



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, December 17, 2024

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 December 3, 2024 Regular Meeting.](#)

C. Regular Hearing

2. [Final Plat of Vista Ridge Pointe Addition, Lot 1R, Block A; on 15.208 Acres; Zoned Light Industrial \(LI\) District; Being a Replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3, Block A; Located at The West End of Storage Court. \(Case No. 24-11-10-RP\)](#)
3. [Consideration of Three Alternative Standards Associated with I-35E Corridor Overlay District Standards Related to Open Space, Secondary Walkways and Architecture; on 6.7970 Acres, Located at 420 Oakbend Drive, Legally Described as Lot 1A, Block B, Vista Ridge Village Addition Phase 3; Zoned Light Industrial \(LI\) District, as Requested by Diego Perez-Garcia, of Westwood Professional Services, on Behalf of the Owner, CH Realty X-GAP I DFW Oakbend LP \(24-11-16-AltStd\)](#)

D. Public Hearings

4. [Public Hearing: Consider a Special Use Permit for Accessory Building/Accessory Structure on 0.0578 Acres, Legally Described as Lot 44, Block A, of Rockbrook Place, Located at 434 Hamilton Street; Zoned Townhouse Two Residential \(TH-2\) District; as Requested by Zantana Tapia, the Applicant, on Behalf of Iresha Lewis the Property Owner. \(Case No. 24-11-19-SUP\).](#)

5. [Public Hearing: Consider Terminating Ordinance No. 0129-19-SUP; a Special Use Permit for Minor Automobile Services Including Tune-Up and Repair Services and a Car Wash Facility; on a 1.221-Acre Lot, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road, Zoned Local Commercial \(LC\).](#)

6. [Public Hearing: Consider Amending Article III, Chapter 6 “Zoning Petitions And Procedures” Of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Section III.6.6 to Remove Limitations on Resubmission of Zoning Petitions Following City Council Denial.](#)

E. Other Business

7. [Receive an Update on Implementation of Long Range Plans for 2024.](#)

F. Announcements

G. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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

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 _____, 2024 at _____ AM.

Planning

**MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 3, 2024**

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, December 3, 2024, 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, Rick Lewellen, Joshua Peterson, Ainsley Stelling, Francisca Al-waely

Members absent: none

Staff members present: Richard E Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

Item B1: Approval of Minutes

Consider the minutes of the November 19, 2024, Regular Meeting. *A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).*

Item C: Regular Hearing

2. Final Plat of Oak Ridge Park Estates Section 1, Lots 5R and 65, Block 5; on 0.467 Acres, out of the P.K. Waggoner Survey, Abstract Number 1016; Single-Family Residential (7,500 square foot lot) (R-7.5) District; Located at 133 and 125 Hedgerow Lane; Being a Replat of Oak Ridge Park Estates Section 1, a portion of Lot 4, and all of lots 5 and 6, Block A. (24-11-9-RP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Erum Ali to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat when deficiencies are corrected, seconded by Ainsley Stelling. The motion passed unanimously (7-0).*

Item D: Public Hearings

3. Public Hearing: Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Minor); on an Approximately 1.5871-Acres, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by John Lam, of Alltrades, on Behalf of AIP Eagle Court, LLC, the Property Owner. (Case No. 24-11-20-SUP)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Peterson asked if any public

comment was received. Jon stated that no public comments and/or phone calls were received by staff and further stated that it is a very secluded location. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 16, 2024, at 7:00 p.m. for a second public hearing and a final decision.

4. Public Hearing: Consideration of a Special Use Permit for Licensed Massage Therapy; on Approximately 1.1601 Acres, Legally Described as Lot 2, Block A, Lewisville Plaza Phase 2, Located at 1010 Edmonds Lane; Zoned Local Commercial District (LC); as Requested by Yangjuan Zhao, Top Massage, on Behalf of Jay Maharaj LLC, the Property Owner. (Case No. 24-09-16-SUP)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Michele addressed questions regarding why City staff is recommending denial and special use permit regulations for a licensed massage therapy. Michele further stated that no public comments were received. Al-waely further stated that she wished that the applicant had been there to further explain or provide more details to the Commission. Michele stated that if the Commission wanted to they could table the item to the next meeting and staff would attempt to have the applicant present. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Francisca Al-waely to recommend denial of the special use permit as presented, seconded by Rick Lewellen. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

