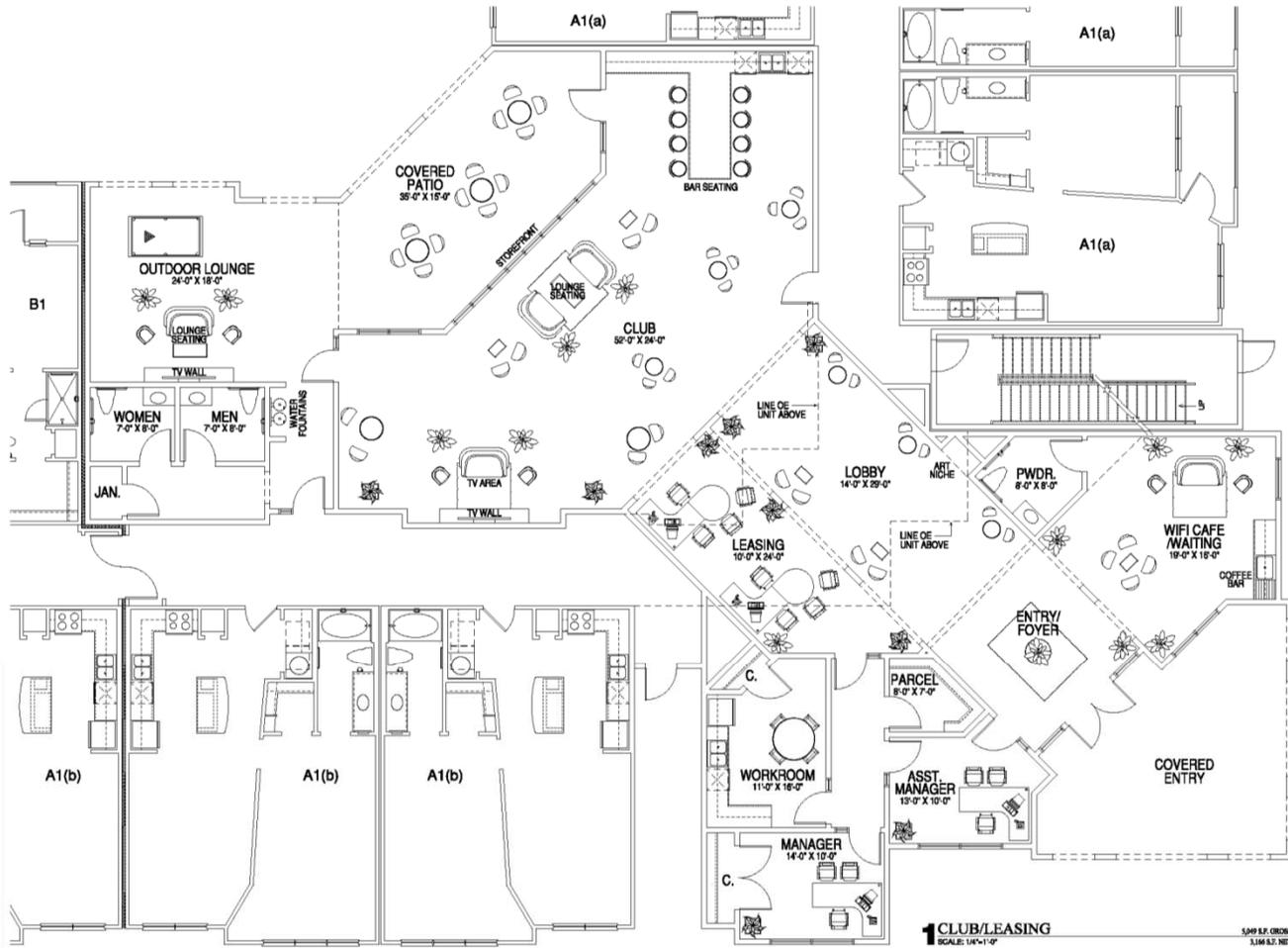
3 BUILDING - EAST ELEVATION
SCALE: 1/32" = 1'-0"

