



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, November 18, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the November 4, 2025 Regular Meeting.](#)

C. Regular Hearing

2. [Consideration of One Alternative Standard Associated With Landscaping for an Office on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located at 535 West Purnell Street, Zoned Office \(OD\) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of PURNELL PZ LC, the Property Owner. \(25-04-5-ALTSTD\)](#)

D. Public Hearing

3. Public Hearing: Consideration of a Zone Change From Planned Development - Mixed Use District (PD-MU) to Planned Development - Mixed Use District (PD-MU) With an Amended Concept Plan and Standards; on an Approximately 35.694-Acre Tract of Land Legally Described as Lakeside Crossing Lots 1-5 & 6X Block A, Lots 1-7 & 8X Block B, Lots 1-21 & 22X-23X Block C, Lots 1-23 Block D, Lots 1-2 Block E, Lots 1-8 & 9X Block F, Lots 1-8 & 9X Block G, Lots 1-8 & 9X Block H, Lots 1-6 & 7X Block I, Lots 1-3 & 4X Block J, Lots 1-18 & 19X-21X Block K, Lots 1-22 & 23X-24X Block L, Lots 1-19 & 20X-21X Block M, Lots 1X Block N, Lots 1-23 & 24X Block O, Lot 1 Block P, Lot 1X Block Q, Lots 1-30 & 31X-32X Block R & Lot 1X Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS FRONTERRA LLC the Property Owners. (Case No. 25-08-4-PZ).

E. Announcements

F. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

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.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2025 at _____ AM.

Planning Department

MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 4, 2025

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, November 4, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Jack Tidwell, Ainsley Stelling, Joshua Peterson, Rick Lewellen

Members absent: Francisca Al-waely

Staff members present: Richard E. Luedke, Planning Director; Patty Dominguez, Senior Planning Technician; Jose Marines, Senior Administrative Analyst; Marcus Gallegos, Assistant Director Parks and Recreation.

Item B: Approval of Minutes

1. Consider the minutes of the October 21, 2025, Regular Meeting.

A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (6-0).

Item C: Public Hearing

2. Public Hearing: Consider a Recommendation Amending the Unified Development Code Sections Pertaining to Parkland Dedication and Tree Mitigation, the City Code of Ordinances Pertaining to Commercial Landscaping and Tree Mitigation Fees.

Chair Locke opened the public hearing. Jose Marines, Senior Administrative Analyst, presented proposed adjustments based on Commission feedback from the October 21st meeting, and staff's recommendation. Staff confirmed that the removal of Sawtooth Oak was based on research and recommendations from federal entities (Forest Service/Park Service) and that the code amendments and tree protections apply only to commercial properties and developers' development, and not to private residential properties. Commissioner Peterson expressed satisfaction with the adjustment to protect Oaks and Cottonwoods at the 12-inch DBH size. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Joshua Peterson to recommend approval of the amendments to the Unified Development Code as presented, seconded by Erum Ali. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, December 1st, 2025, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

Richard E. Luedke, Planning Director, announced that the Planning Staff and three Council Members attended the annual State Planning Conference (October 22nd–24th) hosted by the American Planning Association, Texas Chapter, and reported that Lewisville received two honors:

1. Planning Excellence Award: Received for the 20th consecutive year.
2. Planning Achievement Award (Gold Level): For Public Outreach regarding the Lewisville Backyard Cottage Design Competition.

Item E: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:44 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Richard E. Luedke, AICP
Planning Director

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: November 18, 2025

SUBJECT: **Consideration of One Alternative Standard Associated With Landscaping for an Office on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located at 535 West Purnell Street, Zoned Office (OD) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of PURNELL PZ LC, the Property Owner. (25-04-5-ALTSTD)**

BACKGROUND:

353 West Purnell Street was the site of a small office building until 2015 when it was impacted by the IH-35E highway widening. This left the site with a unique geometry and increased the amount of area with a frontage on the IH-35E corridor. The applicant is proposing to build a small office building at this location and is requesting an alternative standard to reduce the landscape requirements of the IH-35E Overlay District Core Subdistrict.

ANALYSIS:

One alternative standard is being requested:

- a) to reduce the required twenty-foot buffer adjacent to the IH-35E frontage road to a ten-foot landscape buffer, a 50% reduction

The IH-35E Overlay District Core Subdistrict requires a twenty-foot landscape buffer when adjacent to the frontage road. The applicant is proposing to provide a ten-foot buffer while still meeting all other landscape requirements, including providing a shade tree every 40 feet and a continuous row of shrubs. Staff has no objection to this request due to the site's unique geometry, which make the site difficult to develop. Requiring the full 20-foot buffer would not allow enough space for parking and the required 24-foot drive aisle. As the applicant is requesting a 50% reduction to the standard, the Planning & Zoning Commission must make a recommendation to City Council for this request.

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the alternative standard as set forth in the caption above.



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

September 12th, 2025
Overlay District Board
City Council
151 W. Church St.
Lewisville, TX 75057

Request for Alternative Standards for property at 535 W Purnell Rd, Lewisville, TX 75007 (site area: 0.40 acres)

For your Consideration,

Triangle Engineering, on behalf of our client, is submitting this alternative standard request for site at 535 W Purnell Rd, Lewisville, TX 75007. The following alternative standards are being requested for development of the site.

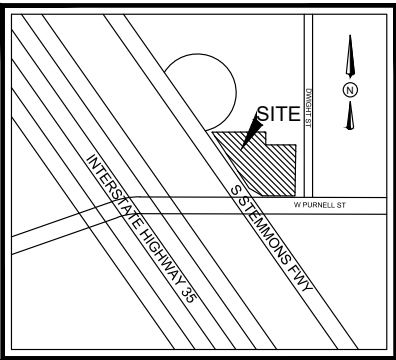
Alternative Standard Request to City Council:

1. Article VI, Chapter 8, Subsection B.4.a.6) to allow a parking lot along the IH-35E frontage road with a 10-foot landscape buffer in lieu of the required 20-foot buffer.

Regards,
Andrew yeoh
VP of Engineering Department



0 40
Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

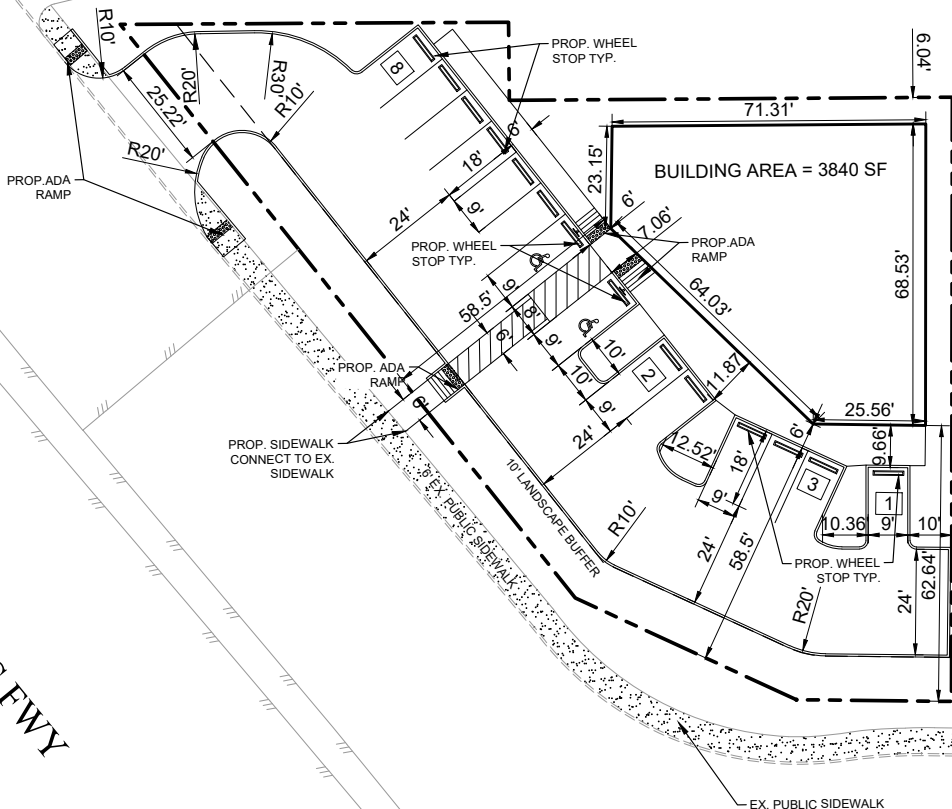
SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SOUTH STEMMONS FWY

DWIGHT STREET

WEST PURNELL STREET



SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.40 ACRES (17616 S.F.)
ZONING:	OFFICE DISTRICT
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	3,900 S.F.
NUMBER OF STORIES:	1
REGULAR PARKING REQUIRED:	13 SPACES
1 SP PER 300 S.F.	
REGULAR PARKING PROVIDED:	13 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	14 SPACES

SITE LEGEND

CONCRETE CURB	
STRIPING	
PARKING SPACES	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	

- ADMINISTRATIVE MODIFICATION TO BE APPROVED BY PLANNING DIRECTOR
1. ARTICLE VI, CHAPTER 8, SUBSECTION B.4.A.6) TO ALLOW A PARKING LOT ALONG THE IH-35E FRONTAGE ROAD WITH A 10- FOOT LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 20-FOOT BUFFER.
 2. ARTICLE VI, CHAPTER 8, SUBSECTION B.2.E.6) TO ALLOW A DRIVEWAY WITHIN 300 FEET APART FROM ANY DRIVEWAY OR PUBLIC STREET/PRIVATE VEHICULAR ROUTE INTERSECTION.
 3. ARTICLE VI, CHAPTER 8.1, SUBSECTION B.2.6 TO ALLOW MINIMUM 63'.



NO.	DATE	DESCRIPTION	BY
1	04/09/2025	1ST CITY SUBMITTAL	AY
2	06/12/2025	2ND CITY SUBMITTAL	AY
3	07/15/2025	3RD CITY SUBMITTAL	AY
4	09/15/2025	4TH CITY SUBMITTAL	AY
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SITE PLAN

MEDICAL OFFICE

W PURNELL ST & DWIGHT STREET

CITY OF LEWISVILLE

DENTON COUNTY, TEXAS 75067

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	12/11/24	SCALE BAR	122-24	C-3.08

TX. P.E. FIRM #11525

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: November 18, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change From Planned Development - Mixed Use District (PD-MU) to Planned Development - Mixed Use District (PD-MU) With an Amended Concept Plan and Standards; on an Approximately 35.694-Acre Tract of Land Legally Described as Lakeside Crossing Lots 1-5 & 6X Block A, Lots 1-7 & 8X Block B, Lots 1-21 & 22X-23X Block C, Lots 1-23 Block D, Lots 1-2 Block E, Lots 1-8 & 9X Block F, Lots 1-8 & 9X Block G, Lots 1-8 & 9X Block H, Lots 1-6 & 7X Block I, Lots 1-3 & 4X Block J, Lots 1-18 & 19X-21X Block K, Lots 1-22 & 23X-24X Block L, Lots 1-19 & 20X-21X Block M, Lots 1X Block N, Lots 1-23 & 24X Block O, Lot 1 Block P, Lot 1X Block Q, Lots 1-30 & 31X-32X Block R & Lot 1X Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS FRONTERRA LLC the Property Owner. (Case No. 25-08-4-PZ).**

BACKGROUND

A planned development for this site known as “Fronterra” was approved by the City Council on April 19, 2021. This planned development was revised and renamed “Lakeside Crossing” on December 20, 2021. Lakeside Crossing is a proposed mixed-use development within the Northern Gateway Plan area, in the Core Subdistrict of the IH-35E Corridor Overlay District and in an area identified as an Identity Focal Point in the Lewisville 2025 Plan Update. Staff has been working with private developers since March 2018 on a plan for mixed use development of the site. An existing overhead transmission line, a 50-foot-wide Atmos gas easement and ground water contamination from off-site sources constrain development of the property.

The planned development has been revised twice since its initial adoption: once in December of 2021 as mentioned above, and once in October of 2022 to allow a variable setback for the townhomes facing McGee Lane and to relocate the dog park amenity. The applicant is requesting amendments to the Urban Living District and Mixed-Use District.

The following distinct changes are proposed:

- Allowing up to 10,000 square feet of the Mixed Use District to be built as retail ready, but used for residential
- Reducing the Multi-Family in the Urban Living District from 794 Units to 680 Units, updating the concept plan

- Adding a new section in the Planned Development to allow Staff Approval of Minor Amendments

ANALYSIS

The applicant is proposing to create a planned development compatible with IH-35E Overlay regulations.

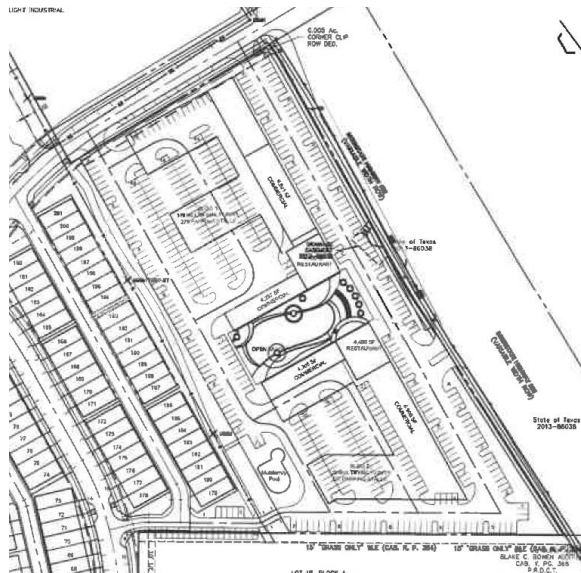
The proposed planned development has a base zoning of Mixed Use (MU). The property is adjacent to and north of McDonald's, QuikTrip, Zone Action Park and a small commercial center on Justin Road (FM 407). To the west, across McGee Lane are single family homes within the Verona Addition. This Planned Development zoning ensures that the development will be consistent with adopted plans and compatible with the surrounding properties by transitioning from higher density mixed use buildings along IH-35E to townhomes along McGee Lane. Three subdistricts were created within the PD for this transition: the Mixed Use Subdistrict, which is adjacent to IH-35E, the Urban Living Subdistrict, which is central to the property and the Townhome Subdistrict, which is along the southwestern and western portion of the property. This PD amendment is not making changes to the Townhome Subdistrict.