5. Public Hearing: Consideration of a Zone Change from Light Industrial (LI) District to Heavy Industrial (HI) District and Heavy Industrial (HI) District to Light Industrial (LI) District, on a Portion of 8.504 Acre Lot, Legally Described as Lot 1, Block A, M.A. Block Addition; Located at 1201 South Railroad Street; as Requested by Arturo Flores, the Applicant, on Behalf of Fluor Enterprises Inc., the Property Owner. (24-09-10-Z)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. Troy Burkey of Fluor Enterprises Inc., 1204 S Railroad St (applicant) was present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Rick Lewellen to recommend approval of the zone change as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, "Definitions", Article VII, "Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Requirements", and Article VIII, Chapter 3, "Landscaping Standards" of Volume II of the Lewisville City

Code, Known as the Unified Development Code, by Adding New Defined Terms to Section II.2.1 as Required by the Regulations set Forth Herein, by Adding a New Section VII.3.24, Establishing Supplemental Use Regulations for Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility Uses, Amending Exhibit VII.2.3-4, Non-Residential Zoning Districts, to add References to the New Supplemental Use Regulations, and Amending Exhibit VIII.3.3-3, Approved Understory Trees, to Identify Certain Understory Trees Listed Therein as Evergreen.

Richard E Luedke, Planning Director, gave a brief overview and staff's recommendation. Staff addressed questions regarding the proposed standards. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no further discussion. A motion was made by Rick Lewellen to recommend approval of the amendments to the Unified Development Code as presented, seconded by Joshua Peterson. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 9, 2024, at 7:00 p.m. for a second public hearing and a final decision.

7. Public Hearing: Consideration of the Adoption of the Business 121 Corridor Plan.

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Kendall Howard with Half (Consultant) gave a presentation on the draft report for the Business 121 Corridor Plan. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Tidwell congratulated the staff on all the work. There was no discussion. A motion was made by Erum Ali to recommend approval of the Business 121 Corridor Plan as presented, seconded by Ainsley Stelling. The motion passed unanimously (7-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on December 16, 2024, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Announcements

- Chair Locke congratulated the staff on a successful backyard cottage event.
- Michele Berry, Planning Manager, stated that this coming weekend is the Holiday Stroll event which will be Friday and Saturday, which will also include some kick off events for our 2025 Centennial Celebration.

Item F: 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 (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:10 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

DRAFT MINUTES

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Lauren Cook, Planner I
DATE: December 17, 2024
SUBJECT: **Regular Hearing: Final Plat of Vista Ridge Pointe Addition, Lot 1R, Block A; on 15.208 Acres; Zoned Light Industrial (LI) District; Being a Replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3, Block A; Located at The West End of Storage Court. (Case No. 24-11-10-RP)**

BACKGROUND:

Chapter 212 of the Texas Local Government Code specifies that the Planning and Zoning Commission (P&Z) or the official responsible for the approval of plat, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

ANALYSIS:

Chapter 212 of the Texas Local Government Code requires a written list of reasons for disapproval to be provided for plats that are disapproved. Each reason specified in the written statement must be directly related to the requirements of the land development regulations and include a citation to the applicable law, including statute or municipal ordinance, that is the basis for the reason for disapproval.

The replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3 Block A was submitted on November 18, 2024, and has been reviewed by staff. The applicant wishes to combine the three existing lots into one lot. Staff recommends disapproval of the above plat with following reasons based on Article III, Chapter 5. Plats of the Unified Development Code:

Section 6. Final Plats

- Vicinity Map should be at 1 in = 1,000 ft scale
- Reformat sheet to be 34 inches by 22 inches
- Include correct setback lines
- Include submission dates
- Clearly delineate FEMA 100-year flood plain

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the replat of Vista Ridge Pointe Addition, Lots, 1, 2, and 3 Block A for the deficiencies listed above and

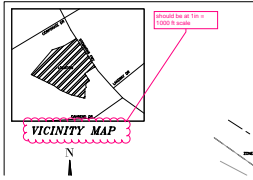
delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.