MATERIAL PERCENTAGES	
MASONRY	4,992.00 S.F. 82.7%
NON-MASONRY	720.00 S.F. 12.3%
TOTAL	5,712.00 S.F. 100%



4 BUILDING - NORTH ELEVATION
SCALE: 1" = 20'

MATERIAL PERCENTAGES	
MASONRY	14,107.20 S.F. 81.07%
NON-MASONRY	3,234.10 S.F. 18.93%
TOTAL	17,341.32 S.F. 100%

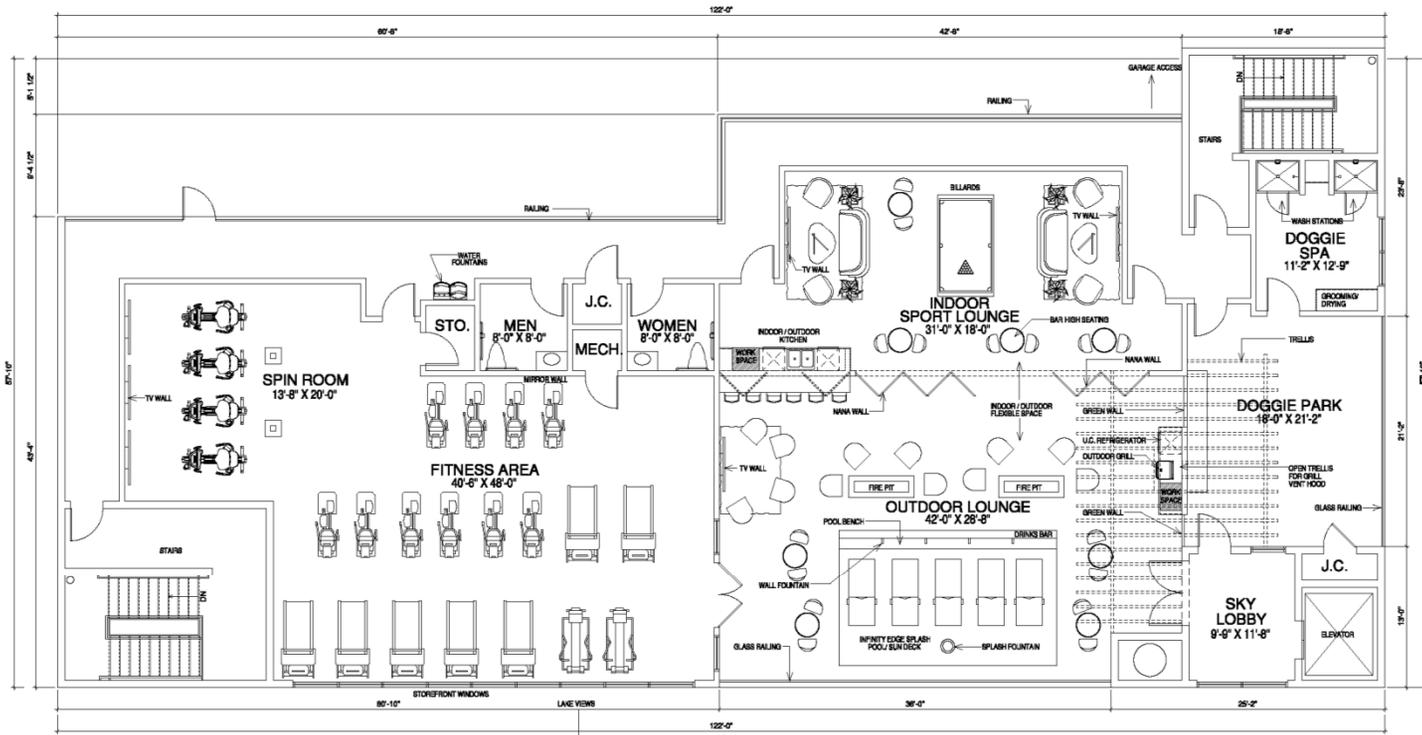


CLUB/LEASING
SCALE: 1/4"=1'-0"

5,049 S.F. GROSS
3,146 S.F. NET

REVISIONS
<p>TOWER BAY LOFTS</p> <p>APARTMENTS IN LEWISVILLE, TX</p>
<p>BGO architects</p> <p>4001 Highway 168 Addicks, TX 75001 972.262.4671 info@bgoarch.com</p>
<p>DATE 07-19-16</p>
<p>PROJECT 15216</p>
<p>SHEET NUMBER A2-20</p>
<p>LEASING/CLUB</p>