Mixed Use Subdistrict

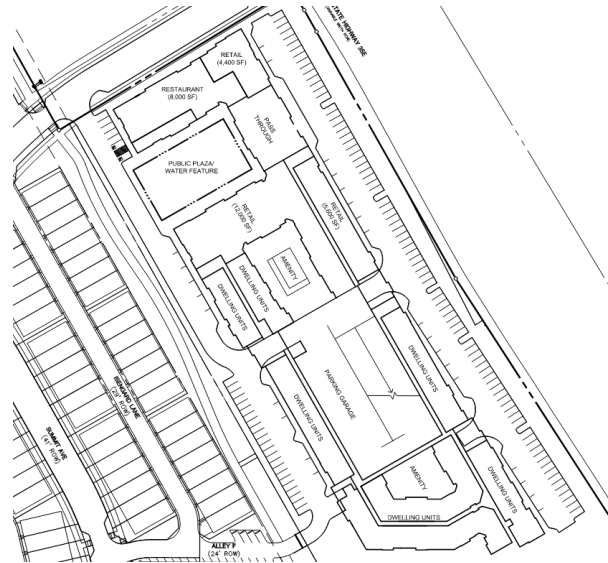
The land along IH-35E is proposed to have ground floor retail with residential above. In total, 30,000 square feet of commercial space is provided on the concept plan, 8,000 of which will be specifically reserved for restaurant spaces. The ground floor commercial is centered around a 0.25-acre publicly accessible but privately maintained open space that contains a large water feature, likely a pond. Residents will be able to access the pond area through the pedestrian trails and sidewalks in the development to congregate and recreate. In addition, the intent is that adjacent restaurants will benefit from the pond and patio by being able to offer outdoor dining.

Architecture of the Mixed Use Subdistrict is conceptual at this time but will incorporate a minimum of 70% stone or brick. The standards require 80% stone or brick but can be reduced to 70% if stucco is used for at least 25% of the elevation. This will allow a bit more flexibility in the final design of the buildings.

The design of this district switched from podium-style development with parking beneath the building to a more traditional wrap with multifamily units wrapped around a parking garage.



Original Layout



Proposed Layout

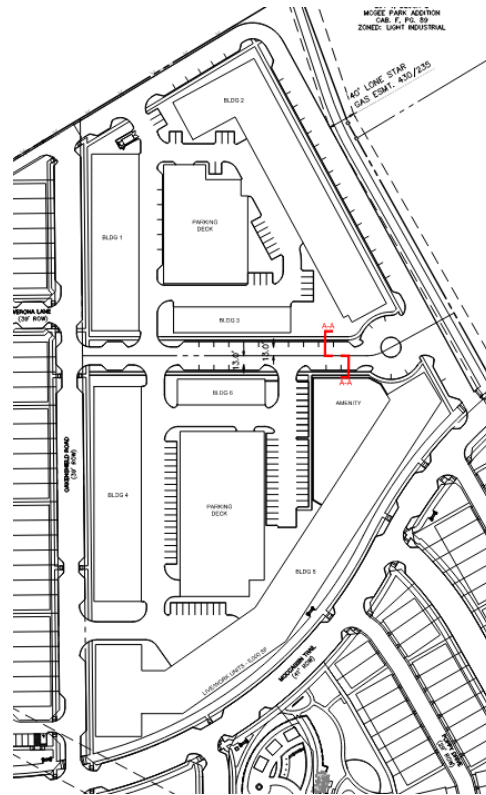
The applicant is proposing to amend this subdistrict to allow 10,000 square feet of the commercial space to be built for retail ready. Retail ready is a designation that is required in Lewisville's Old Town for all multi-family uses located adjacent to certain streets. This will allow flexibility for the ground floor space to adapt to market changes in an economical manner. Some even provide a value-add for residential units. The same requirements of retail ready used in Old Town have been added to this Planned Development, including twelve foot ceiling heights, increased fire safety and accessibility standards, and architectural requirements to allow for future commercial signage.

Urban Living Subdistrict

This original district included two buildings with structured parking garages. The applicant is proposing to reduce the total unit count to allow for a nonconnected building structure relying on an increase in surface parking. The parking minimum has also been increased from 1.45 a unit to 1.6 a unit.



Original Layout



Proposed Layout

The Architectural requirements have not been altered in this PD amendment and will have a minimum of 60% brick and stone.

Concept Plan Amendments

The Unified Development Code identifies minor and major amendments, allowing the Planning Director to approve any amendment designated as a minor amendment. The applicant has proposed a new section of the Planned Development Standards to expand the minor amendments to be less restrictive:

Proposed Changes	Currently Allowed
Decrease in the number of dwelling units.	N/A
Building footprints may shift and building square feet may be adjusted during site plan approval provided that building square footage does not increase more than 20%.	Adjustments such as, but not limited to, changes in building location of approximately ten (10) feet or less in any direction based on final engineering, that do not significantly change the orientation or arrangement of buildings, increase the number of buildings, or change the use of building space if designated on the approved concept plan or engineering site plan.
Subdistricts may be individually amended as requested by property owners within that specific subdistrict, without requiring authorization from other subdistricts.	All property owners in the Planned Development must be authorize amendments
Other changes as determined by City staff or designee.	N/A

These changes will allow flexibility when amendments are necessary and highly reduce the development timeframe of the existing system.

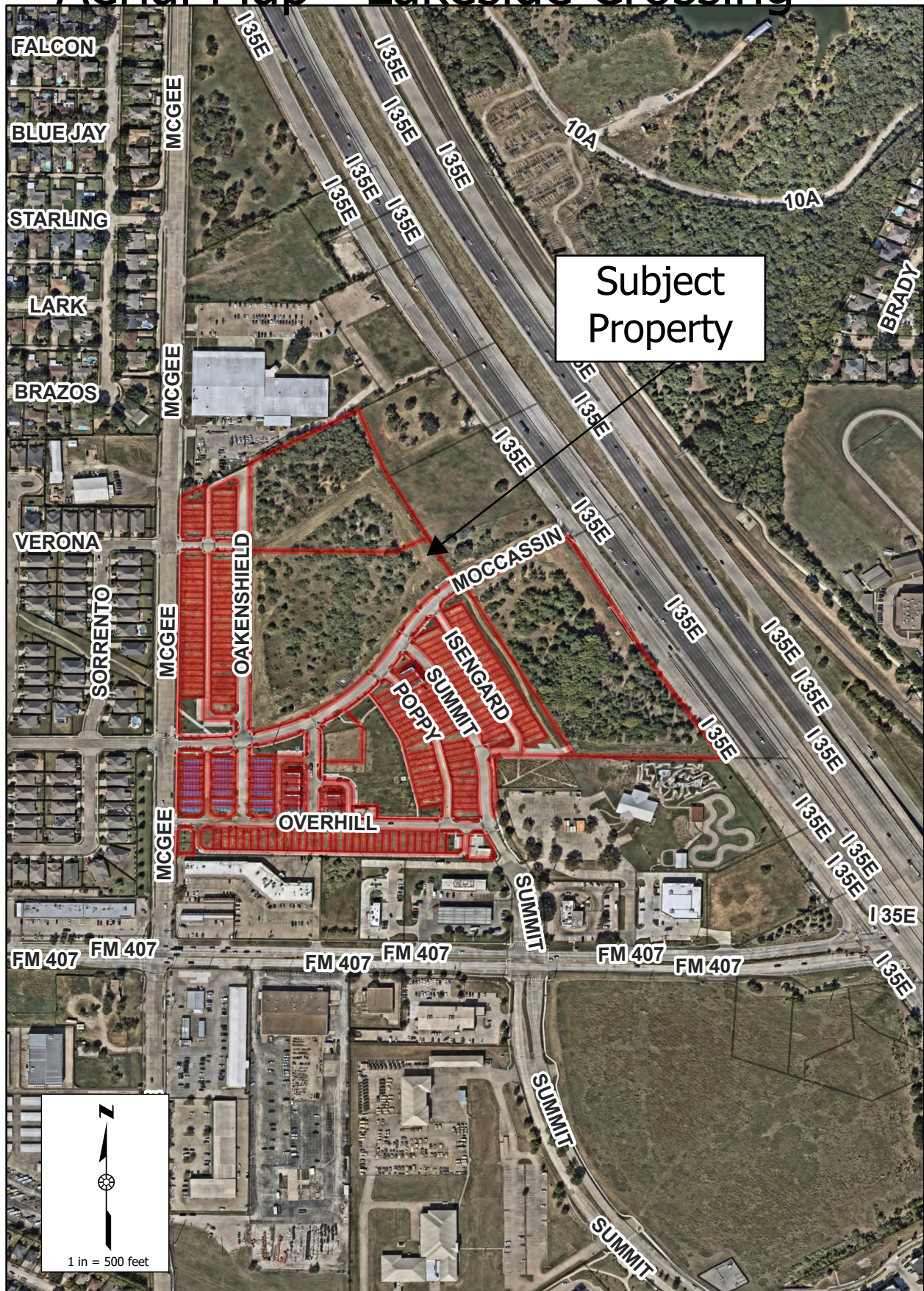
Summary

The purpose of the Planned Development zoning district is to accommodate innovative design concepts and provide flexibility in order to achieve a more desirable development. The proposed development offers community features including open space lots, street trees, pedestrian access to commercial areas, mixture of uses and enhanced design. The modifications to the concept plan, Mixed-Use Subdistrict, Urban Living Subdistrict and Concept Plan Amendments allow the Planned Development to evolve while still staying consistent with it's original vision.

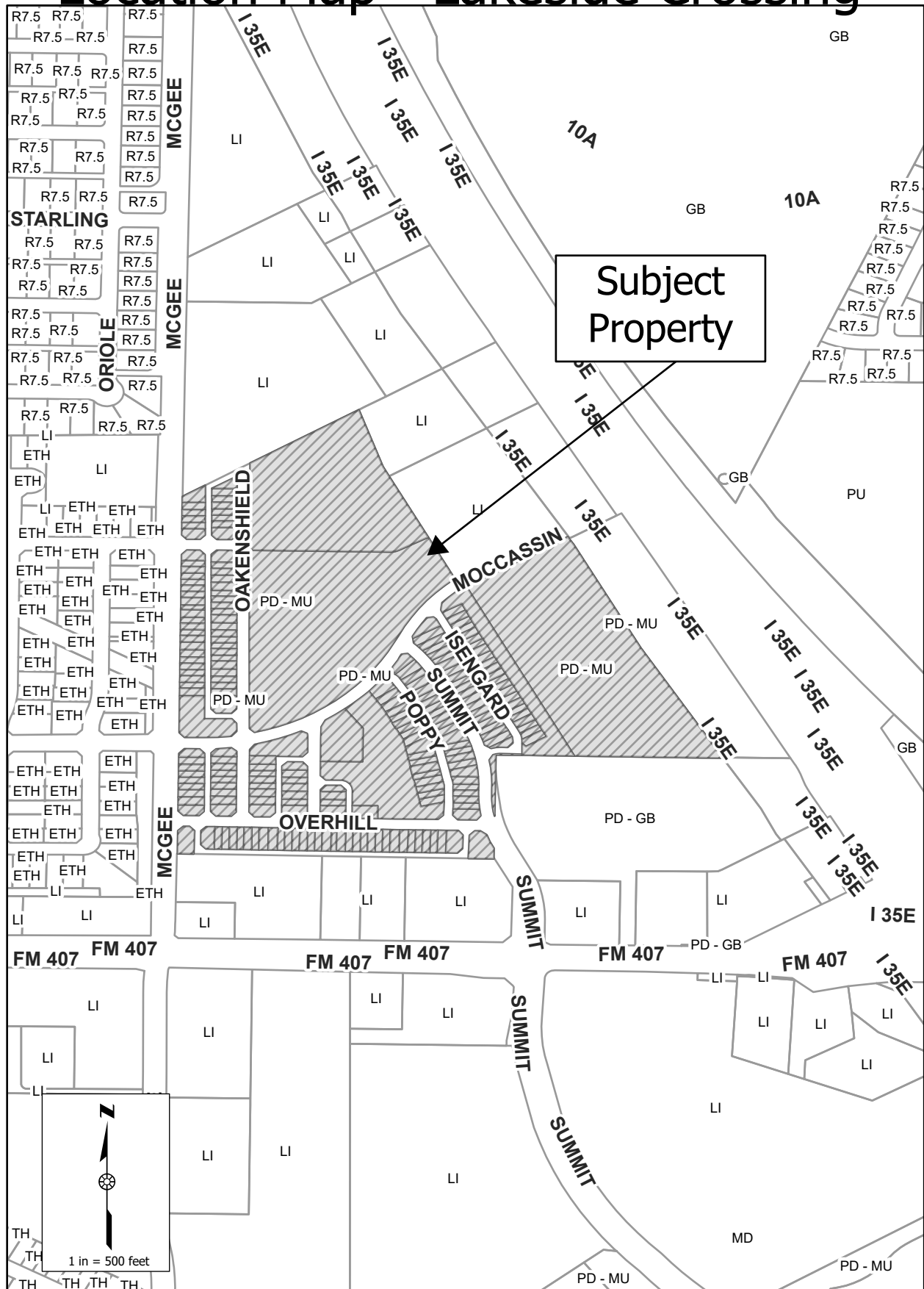
CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval the ordinance and as set forth in the caption above.