1st - Vista Ridge Point Addn_Markup Summary

Lauren Cook (9)

Author: Lauren Cook

should be at 1in = 1000 ft scale



Author: Lauren Cook

Include space that lists each submittal date

Include space that lists each submittal date

Author: Lauren Cook

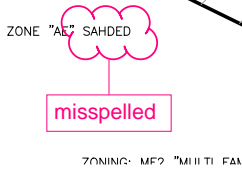
Page should be 34 x 22in

FOR DENTON COUNTY PURPOSES ONLY

Page should be 34 x 22in

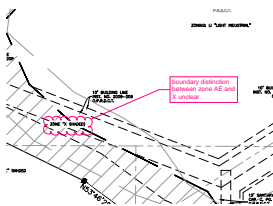
Author: Lauren Cook

misspelled



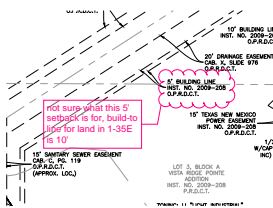
Author: Lauren Cook

boundary distinction between zone AE and X unclear



Author: Lauren Cook

not sure what this 5' setback is for, build-to line for land in 1-35E is 10'



Author: Lauren Cook

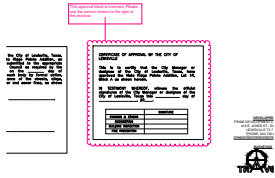
Approved: _____
 Project Name, Chair, Planning & Zoning Commission Date

IF OF APPROVAL, BY THE CITY OF DENTON, TEXAS, THE CITY ENGINEER SHALL SIGN AND SEAL THIS PLAN AND THE ZONING COMMISSION SHALL SIGN AND SEAL THIS PLAN AND THE ZONING COMMISSION SHALL SIGN AND SEAL THIS PLAN.

VISTA R
 AE
 LOT
 BE11
 OUT OF THE CORNER
 THE S & S.E. CORNER
 AND THE ZONING COM
 BEING HEREBY

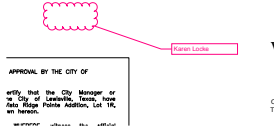
Author: Lauren Cook

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Author: Lauren Cook

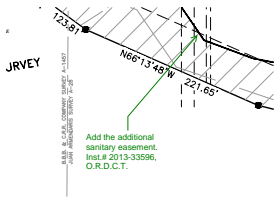
Karen Locke



nrezaei (2)

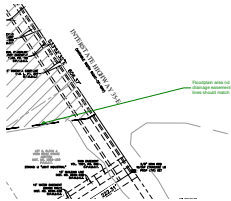
Author: nrezaei

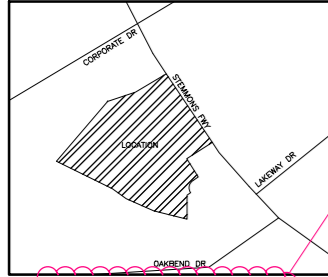
Add the additional sanitary easement. Inst.# 2013-33596, O.R.D.C.T.



Author: nrezaei

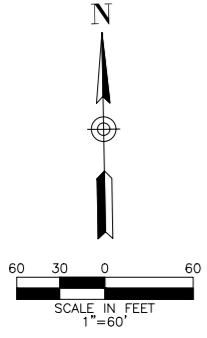
Floodplain area and drainage easement lines should match