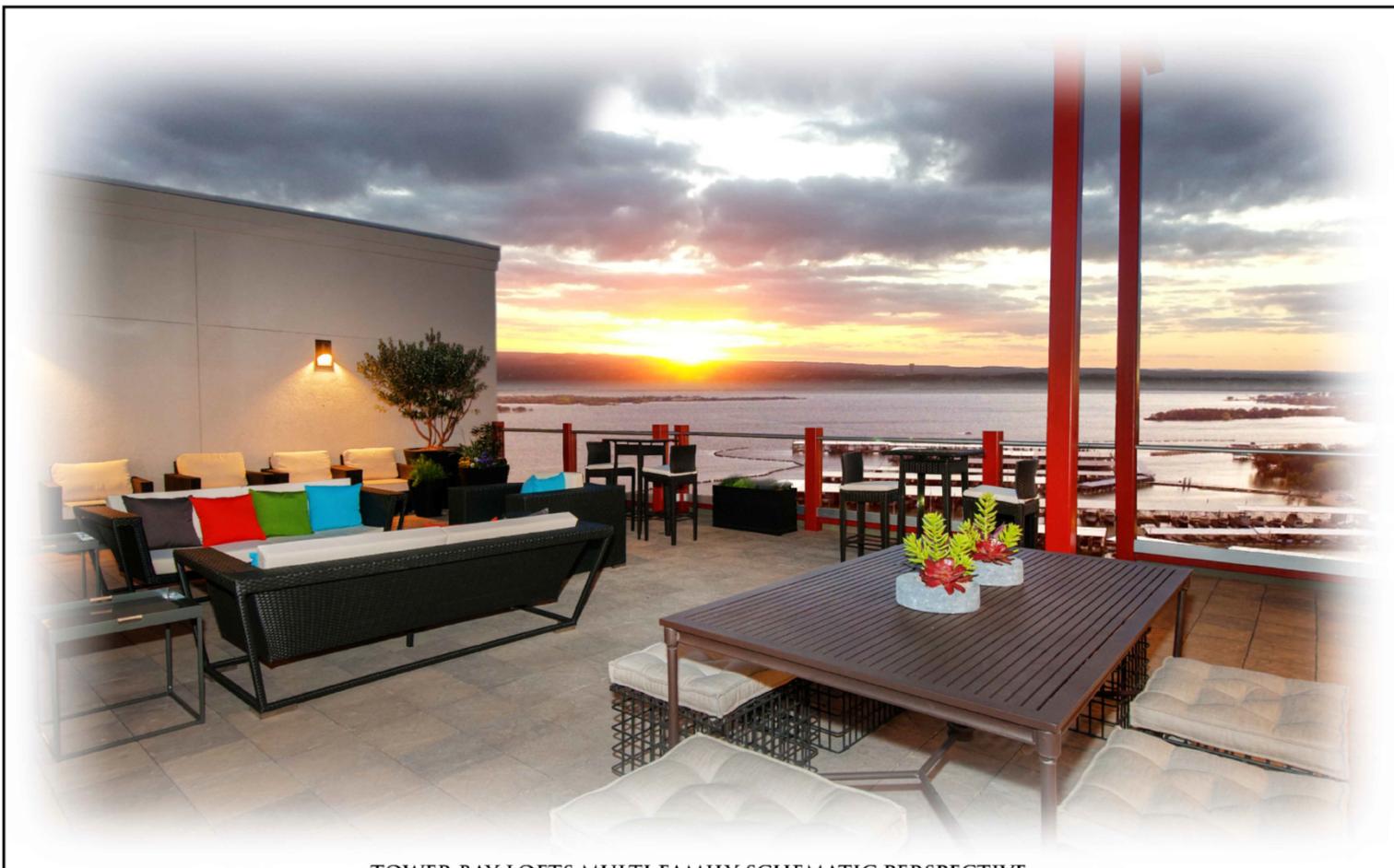


1 FITNESS/ ROOF DECK LOUNGE
SCALE: 1/4"=1'-0"

5,976 GROSS S.F.
4,586 NET S.F.

	TOWER BAY LOFTS Lewisville, TX		BENCHMARKS BENCHMARKS FOR ROOF DECK CONSTRUCTION	BGO architects 4300 Babcock Drive Addison, TX 75001 974.500.8878 bgo@bgoarch.com	DATE 07-19-16	SHEET NUMBER A2-21
					PROJECT 15216	FITNESS/ ROOF DECK LOUNGE





TOWER BAY LOFTS MULTI FAMILY SCHEMATIC PERSPECTIVE
LEWISVILLE, TX