Aerial Map - Lakeside Crossing



Location Map - Lakeside Crossing



This Section (Office Use Only)

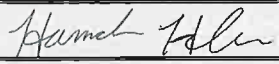
Lewisville, TX Code of Ordinances

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

**LEWISVILLE**

Deep Roots. Broad Wings. Bright Future.

PLANNED DEVELOPMENT (PD) APPLICATION

Owner/s (name): MM Fronterra 35, LLC	
Company Name: MM Fronterra 35, LLC	
Mailing Address: 1800 Valley View Ln, #300, Farmer's Branch, TX 75234	
Work #: 469.892.7200	Cell #:
E-Mail: mdawson@centurionamerican.com	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): 	Date: 08/15/2025
Printed Name: Mehrdad Moayedi	
Applicant/Agent (name): Hannah Haber	
Company Name: McAdams	
Mailing Address: 4400 State Highway 121, Suite 800 Lewisville TX 75056	
Work #: 469-312-0425	Cell #: 940-783-6874
E-Mail: hhaber@mcadamsco.com	
Applicant/Agent Signature 	Date: 08/15/2025
Printed Name: Hannah Haber	
Current Zoning: Planned Development __ Requested Zoning: Planned Development __ Acres: 16.602__	
Legal Description (Lot/ Block/Tract/Abstract): P.K Waggoner Survey, Abstract No. 1342__	
Address/Location: Located at the North East corner of McGee Lane and Justin Road.	

Application and Sign Fees:

	Less than 1/2 acre	\$ 150.00		25 acres up to 49.99 acres	\$ 750.00
	1/2 acre up to 4.99 acres	\$ 250.00		50 acres up to 99.99 acres	\$1,000.00
	5 acres up to 24.99 acres	\$ 400.00		100 acres and more	\$1,500.00
Qty: _____	SUP Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)			\$ _____	

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

Amount Due (application & sign fee)	\$ _____
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LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

REQUIRED:

Fully describe the plans for the property

Amendment to the current Ordinance No. 0502-22-ZON. Amendments will be for the Urban Living District and the Mixed-Use District.

August 19, 2025

City of Lewisville

151 W. Church St
Lewisville, Texas 75057
P: 972.219.3405

RE: Lakeside Crossing – Narrative for PD Application

Please accept this letter, on behalf of Centurion American, as an explanation of the proposed Planned Development (PD) Application. We are amending the current Lakeside Crossing PD in two districts consisting of approximately 16.602 acres. Those districts are the Urban Living District and the Mixed-Use District lots. The Townhome District is currently under construction and all proposed streets and utilities have been installed.

PROJECT DESCRIPTION

There will be a mixture of uses within the Lakeside Crossing Planned Development. These uses may include, but not may not be limited to multifamily, townhomes, restaurants, and retail. The commercial uses will primarily be located in the Mixed-Use Core which is the easternmost segment enjoying the highway frontage. Activated open space with uses fronting, warm colors, scenic landscaping, and the unique urban scheme will draw attention to this City Gateway. Many of the townhomes will also be fronting onto open space, which is a desired product and will be unique within the City of Lewisville.

The blending of residential and commercial uses is intended to generate activity within the Lakeside Crossing Planned Development. The residential districts will be connected with the pedestrian network to promote walkability, both the Townhome and Multifamily land-use alike. Design of the residential buildings will create a consistent edge along the streets that promotes walkability and pedestrian comfort on the streetscape.

This PD will serve as a regulatory document to guide the development of Lakeside Crossing. This will help foster interaction with the public realm. Strong emphasis in streetscape design for the pedestrian is vital for this development. In the case of any conflicts between all Ordinances of the City of Lewisville, including the General Development Ordinance and Zoning Ordinance, and this PD, this PD shall prevail.

The purpose of this PD is to create a place where people will Work, Live, and Play while being a part of a larger, connected inner hub with more employment, entertainment, shopping, eating and living options.

Sincerely,

MCADAMS

A handwritten signature in dark ink, appearing to read "Hannah Haber". The signature is fluid and cursive, with the first name "Hannah" written in a larger, more prominent script than the last name "Haber".

Hannah Haber
Planning + Entitlements

LAKESIDE CROSSING DEVELOPMENT STANDARDS

I. PROJECT LOCATION

The Lakeside Crossing project consists of 35.~~694825~~ acres of land located at northeast corner of Interstate 35 and FM 407, and more generally described in Exhibit A.

II. PURPOSE AND INTENT

A. Purpose: The purpose of the Planned Development is to create a mixed-use development comprised of but not limited to townhomes, urban living units, and commercial uses.

1. The purpose of this development is:
 - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
2. The intent of this development is:
 - a. To create a space that provides a variety of living options and commercial businesses which will create a high-quality development at the IH-35 corridor as an entrance into Lewisville.
 - b. To provide an attractive amenity; including trails and activated open space areas, in addition to a walkable urban street design.
 - c. To stimulate positive economic growth in the surrounding area and create a high-quality development at the IH-35 Core gateway into Lewisville.
3. The Development and Design Standards herein shall apply to the entire Lakeside Crossing development unless indicated otherwise.
4. The Lakeside Crossing development shall be developed in multiple phases over a period of time.
5. The total number of multifamily dwellings shall not exceed ~~seven hundred and ninety-four~~ six hundred and eighty (794~~680~~) units.

B. Applicability: These standards shall apply to all development within the Lakeside Crossing boundaries as defined in Exhibit A. This Planned Development shall comply with the IH 35 Corridor Overlay unless stated herein.

- C. **Zoning Ordinance:** All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect November 12, 2020.

III. **DEFINITIONS**

The definitions as listed in the IH-35 Corridor Overlay Ordinance shall apply to the Lakeside Crossing development in addition to the definitions provided below:

1. **Live/work units.**

- a. Definition. A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.
- b. Provisions.
 - i. The commercial component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; home-based office workers, insurance, real estate and travel agents; one-on-one instructors; photographers, and similar occupations.
 - ii. In addition to the permitted uses above, Director of Planning may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law.
 - iii. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
 - iv. Residential areas are permitted above the commercial component, to the side or in back of the business component, provided that there is internal access between the residential and commercial space.
 - v. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
 - vi. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.

- vii. Signage intended to promote on-site commercial uses shall be restricted to two square foot signs permanently affixed to door or wall of the business component.
 - viii. Signage shall be developed in accordance with a master sign plan for the overall development site.
 - ix. All advertising for on-site commercial uses shall clearly state “by appointment only” if the live/work address is used.
 - x. The total number of occupations at one address is not limited, except the cumulative impact of all such commercial uses shall not exceed the limits set forth in this section for a live/work unit.
 - xi. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit separate from the living space. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.
 - xii. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.
 - xiii. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
 - xiv. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
 - xv. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.
- c. Prohibited Commercial Uses in Live/Work Units.

- i. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation.
- ii. Entertainment, drinking, and public eating establishments.
- iii. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale.
- iv. Businesses that involves the use of prescription drugs.
- v. Adult-oriented businesses, astrology palmistry, massage, head shops, and similar uses.
- vi. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
- vii. Trade or Private Schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring). (Ord. 2920-10 § 1).

~~viii.~~ General Retail.

2. Retail Ready,

~~2-a.~~ Definition. The ground floor of the portion of the building labeled as retail and restaurant, as shown in the concept plan, shall be designed to accommodate non-residential uses for a depth of at least 24 feet facing Street A by meeting the standards below.

b. Provisions.

- i. The ceiling height shall not be less than 12 feet.
- ii. Ceilings and walls separating the area designed to accommodate non-residential uses from any residential uses in the same building shall have a one-hour fire separation vertically and horizontally per the adopted building code.
- iii. The exterior ground floor architecture shall reflect a vernacular commercial storefront design as outlined in Appendix 1, Old Town Design Guidelines, Chapter 7, Section 2, and consist of a minimum of 60 percent glazing.
- iv. Space for future signage shall be provided on the exterior of the building above first floor windows.

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v. Access to the area designed to accommodate non-residential uses shall meet all applicable accessibility standards for such uses, including, but not limited to, ramps and width of doors.

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vi. The building must have access to either a minimum 9-foot by 9-foot concrete space to accommodate an outdoor receptacle for non-residential uses or a trash compactor that can be shared with non-residential uses.

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vii. The ground floor must comply with at least one of the following:

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1. Ground floor podium will be constructed using load-bearing columns, whereby the ground floor space which is designed to accommodate non-residential uses may be demolished and remodeled.

2. All ground floor space will utilize girders or beams to connect two or more adjacent dwelling units to create a minimum of 1,400 square feet to connected space for non-residential uses. An alternative construction technique to girders or beams may be approved by the Planning Director as an administrative modification, but any such alternative construction technique must allow for a minimum of 1,400 square feet of connected space.

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viii. Post-tensioned foundation design shall not be allowed in the interior slabs for areas designated to accommodate non-residential uses.

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3. **Primary Building Material:** A material that is either brick or stone, and makes up a minimum amount of façade area as specified in the districts below.

4. **Townhome Dwelling Units:** Single family attached dwelling units except for the single detached unit within the Townhome District on Lot 18, Block K per filed Final Plat.

IV. **DEVELOPMENT REGULATIONS**

The Lakeside Crossing development includes three districts as shown on Exhibit B.2., as specified below: The base zoning for this Planned Development shall be MU-Mixed-Use.

A. **AREA A: Mixed Use District Requirements:**

1. **Purpose:** This district shall allow for a minimum of 22,000 square feet of ground floor commercial uses and above ground floor multifamily units, in addition to a minimum of 8,000 square feet of restaurant use. Up to 10,000 square feet of the non-restaurant commercial space may be built to commercial standards but occupied for residential use.

2. Permitted Uses: In addition to the uses permitted in the MU-Mixed-Use Zoning District, the following uses shall also be permitted:

- a. Business/Commercial Schools;
- b. Day Care Center;
 - i. All activity pertaining to the day care must be contained within the building.
- c. Nightclub, bar (SUP required);
- d. Hotels.
- e. Hotel, Extended Stay shall require a SUP.
- f. Multifamily Dwelling Units;
- ~~g.~~ Live/Work space; and
- ~~g-h.~~ Retail Ready

3. Restricted Uses: The following uses are not permitted:

- a. Restaurant with Drive-Thru;
- b. Single Family;
- c. Convenience Store with Gas Pumps; and
- d. Automotive Repair.

4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Coverage:	None
Front Yard:	Not required except for along Moccasin shall have a build-to-zone ranging from 14.5' - 35' in height with a minimum of 70% of the building frontage within the build-to-zone.
Rear Yard:	None
Side Yard:	None
Lot Area:	None
Lot Width:	None
Lot Depth:	None
Building Height:	80.0-feet

~~5. Parking Requirements:~~

- ~~a. The parking ratio for the multifamily use shall be 1.4 parking stalls per unit within the Mixed-Use District~~

- ~~b. The parking ratio for the multifamily use shall be 1.45 parking stalls per unit with the Urban Living District.~~
- ~~c. The parking ratio for the commercial and restaurant uses shall be 1 parking stall per 300 square feet.~~
- ~~d. A shared parking agreement will be obtained with the project to the south.~~

6.5 Architectural Requirements: All buildings within the Mixed-Use District shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. A minimum of 80% of outward facing façade shall consist of a Primary Building Materials but may be reduced to a minimum of 60% provided that a minimum of 35% of said façade is stucco (3/4" cement based). The remaining area of said façade may consist of secondary materials.
- b. Internal courtyards are not required to meet the minimum masonry standards, this shall also include internally located parking structures that do not have street frontage.
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.
- e. All windows shall provide sills and headers.

B. AREA B: Urban Living District Requirements:

1. Purpose: This district is designated to allow for multi-family dwelling units and shall have a minimum of 5,000 square feet of live/work units.
2. Permitted Uses:
 - a. Multifamily Dwelling Units; and
 - b. Live/Work Units (minimum of 5,000 square feet)
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit:	The dwelling unit size shall be a minimum of five hundred (500) square feet.
Average Dwelling Unit:	The average square footage of all dwelling units combined shall be a minimum of 650 square feet.
Lot Coverage:	Not applicable

Required Setbacks:

Front Yard:	Required for the following: a) Along Type A streets shall be a minimum of 14.5-feet b) Along Type B streets shall be a minimum of 12.5-feet c) Along Moccassin shall have a build-to-zone ranging from 14.5'-35' with a minimum of 70% of the building frontage within the build-to-zone.
Rear Yard:	None
Side Yard:	None
Min. Lot Area:	None
Min. Lot Width:	None
Min. Lot Length:	None
Max. Building Height:	80.0-feet

~~4. Parking Requirements:~~

- ~~a. A minimum of 90% of the required parking for multifamily units shall be located in a combination of the following: the parking garage(s), tuck under garages, and surface parking areas that are internal to the block.~~
- ~~b. A maximum of 10% of the required parking for multifamily units may be located on the private access drive.~~
- ~~c. The parking ratio for the multifamily use shall be 1.45 parking stalls per unit.~~

5.4. Architectural Requirements: The multifamily building(s) shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. A minimum of 80% of outward facing façade shall consist of a Primary Building Materials but may be reduced to a minimum of 60% provided that a minimum 35% of said façade is stucco (3/4" cement based). The remaining area of said façade may consist of secondary materials.
- b. Internal courtyards and non-street facing facades are not required to meet the minimum masonry standards, this shall also include internally located parking structures that do not have street frontage.
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.

- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.

C. AREA C: Townhome District Requirements:

1. Purpose: This district is designated to allow attached single-family dwelling units.
2. Permitted Uses:
 - a. Townhome Dwelling Units; and
 - b. Club House/Pool.
3. Height Regulations: No building shall exceed thirty-five feet (35') or three (3) stories in height.
4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit: The minimum dwelling unit size shall be 1,250 square feet.