should be at 1in = 1000 ft scale

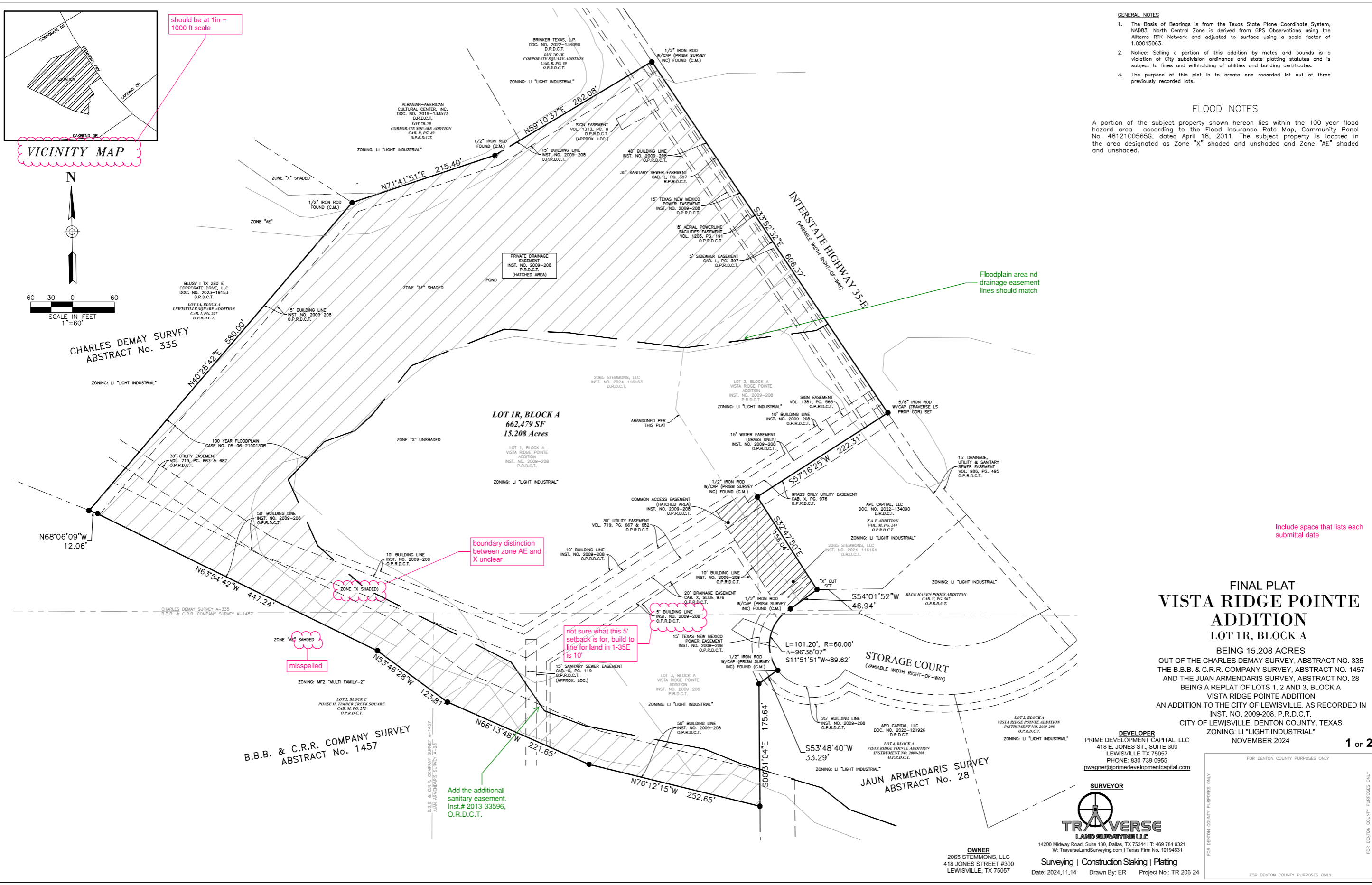
VICINITY MAP



- GENERAL NOTES**
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create one recorded lot out of three previously recorded lots.

FLOOD NOTES

A portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0565G, dated April 18, 2011. The subject property is located in the area designated as Zone "X" shaded and unshaded and Zone "AE" shaded and unshaded.



LOT 1R, BLOCK A
662,479 SF
15.208 Acres

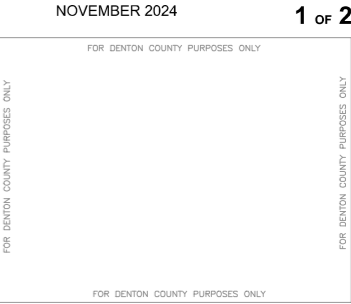
FINAL PLAT
VISTA RIDGE POINTE
ADDITION
LOT 1R, BLOCK A