Lot Coverage: Not applicable

Front Yard: Required for the following:

- a) Along Summit and Moccasin (Type A) the minimum setback shall be 14.5-feet.
- b) Along Type B, the minimum setback shall be 12.5-feet.
- c) Along Open Space shall be a minimum of 11.5-feet; except along the Atmos easement shall be 2-feet.
- d) Along McGee Lane the minimum setback shall be variable as shown in McGee ~~L~~Kane Cross Sections and no less than the 7.5-feet.

Rear Yard: Required for the following:

- a) Along Type A alleys shall be a minimum of 2.0 feet.
- b) Along Type B alleys shall be a minimum of 1.5-feet.

Side Yard: Required for the following:

- a) Along Summit and Moccasin (Type A) the minimum setback shall be 14.5-feet.
- b) Along Type B streets shall be a minimum of 12.5-feet.
- c) Townhome buildings shall be separated from each other by a minimum of 10.0-feet.
- d) 0-feet, between units within the same buildings

Min. Lot Area: 1,320 square feet

Min. Lot Width: 22-feet

Min. Lot Depth: 64-feet

5. Garage Requirements:

- a. Residential townhome lots that are rear entry shall have a minimum two (2) car garage accessed from an alley.
- ~~b.~~ Off-street guest/overflow parking shall be provided at one (1) stall per every four (4) units.

6. Architectural Requirements: The townhome buildings shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. All town homes to be rear-entry.
- b. A minimum of 80% of each street facing façade shall consist of a Primary Building Materials however this may be reduced to 70% provided that the remaining 30% of said façade is stucco (3/4" cement based).
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.
- e. All windows shall provide sills and headers.

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V. DEVELOPMENT AND DESIGN STANDARDS

- A. Streets: The development shall be served by two different street types that have been designed to best serve the development.

1. Street Types: The following street types shall guide the street design for Lakeside Crossing. Exhibit B.3 shall be the conceptual guide of street alignment and configuration of the proposed street network.

Lakeside Crossing Street Standards	Type A (Summit & Moccasin)	Type B
Public ROW Width (feet)	41.0-feet	39.0-feet
Minimum Pavement Width	41.0-feet	39.0-feet
On-Street Parking	Parallel	Parallel
Building Setback	14.5-feet	12.5-feet
Landscape & Irrigation Easement	5.0-feet	5.0-feet
Street Trees with Root Barriers	Required	Required
Utility & Pedestrian Access Easement	9.5-feet	7.5-feet
Parkway Width	5.0-feet	5.0-feet
Sidewalk Width	7-feet/12-feet (north side of Moccasin only)	5.0-feet
ROW Clips	15-feet x 15-feet	15-feet x 15-feet
Clear Visibility Area	40' x 40'	40' x 40'

2. Alley Types: The following alley types shall guide the alley design for Lakeside Crossing. Exhibit B.3 shall be the conceptual guide of alley alignment and configuration of the proposed alley network.

Lakeside Crossing Alley Standards	Type A*	Type B
Public ROW Width (feet)	29.0-feet	20.0-feet
Minimum Pavement Width	24.0-feet	15.0-feet
Building Setback	2.0-feet	2.0-feet
* Additional ROW width and pavement width has been provided to allow for emergency vehicles to have adequate room for maneuverability for lots that front onto open space.		

The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis. All other exceptions to the Street Design Standards shall be approved by the City Council.

1. All public streets, as shown on Exhibit “B.8”, will be owned and maintained by the City of Lewisville.
2. All landscape strips and improvements within the sidewalk easement shall be maintained by the Property Owners Association.
3. In the event the POA/HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the city agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public rights-of-way, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City’s ability to perform its maintenance.
4. A Traffic Impact Analysis, as approved by the city, will determine if deceleration lanes are required. If required right of way dedication will be needed and the concept plan can be amended to reduce lot or dwelling unit counts or commercial square footage. If approved by the City Engineer, a street easement in-lieu of right of way dedication shall be allowed.

B. Parking Requirements:

1. The parking ratio for the multifamily use shall be 1.6 parking stalls per unit.
2. The parking ratio for the commercial and restaurant uses shall be 1 parking stall per 300 square feet.
3. A shared parking shall be allowed for all three districts (Urban Living, Mixed-Use, Townhomes) within the Lakeside Crossing development.

B.C. Screening and Fences: All development within Lakeside Crossing shall comply with the IH-35 Overlay District regulations.

1. Perimeter fencing may be provided along the northern and southern property lines of the Lakeside Crossing Planned Development Boundary as shown on Exhibit B.7 – Screening Plan. Perimeter fencing may be ornamental metal or board on board, with a minimum height of six (6) feet.
2. The Homeowners Association/Property Owners Association shall be responsible for the maintenance of all required screening devices and fencing on privately owned property (not within the ROW).

C.D. Landscape and Pedestrian Standards: All development within the Lakeside Crossing development shall comply with the City of Lewisville’s Landscape Ordinance and the IH-35 Corridor Overlay requirements, except for the following:

1. Parking lots adjacent to IH-35 shall have a minimum of 15 -feet wide landscape area along the frontage from the existing right-of-way at the time of this Planned Development.
2. Parking lots adjacent to a Primary Street may have a minimum of 4-feet wide landscape area between the sidewalk and parking lot.
3. Landscape islands may be a minimum of 9' wide.
4. Parking garages and surface parking lots internal to blocks located within the Urban Living District are excluded from the one (1) tree per every eight (8) spaces requirement. Surface parking lots visible to public streets shall provide parking lot trees as required.
5. One (1) tree shall be planted per every eight (8) parking stalls within the Mixed-Use District as shown on Exhibit B.1.
6. One (1) tree per every eight (8) parking stalls shall not be required because of the following:
 - i. Parking stall is underneath the podium;
 - ii. Due to the building placement, the planting of a tree would not be adequate space, or sunlight for the tree to fully mature; and
 - iii. An easement prohibits the planting of a tree.

D.E. Park and Open Space Standards: The following section shall regulate the areas designated as Open Space as depicted on Exhibit "B.6". The uses and design shall be in accordance with the IH-35 Corridor Overlay District

1. Open space shall be owned and maintained by the Lakeside Crossing Property Owner's Association (POA) or Homeowner's Association (HOA).
2. Open Space as shown as "open to the public" on Exhibit B.6 will be accessible to the public and owned and maintained by the HOA/POA. Said open space shall include a 6' trail, shade trees, and benches.
3. A minimum of 3.0 acres of public open space shall be provided in the Lakeside Crossing Development.
4. A minimum of 1.8 acres will be provided in the Townhome District and will contain at a minimum:
 - i. 1 dog park;
 - ii. 5 picnic tables;
 - iii. 8 benches; and
 - iv. One graded flex field.
5. A minimum 0.4-acre public plaza will be provided in the Mixed-Use District, which will contain the following:
 - i. Hardscaping;
 - ii. Landscaping; and
 - iii. An approximate 0.25-acre pond and/or water feature.
 - iv. Adjacent restaurants may have patio seating within the plaza.

E.F. Signage Standards: All signage for this development shall comply with Chapter 11 of the Lewisville Zoning Ordinance; furthermore, the signage

guidelines set forth in the IH-35 Corridor Overlay District standards shall be followed in the design of all signage within the development.

~~F.G.~~ **Block Standards:** The following block standards shall apply:

1. The maximum perimeter block length shall be 3000’.
- ~~2. The maximum block length shall be 1,000’.~~

~~H. Concept Plan Amendments: Minor amendments to this planned development may be approved by City staff, or designee, provided that said amendment is not a substantial change to the approved concept plan. Minor changes to the approved concept plan shall be defined as any of the following:~~

- ~~1. Decrease in the number of dwelling units.~~
- ~~2. Building footprints may shift and building square feet may be adjusted during site plan approval provided that building square footage does not increase more than 20%.~~
- ~~3. Subdistricts may be individually amended by property owners within that specific subdistrict, without requiring authorization from other subdistricts.~~
- ~~2. Other changes as determined by City staff or designee.~~

VI. REQUESTED DEVIATIONS

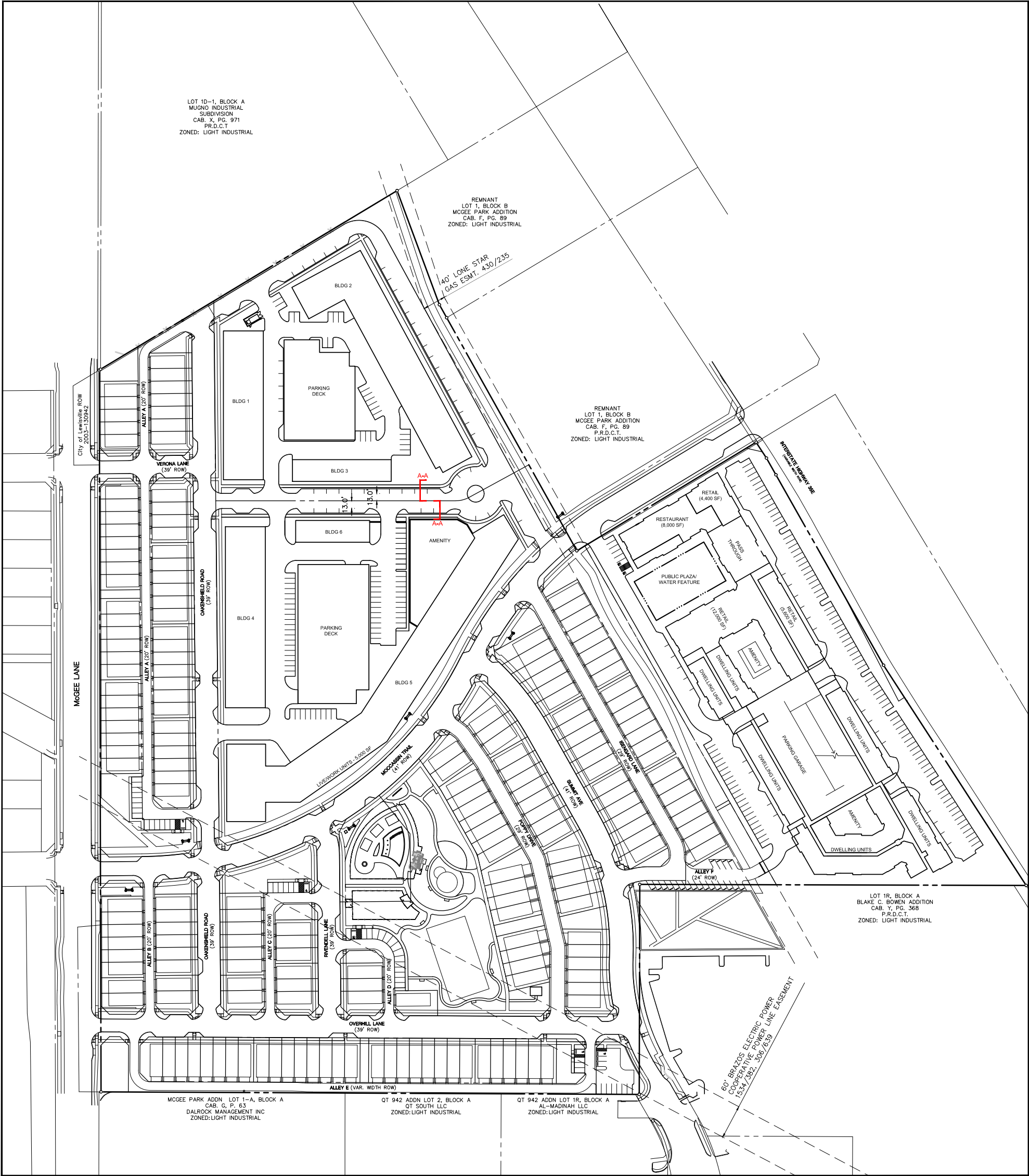
A. Lot Requirement Comparison

As requested

	Townhome Lot Requirement Comparison	
	Required:	Requested: Rear Entry
Front Yard Setback	Shall not exceed 25-feet	12.5-feet, 14.5 feet, & Variable along McGee Ln, but no less than 7.5-feet.
Side Yard Setback	Shall not exceed 25-feet	None
Rear Yard Setback	Shall not exceed 25-feet	1.5-feet minimum
Lot Area	1,700 square feet	1,320 square feet
Lot Depth	75-feet	64-feet
Minimum Dwelling Size	1,200 square feet	1,250 square feet
Building Height	Shall not exceed 80-feet	35-feet or 2 stories