BEING 15.208 ACRES
OUT OF THE CHARLES DEMAY SURVEY, ABSTRACT NO. 335
THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NO. 1457
AND THE JUAN ARMENDARIS SURVEY, ABSTRACT NO. 28
BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK A
VISTA RIDGE POINTE ADDITION
AN ADDITION TO THE CITY OF LEWISVILLE, AS RECORDED IN
INST. NO. 2009-208, P.R.D.C.T.
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
ZONING: LI "LIGHT INDUSTRIAL"
NOVEMBER 2024

DEVELOPER
PRIME DEVELOPMENT CAPITAL, LLC
418 E. JONES ST., SUITE 300
LEWISVILLE, TX 75057
PHONE: 830-739-0955
pwagner@primedevelopmentcapital.com

SURVEYOR
TRAVERSE
LAND SURVEYING, LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.11.14 Drawn By: ER Project No.: TR-206-24

OWNER
2065 STEMMONS, LLC
418 JONES STREET #300
LEWISVILLE, TX 75057



boundary distinction between zone AE and X unclear

not sure what this 5' setback is for, build-to line for land in 1-35E is 10'

misspelled

Add the additional sanitary easement. Inst.# 2013-33596, O.R.D.C.T.

Floodplain area nd drainage easement lines should match

Include space that lists each submittal date

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS 2065 Stemmons, LLC are the owners of a 15.208 acre tract of land within the J. Armendaris Survey, Abstract Number 28, the B.B.B. & C.R.R. Co. Survey, Abstract Number 1457 and the C. Demay Survey, Abstract Number 335, Denton County, Texas, being all of Lots 1, 2 and 3, Block A of Vista Ridge Pointe Addition, an addition to the City of Lewisville, as recorded in Instrument Number 2009-208, Plat Records, Denton County, Texas, also being all of a tract of land described to 2065 Stemmons, LLC by deed recorded in Instrument Number 2024-116163, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "PRISM SURVEY INC" found for the northeast corner of said Lot 1, same being the southeast corner of Lot 7R-1R Corporate Square Addition, an addition to the City of Lewisville, as recorded in Cabinet R, Page 89, Plat Records, Denton County, Texas and lying on the southwest right-of-way line of Interstate Highway 35-E (Variable Width right-of-way);

THENCE South 33 degrees 52 minutes 32 seconds East, with the southwest right-of-way line of said Interstate Highway 35-E, a distance of 606.37 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the southeast corner of said Lot 2, same being the northern most corner of Z&E Addition, an addition to the City of Lewisville, as recorded in Cabinet M, Page 244, Plat Records, Denton County, Texas;

THENCE South 57 degrees 16 minutes 25 seconds West, departing the southwest right-of-way line of said Interstate Highway 35-E, with a northwest line of said Z&E Addition, a distance of 222.31 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for the westernmost corner of said Z&E Addition;

THENCE South 32 degrees 47 minutes 50 seconds East, with the southwest line of said Z&E Addition, a distance of 158.04 feet to an "X" Cut set for the southwest corner of said Z&E Addition and lying on the northeast right-of-way line of Storage Court (Variable Width right-of-way);

THENCE South 54 degrees 01 minutes 52 seconds West, with a northern right-of-way line of said Storage Court, a distance of 46.94 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for corner and being the beginning of a curve to the left with a radius of 60.00 feet, a central angle of 96 degrees 38 minutes 07 seconds and a chord bearing and distance of South 11 degrees 51 minutes 51 seconds West, a distance of 69.62 feet;

THENCE with said curve to the left, with the west right-of-way line of said Storage Court, an arc length of 101.20 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for the northwest corner of Lot 4, Block A of said Vista Ridge Pointe Addition;

THENCE South 53 degrees 48 minutes 40 seconds West, departing the southwest right-of-way line of said Storage Court, with the northwest line of said Lot 4, a distance of 33.29 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for corner;

THENCE South 00 degrees 31 minutes 04 seconds East, with a west line of said Lot 4, a distance of 175.64 feet to a point in the centerline of a creek, same being the northeast corner of Lot 2, Block C of Phase II, Timber Creek Square, an addition to the City of Lewisville, as recorded in Cabinet M, Page 272, Plat Records, Denton County, Texas;

THENCE the following bearings and distances with the north line of said second referenced Lot 2, same being with the approximate centerline of a creek to a point for corner:

- North 76 degrees 12 minutes 15 seconds West, a distance of 252.65 feet;
- North 66 degrees 13 minutes 48 seconds West, a distance of 221.65 feet;
- North 53 degrees 46 minutes 28 seconds West, a distance of 123.81 feet;
- North 63 degrees 54 minutes 42 seconds West, a distance of 447.24 feet;
- North 68 degrees 06 minutes 09 seconds West, a distance of 12.06 feet;

THENCE North 40 degrees 28 minutes 42 seconds East, departing the approximate centerline of the creek with the southeast line of Lot 1A, Block A of Lewisville Square Addition, an addition to the City of Lewisville, as recorded in Cabinet I, Page 207, Plat Records, Denton County, Texas, a distance of 580.00 feet to a 1/2 inch rebar found for the southeast corner of said Lot 1A, same being the southwest corner of Lot 7R-2R of said Corporate Square Addition;

THENCE North 71 degrees 41 minutes 51 seconds East, with the south line of said Lot 7R-2R, a distance of 215.40 feet to a 1/2 inch rebar found for corner;

THENCE North 59 degrees 10 minutes 37 seconds East, with the south line of said Lot 7R-2R, continuing with the south line of said Lot 7R-1R, a total distance of 262.08 feet to THE POINT OF BEGINNING and containing 15.208 acres or 662,479 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 2065 Stemmons, LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as Vista Ridge Pointe Addition, an addition to the City of Lewisville, Denton County, Texas and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all other appurtenances (Fire Hydrant valves, water meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Witness, my hand at _____, This ____ day of _____, 20____.

Signature - 2065 Stemmons, LLC Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

David F. McCullah, RPLS
TEXAS REGISTRATION NO. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____.

Notary Public in and for the State of Texas

Approved

Insert Name, Chair, Planning & Zoning Commission Date

This approval block is incorrect. Please use the correct version to the right of this text box.

Karen Locke

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Vista Ridge Pointe Addition, an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 20____, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements public spaces and water and sewer lines, as shown and set forth in and upon said plat.

Witness my hand this _____ day of _____, 20____.

Thomas Harris III, City Secretary
City of Lewisville, Texas

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the Vista Ridge Pointe Addition, Lot 1R, Block A as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the City Manager or designee of the City of Lewisville, Texas this _____ day of _____, 20____.

	SIGNATURE
PANNING & ZONING	
ENGINEERING	
BUILDING INSPECTION	
FIRE PREVENTION	

FINAL PLAT
VISTA RIDGE POINTE
ADDITION
LOT 1R, BLOCK A

BEING 15.208 ACRES
OUT OF THE CHARLES DEMAY SURVEY, ABSTRACT NO. 335
THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NO. 1457
AND THE JUAN ARMENDARIS SURVEY, ABSTRACT NO. 28
BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK A
VISTA RIDGE POINTE ADDITION
AN ADDITION TO THE CITY OF LEWISVILLE, AS RECORDED IN
INST. NO. 2009-208, P.R.D.C.T.
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
ZONING: LI "LIGHT INDUSTRIAL"
NOVEMBER 2024

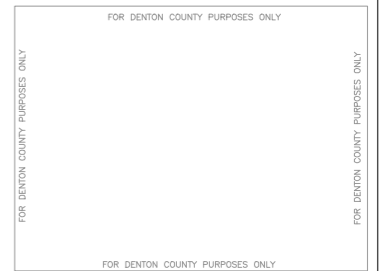
2 of 2

DEVELOPER
PRIME DEVELOPMENT CAPITAL, LLC
418 E. JONES ST., SUITE 300
LEWISVILLE TX 75057
PHONE: 830-739-0955
pwagner@primedevelopmentcapital.com



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraversalandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.11.14 Drawn By: ER Project No.: TR-206-24