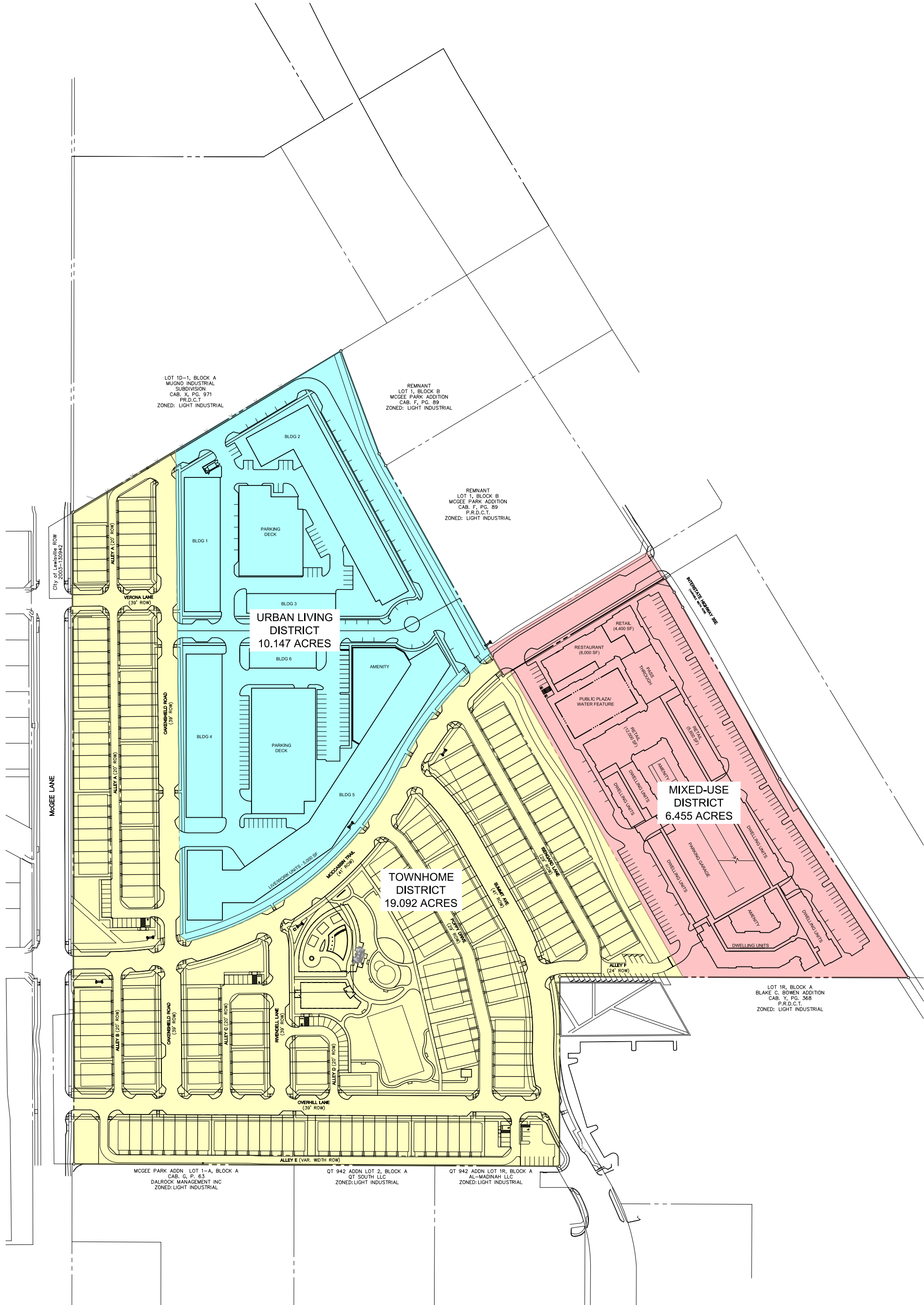
B. Additional Deviations

Requirement Comparison		
	<u>Required</u>	<u>Requested</u>
Landscape Standards	5-foot wide landscape area between the Sidewalk and Parking Lot.	4-foot wide landscape area between the Sidewalk and Parking Lot.
	1 Tree every 8 spaces	N/A in parking garages and surface parking lots internal to blocks in Urban Living District and Mixed Use Subdistrict. Parking Lots visible from public streets will meet the tree planting requirement.
Landscape Islands	Minimum of ten (10) feet in width with a minimum of 50% plant cover.	Minimum of nine (9) feet in width with a minimum of 50% plant cover.
Clear Visibility Triangle	45' x 45'	40' x 40'
Build-to-Zones (<i>defined as: an area of a specified depth, parallel to and touching a specified lot line or other setback line, within which the building's Facade shall be placed.</i>)	a) 10-feet to 80*-feet along I-35E b) 0-feet to 10-feet along Primary Streets at 80% building frontage	a) Along I-35E - Setback of 25-feet b) Along Moccasin shall have a build to range of 14.5'-35' with a minimum of 70% of the building frontage within the build to zone c) Along Type A Streets 14.5' Setback d) Along Type B Streets 12.5' Setback
Maximum Block Length	600'	1000'
Maximum Perimeter Block Length	1600'	3000'



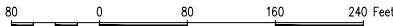
Lakeside Crossing Parking and Building Summary											
District	Building Number	Use	MF Units/TH's	Square Feet (SF)	Parking Ratio	Parking Required	Parking Provided	Parking Method	On-Street Parking	Total Parking	
Mixed Use District	1	Commercial	N/A	30,000	1 Stall per 300 SF	100	100	Surface Parking	313	1386	
		Multifamily	308	N/A	1.6 Stalls per Unit	493	384	5-Story Garage			
						46	46	Surface Parking			
	Total					593	530				
Urban Living District	1	Multifamily	121	N/A	1.6 Stalls per Unit	194	113	Parking Deck			
	2						49	Tuck Under Garage			
	3						32	Surface Parking			
	4	Multifamily	231		1.6 Stalls per Unit	370	168	Parking Deck			
	5						46	Tuck Under Garage			
	6						64	Surface Parking			
			Total					563			472
Townhome District	N/A	Townhome	201	N/A	1 Stall per 4 Units*	50	71	Surface Parking			
Total						1206	1073				

*Parking ratio exclusively for on-street parking. A minimum two car garage shall be provided per townhome units.

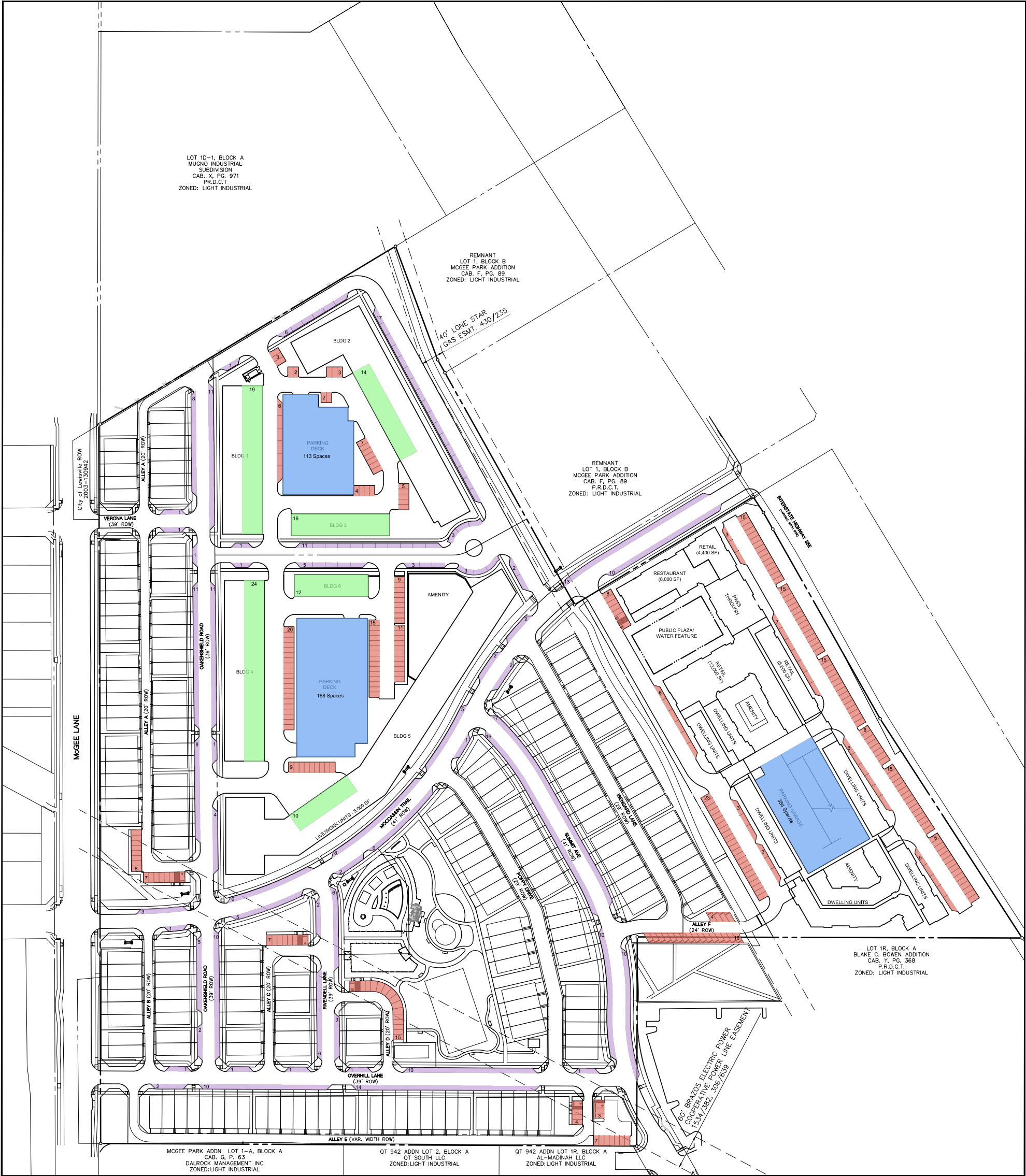


The John R. McAdams
Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972.436.9712

Exhibit B.2 - District Plan
Lakeside Crossing
City of Lewisville
Denton County, Texas



Job No: CADG25003 Date: 10/22/2025 By: HH
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Design\CAD\Current\Multi-Family\CADG25003 - District Plan.dwg
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were obtained from best
available information. This plan is subject to
change.



Lakeside Crossing Parking and Building Summary										
District	Building Number	Use	MF Units/TH's	Square Feet (SF)	Parking Ratio	Parking Required	Parking Provided	Parking Method	On-Street Parking	Total Parking
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	5						46	Tuck Under Garage		
	6						64	Surface Parking		
	Total					563	472			
Townhome District	N/A	Townhome	201	N/A	1 Stall per 4 Units*	50	71	Surface Parking		
Total						1206	1073			

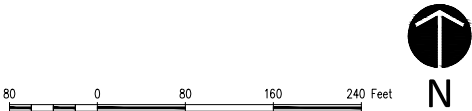
*Parking ratio exclusively for on-street parking. A minimum two car garage shall be provided per townhome units.