OWNER
2065 STEMMONS, LLC
418 JONES STREET #300
LEWISVILLE, TX 75057



MEMORANDUM

TO: Planning & Zoning Commission
FROM: Lauren Cook, Planner I
DATE: December 17, 2024
SUBJECT: **Consideration of Three Alternative Standards Associated with I-35E Corridor Overlay District Standards Related to Open Space, Secondary Walkways and Architecture; on 6.7970 Acres, Located at 420 Oakbend Drive, Legally Described as Lot 1A, Block B, Vista Ridge Village Addition Phase 3; Zoned Light Industrial (LI) District, as Requested by Diego Perez-Garcia, of Westwood Professional Services, on Behalf of the Owner, CH Realty X-GAP I DFW Oakbend LP (24-11-16-AltStd)**

BACKGROUND:

The property owner is seeking to redevelopment the old movie theater site into an industrial distribution facility. The developer is requesting alternative standards for four I-35E Corridor Overlay district standards to address site specific constraints. Two of these standards may be approved by the Planning and Zoning Commission, and one requires approval from City Council.

ANALYSIS:

Requested Alternative Standards:

- a) To reduce the required minimum 12-foot-wide secondary walkway to 8-foot wide in front of the building and 5-foot-wide at building articulation features, a 33% reduction.

This standard requires a minimum 12-foot-wide secondary walkway along each façade with primary entrances into businesses or tenant spaces. The intent of this standard was to provide enough space for pedestrian activity and was written with multi-tenant, commercial mixed-use in mind. The applicant is requesting the alternative to accommodate required truck maneuverability on the northside of the buildings. The walkways are along the south façade of each building, where each building’s entrances are. A reduction in the width of the walkway is compatible with the intended use. The Planning and Zoning Commission may decide on this request.

- b) To reduce the required minimum five percent open space standard (14,810 square feet) to 11,055 square feet, a 25% reduction.

This alternative is being requested due to limited space available on-site as well as complications with existing grade. The applicant has made private open space available adjacent to the right-of-way along Oakbend Drive. Some of it is in front of the existing retaining wall and some of it is behind it. The retaining wall will remain. This area will have several tables with chairs, benches along the right-of-way, and a

game board area. The developer proposes another pocket of open space at the southeast corner of the lot. This area will also have tables and chairs. The Planning and Zoning Commission may decide on this request.

- c) To reduce the required minimum brick or stone façade requirements between the two buildings, representing an aggregate 22,033 square feet, to an aggregate 8,152 square feet, a 63% reduction.

Building 1 is required to have a minimum 15% brick or stone on facades facing public streets/private vehicular routes and 10% on all other facades. Building 2 is required to have a minimum 80% brick or stone on each façade. If they met this standard there would be an aggregate total of 22,033 square feet of brick elevation.

The application is requesting an aggregate 8,152 square feet of brick or stone. For Building 1, this represents 0% on the north façade, 28.1% on the south façade, 15.9% on the east façade, and 16.3% on the west façade. For Building 2, this represents 0% on the north façade, 26.7% on the south façade, 16.7% on the east façade, and 16.5% on the west façade.

The applicant is requesting an alternative standard so that both buildings match each other architecturally. Additionally, they wish for the requirement to be considered as a whole and not per face. The reason for this is that their truck docks on the north side of the building face a dense tree area and are partially obscured from the right-of-way, and the applicant would prefer to concentrate façade improvements on more visible sides. The applicant makes up for the reduction in brick and stone requirements by using other architectural elements like glass and aluminum across façade articulation both at ground and clerestory levels. Additional trees have also been added to the open space area. The Planning and Zoning Commission may make a recommendation on this request.