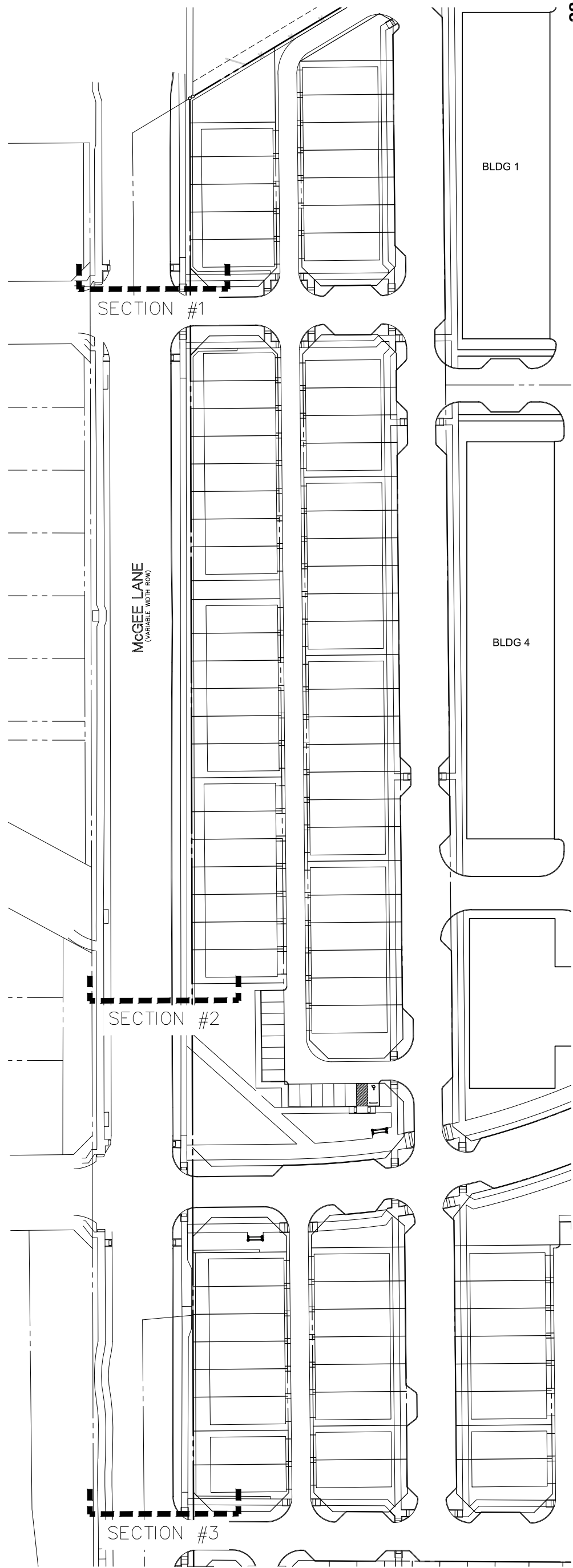
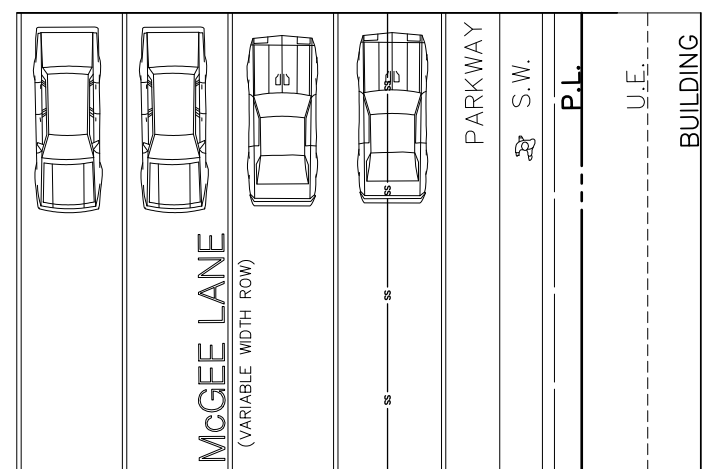
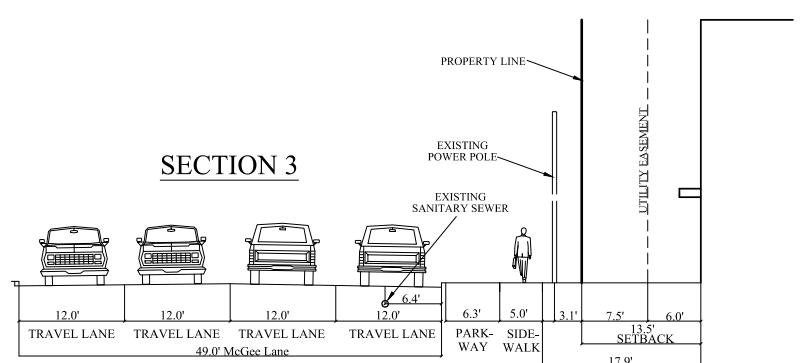
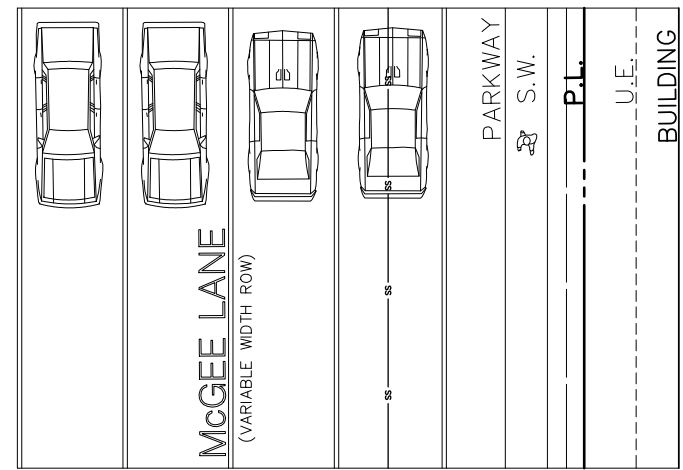
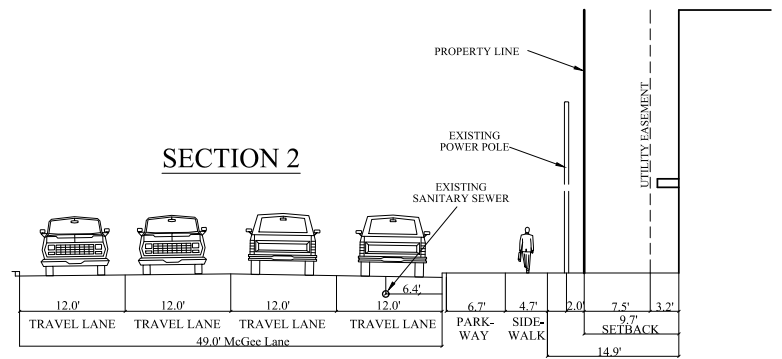
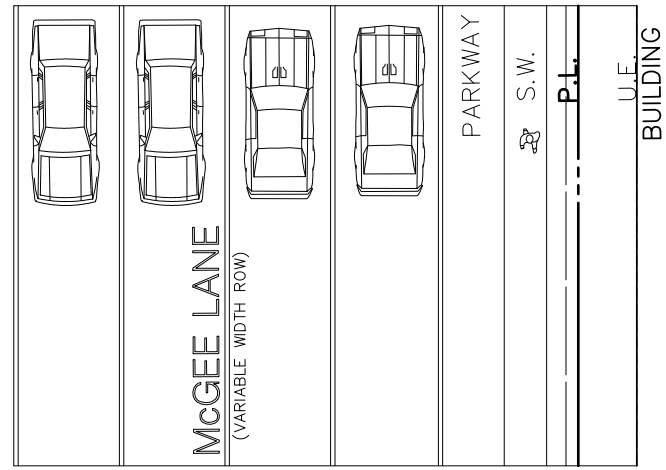
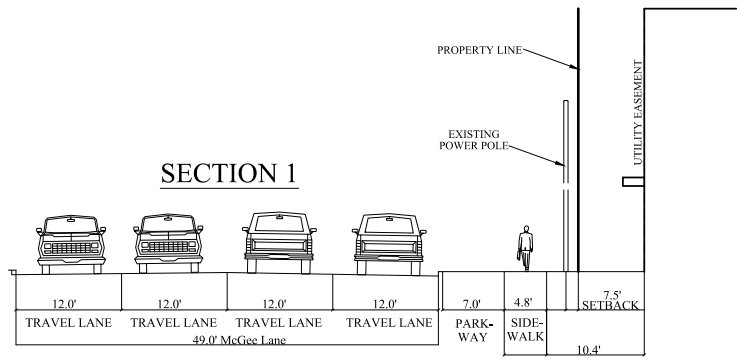
The John R. McAdams
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4400 State Highway 121, Suite 800
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Exhibit B.10 - Parking Exhibit
Lakeside Crossing

City of Lewisville
Denton County, Texas



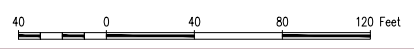
Job No: CADG25003 Date: 10/22/2025 By: HH
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Design\CAD\Current\Multi-Family\CADG25003 - Parking Exhibit.dwg
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were attained from best
available information. This plan is subject to
change.



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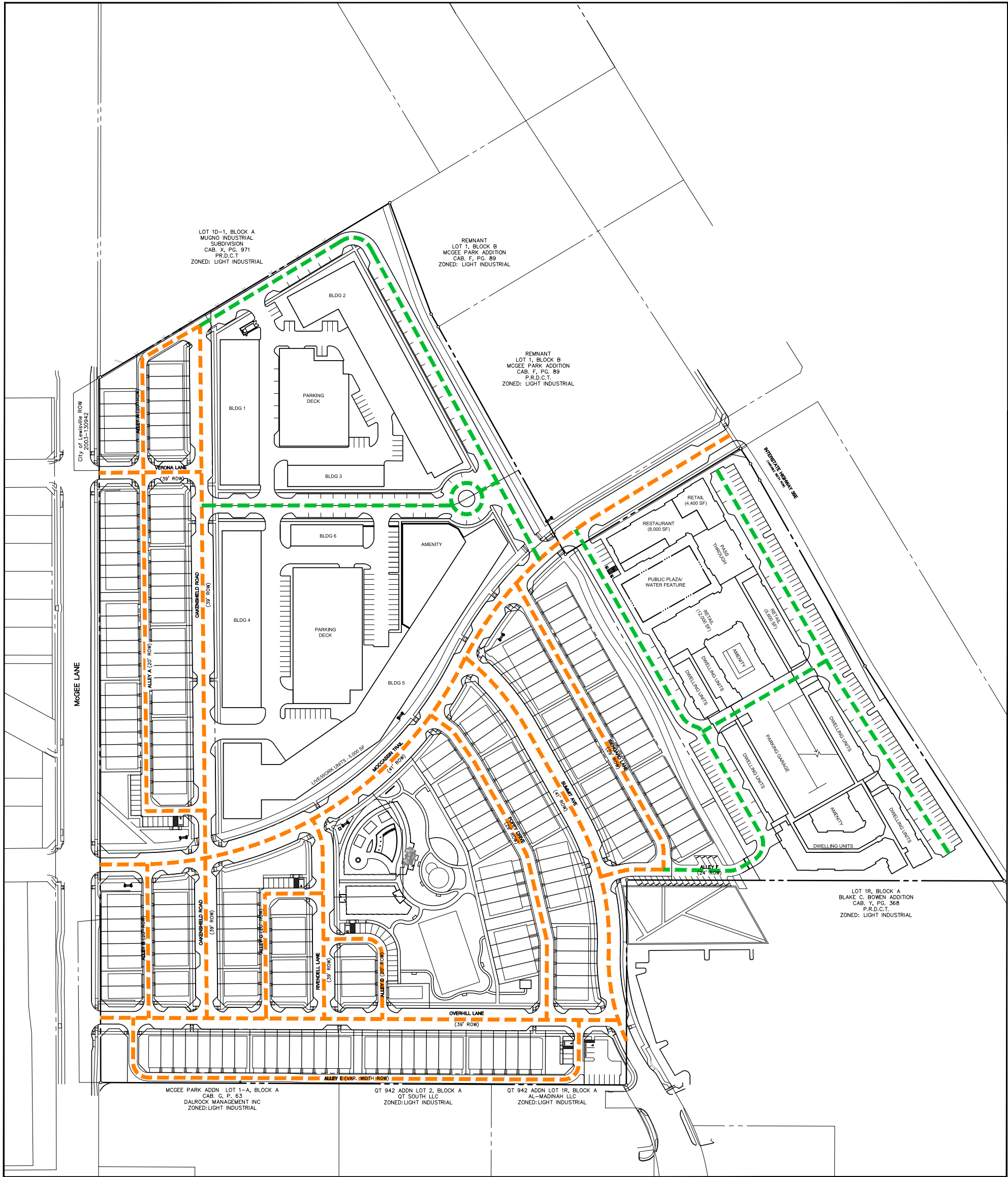
**Exhibit B.9 - McGee Lane Cross Sections
Lakeside Crossing**

City of Lewisville
Denton County, Texas



Job No. CADG 25003 Date: 10/03/2025 By: HH
Z:\ZDrive\Projects\CADG\CADG25003\04-Production\Planning + Design\Concept
Design\CAD\Current\Multi-Family\CADG25003 - Cross Sections.dwg

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available information. This plan is subject to
change.



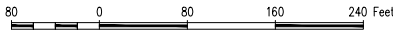
LEGEND	
	PRIVATE DRIVE
	PUBLIC ROW



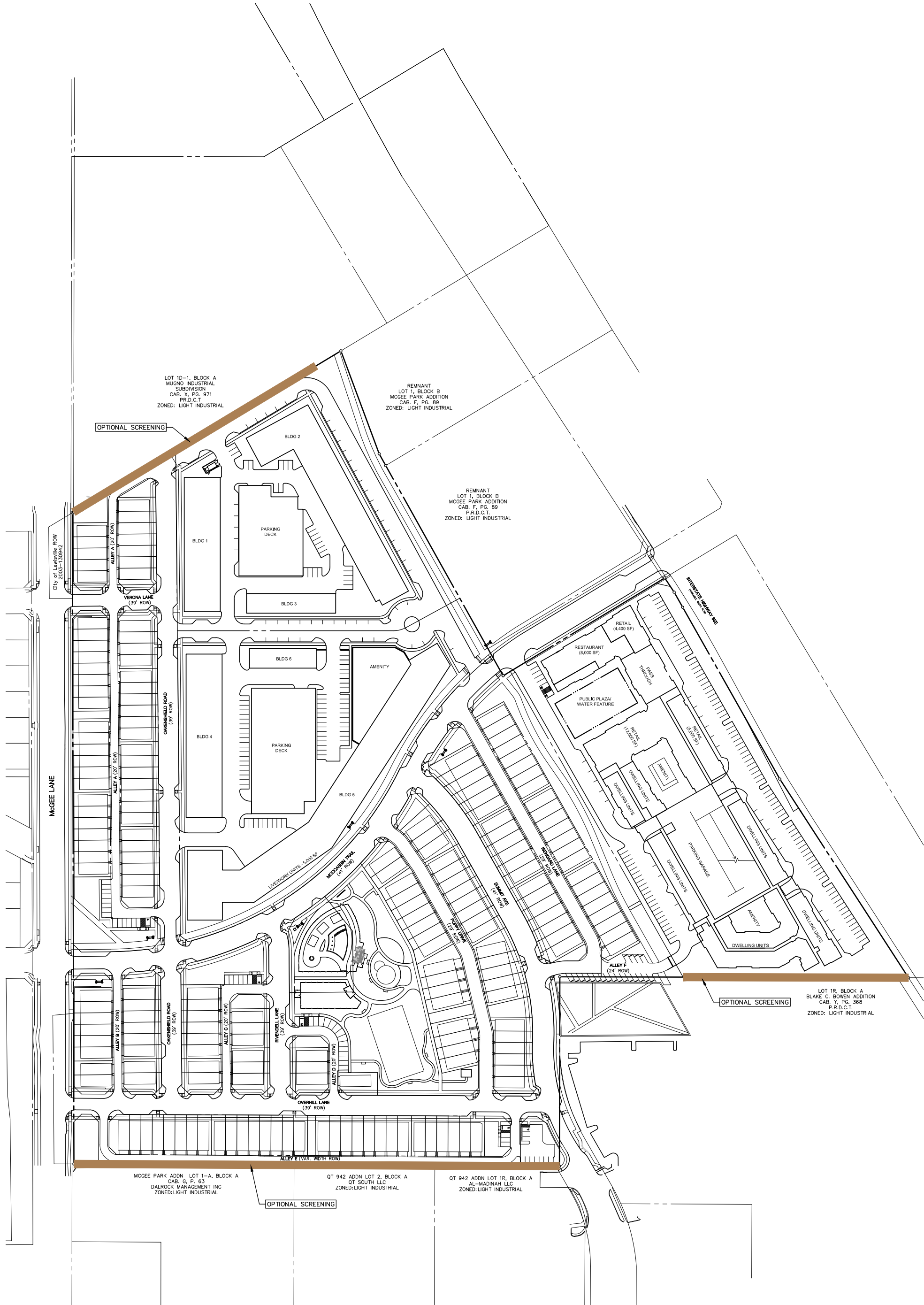
The John R. McAdams
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4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972.436.9712

Exhibit B.8 - Public Streets/Private Drive Exhibit
Lakeside Crossing

City of Lewisville
Denton County, Texas



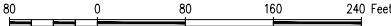
Job No: CADG25003 Date: 10/22/2025 By: HH
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Design\CAD\Current\Multi-Family\CADG25003 - Private & Public Streets.dwg
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Exhibit B.7 - Screening Plan
Lakeside Crossing

City of Lewisville
Denton County, Texas



Job No: CADG25003 Date: 10/22/2025 By: HH
Z:\ZDrive\Projects\CADG\CADG25003\04-Production\Planning + Design\Concept
Design\CAD\Current\Multi-Family\CADG25003 - Screening Plan.dwg
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were obtained from best
available information. This plan is subject to
change.



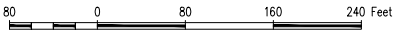
LEGEND		
	PUBLICALLY ACCESSIBLE	4.36 ACRES
	PRIVATE	0.04 ACRES
	TOTAL	4.40 ACRES



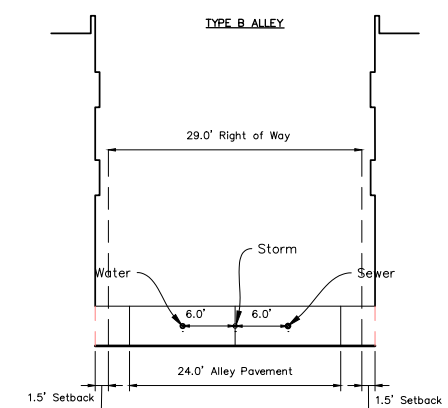
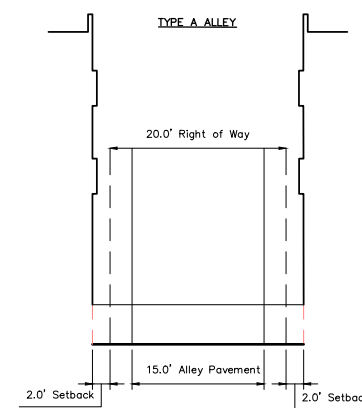
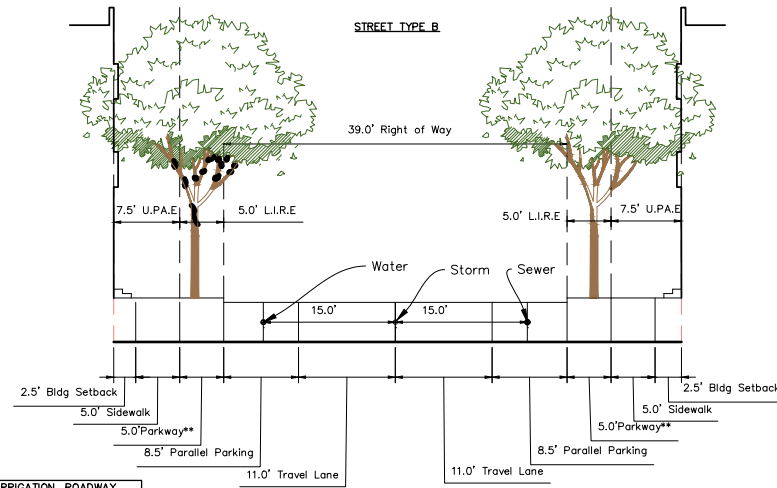
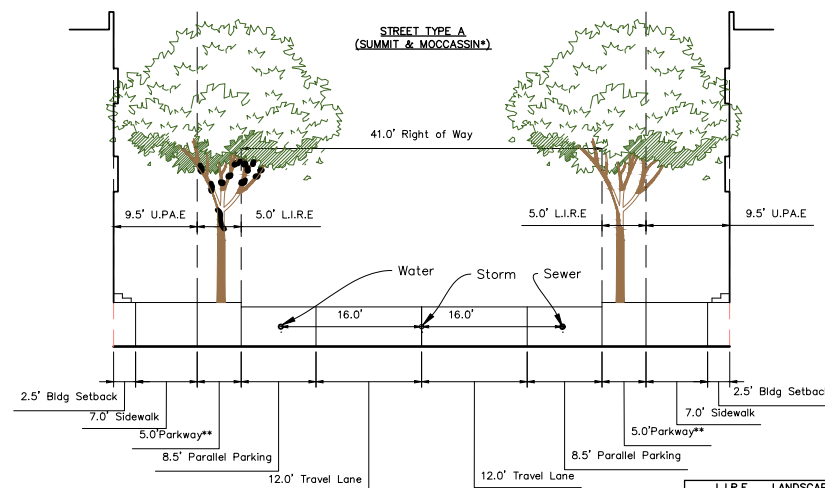
The John R. McAdams
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4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972.436.9712

Exhibit B.6 - Open Space Plan
Lakeside Crossing

City of Lewisville
Denton County, Texas



Job No: CADG25003 Date: 10/22/2025 By: HH
Z:\ZDrive\Projects\CADG\CADG25003\04-Production\Planning + Design\Concept
Design\CAD\Current\Multi-Family\CADG25003 - Open Space Plan.dwg
This concept plan is intended for conceptual
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and map images were obtained from best
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change.

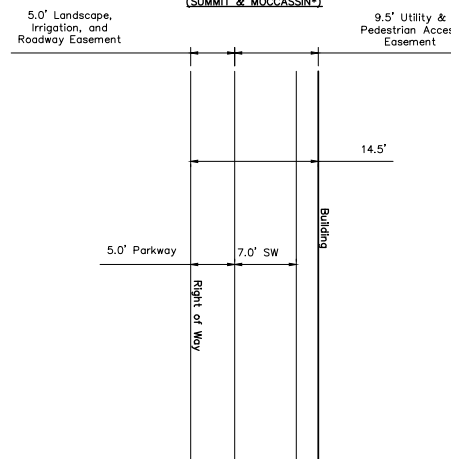


* THE NORTH SIDE OF MOCCASSIN TRAIL TO PROVIDE 12.0' TRAIL.
** ROOT BARRIERS ARE REQUIRED FOR TREES IN PARKWAY.

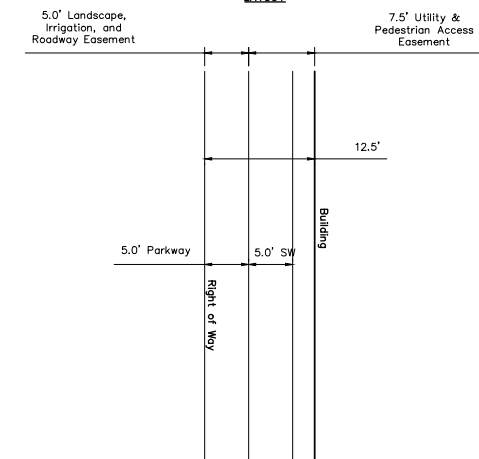
L.I.R.E. LANDSCAPE, IRRIGATION, ROADWAY EASEMENT
U.P.A.E. UTILITY, PEDESTRIAN ACCESS EASEMENT

** ROOT BARRIERS ARE REQUIRED FOR TREES IN PARKWAY.

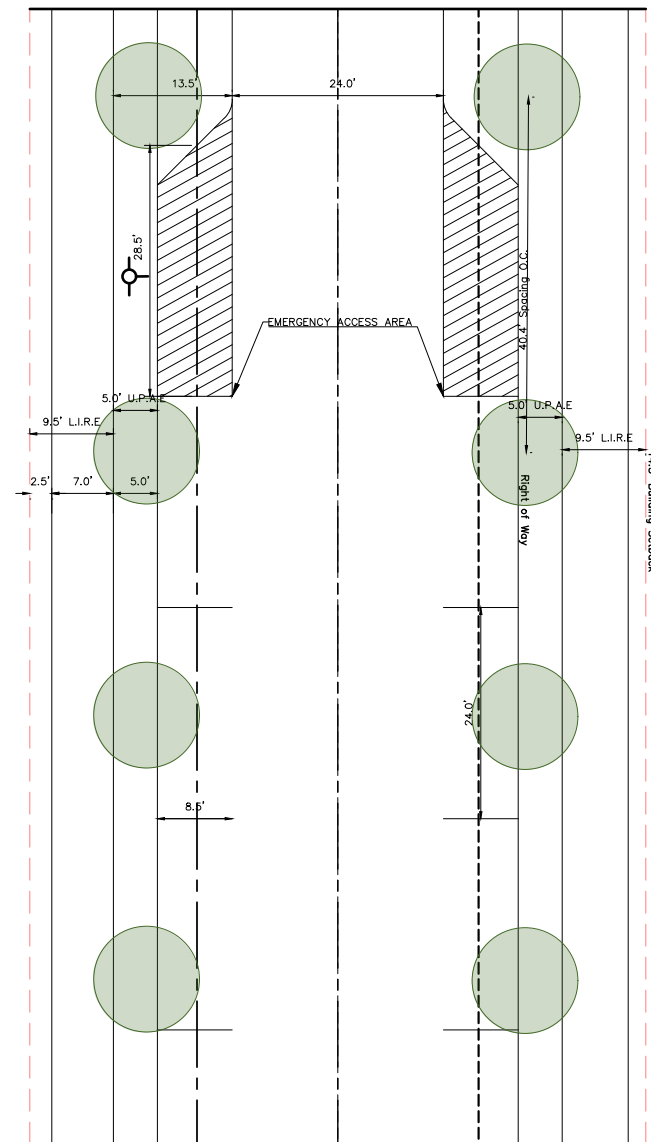
TYPE A-EASEMENT LAYOUT (SUMMIT & MOCCASSIN*)



TYPE B-EASEMENT LAYOUT



PLEASE NOTE: TREES WILL BE TRIMMED A MINIMUM OF 14-FOOT CLEARANCE OVER TRAVEL PATH AND ROOT BARRIERS BASED ON MATURE CANOPY.



NOTE: FIRE HYDRANTS SHALL BE PLACED EVERY 300-FOOT ALONG STREET SECTIONS AS REQUIRED BY THE CITY'S FIRE MARSHALL AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

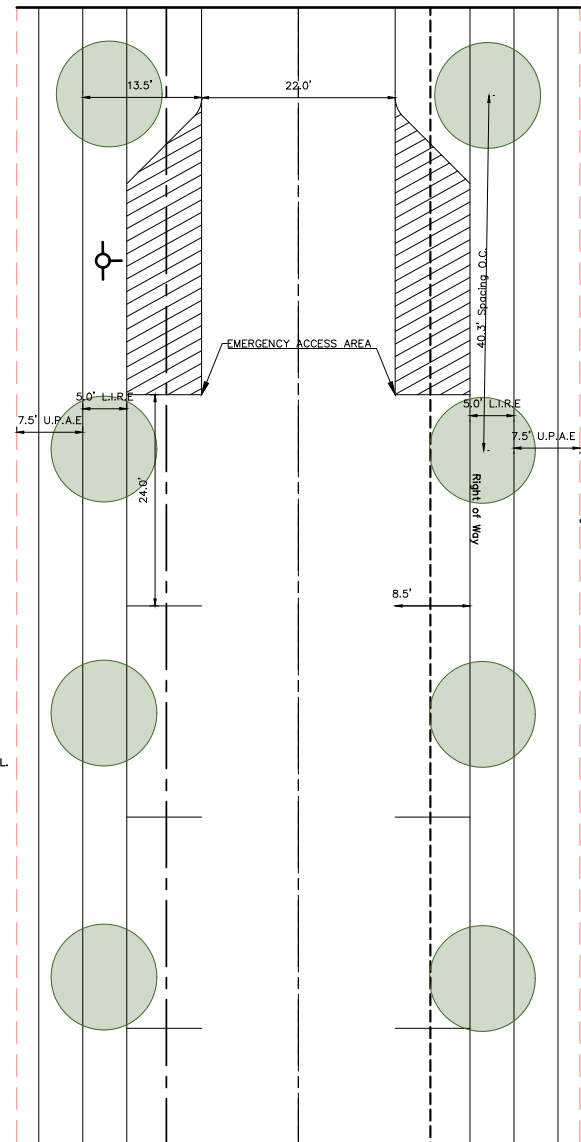
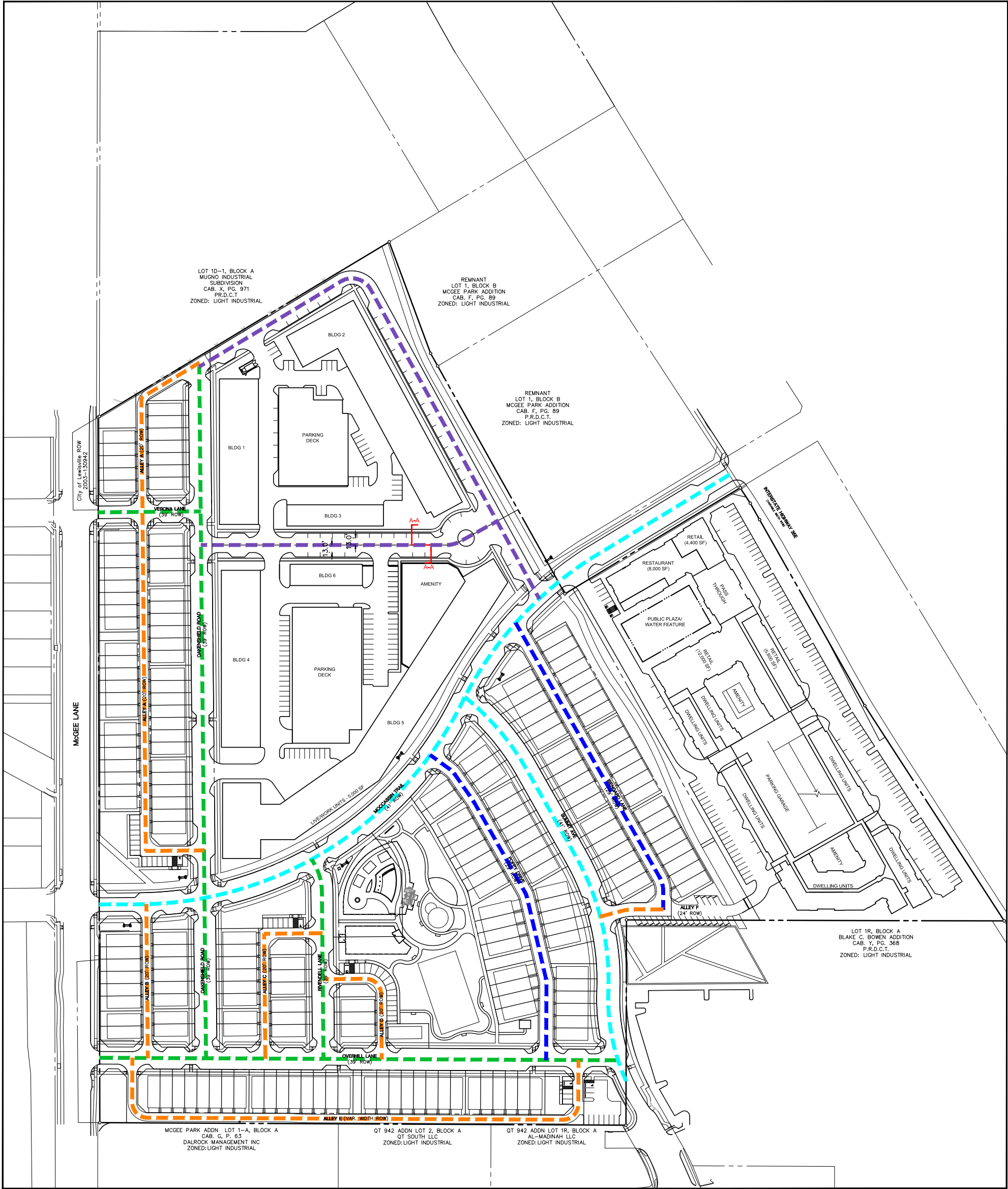


Exhibit B.4 - Street Sections Lakeside Crossing

City of Lewisville
Denton County, Texas



LEGEND

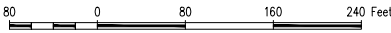
	STREET TYPE A
	STREET TYPE B
	ALLEY TYPE A
	ALLEY TYPE B
	PRIVATE STREET



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Exhibit B.3 - Street Type
Lakeside Crossing

City of Lewisville
Denton County, Texas



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Design\CAD\Current\Multi-Family\CADG25003 - Street Type Plan.dwg
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Canopy amenity trees
- 30' max spacing to other shade trees
- 15' max spacing to ornamental trees

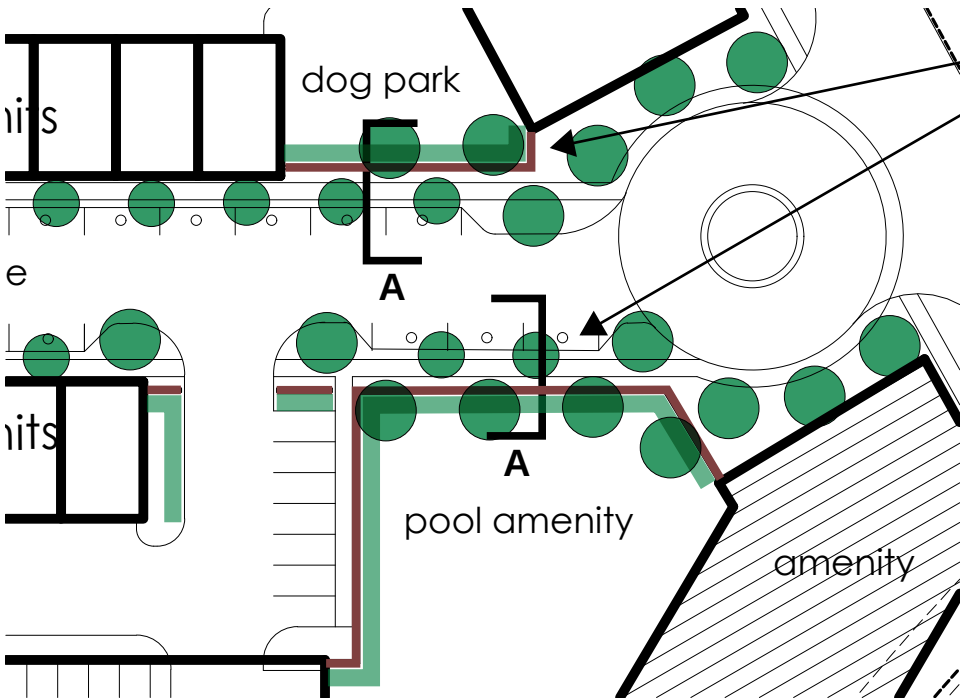
Ornamental trees
- 15' max spacing to any tree type
- In line with bushes

Continuous small, medium, and large bushes
- Mature height of 5'
- On the public or private side of the fence.

Canopy street trees
with tree grates, 30'
max spacing

Metal picket and masonry fence
- Metal pickets, 6' min. height
- Masonry columns, 6' min. height
- Continuous masonry wall, 3' min. height

Sidewalk Section A



Inspiration Images

Landscape Wall, Fence, Trees, and Bushes
Screen Multifamily Amenities



Street Tree and Landscape Zone
Between sidewalk and Drive



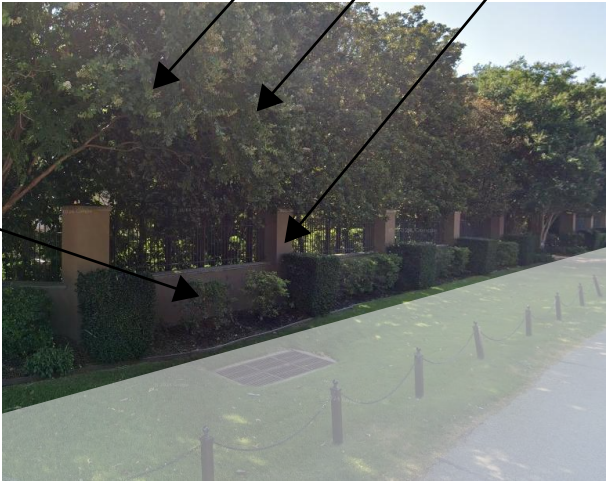
Canopy amenity trees
- 30' max spacing to other shade trees
- 15' max spacing to ornamental trees

Ornamental trees
- 15' max spacing to any tree type
- In line with bushes

Metal picket and masonry fence
- Metal pickets, 6' min. height
- Masonry columns, 6' min. height
- Continuous masonry wall, 3' min. height

Continuous small,
medium, and large bushes
- Mature height of 5'
- On the public or private
side of the fence.

Canopy street
trees with
tree grates,
30' max
spacing



Applies to Left Half of Section A



Applies to Right Half of Section A

Pedestrian Zone Along
Amenity Courtyards
2025/05/07



1 Building 1 - East Overall Elevation - Part 1
1/16" = 1'-0"



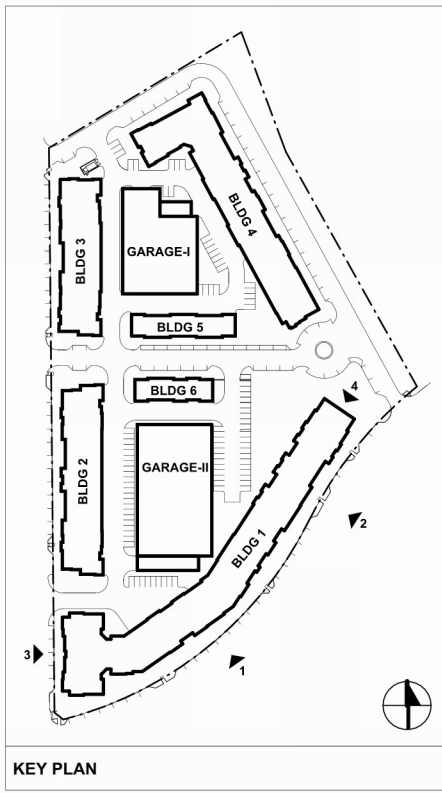
2 Building 1 - East Overall Elevation - Part 2
1/16" = 1'-0"

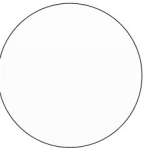
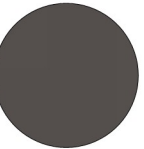


3 Building 1 - West Overall Elevation
1/16" = 1'-0"



4 Building 1 - Northeast Overall Elevation
1/16" = 1'-0"



MATERIAL LEGEND	
 BRICK - FULL MASONRY VENEER 60%	 FIBER CEMENT PANEL 0%
 STUCCO - COLOR 1 23%	 STUCCO - COLOR 2 17%
*MATERIAL PERCENTAGES ONLY FOR STREET FACING FACADES	



1 Building 2 - West Overall Elevation
1/16" = 1'-0"



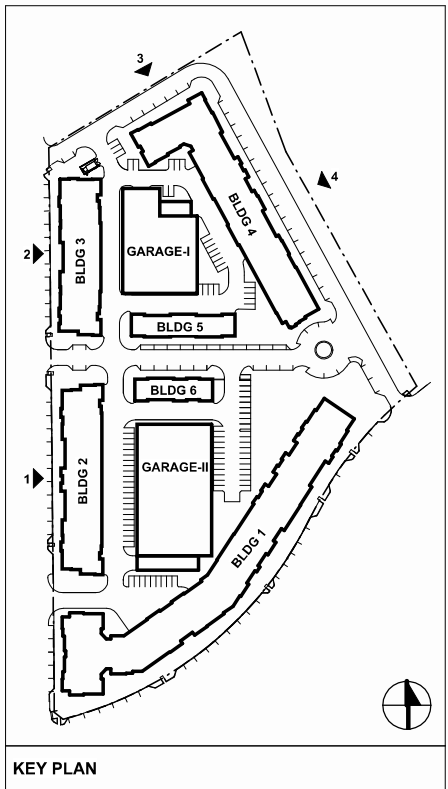
2 Building 3 - West Overall Elevation
1/16" = 1'-0"



3 Building 4 - North Overall Elevation
1/16" = 1'-0"



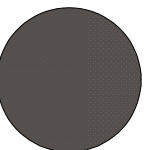
4 Building 4 - East Overall Elevation
1/16" = 1'-0"



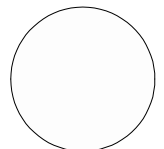
MATERIAL LEGEND



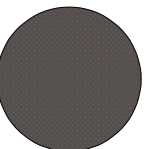
BRICK - FULL
MASONRY VENEER
60%



FIBER CEMENT
PANEL
0%

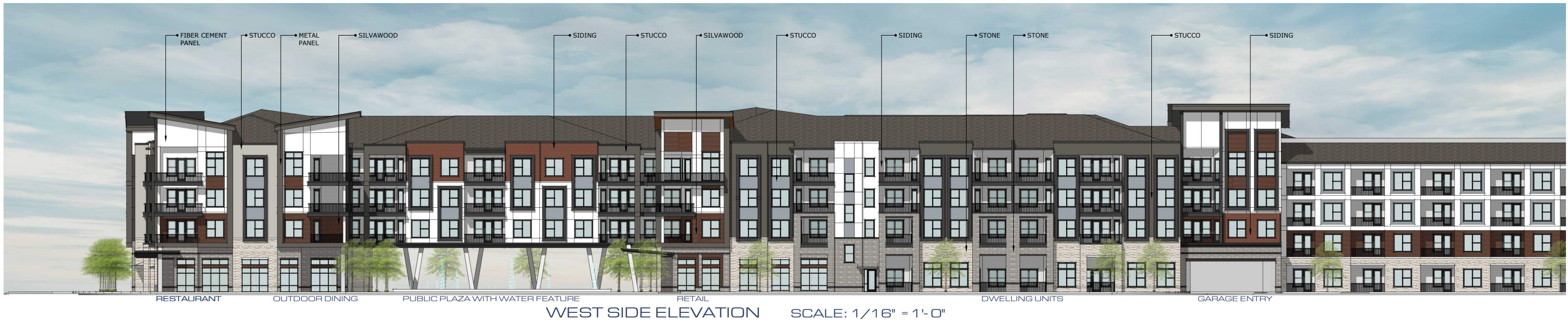


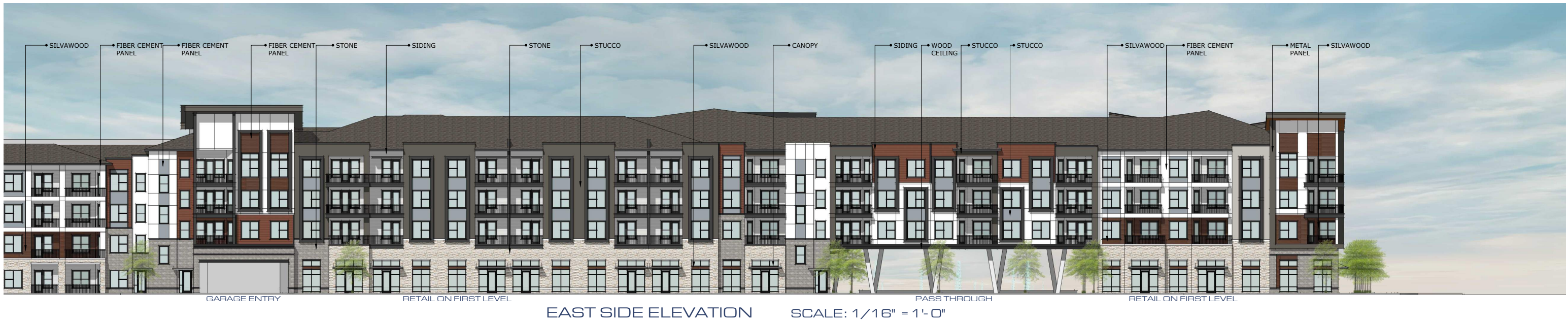
STUCCO -
COLOR 1
23%



STUCCO -
COLOR 2
17%

*MATERIAL PERCENTAGES ONLY FOR STREET FACING FACADES







NORTH SIDE ELEVATION (MOCCASSIN TRAIL) SCALE: 1/16" = 1'-0"



SOUTH SIDE ELEVATION SCALE: 1/16" = 1'-0"