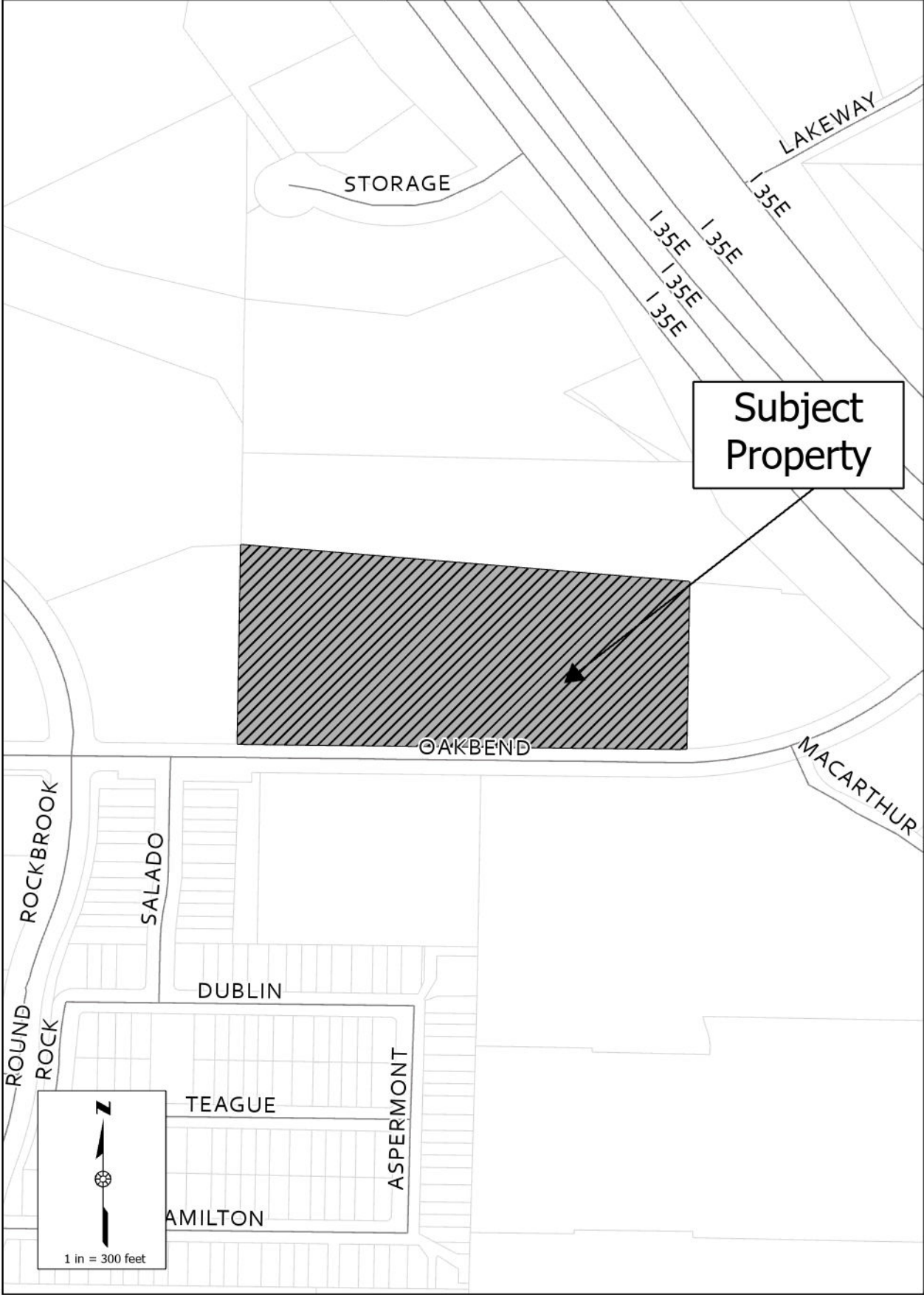
- d) To reduce required minimum length of the façade coverage, a 5% reduction.

The standard requires awnings and canopies along walkways for a minimum 50% of the building's applicable façade width. While Building 1 meets this minimum standard, Building 2 only covers 47.5%. The applicant is requesting an alternative so that both buildings match each other architecturally. The Planning Director may decide on this administrative modification request.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the two Alternative Standard and recommend approval of the one Alternative standard as presented.

Location Map - 420 Oakbend Drive



Aerial Map - 420 Oakbend Drive





December 5, 2024

City of Lewisville
151 W. Church Street
Lewisville, TX 75057

**RE: OAKBEND INDUSTRIAL VARIANCE REQUESTS
420 OAKBEND DR | LEWISVILLE, TEXAS 75067**

On behalf of CH Realty X-GAP | DFW Oakbend, L.P., we wish to request the following variances to the City of Lewisville Zoning and Development Regulations in connection with our Site Plan.

ALTERNATIVE STANDARDS REQUIRING APPROVAL BY PLANNING AND ZONING COMMISSION

1. Building Entrances
 - a. Subpart 2, Section VI.8.1.C.3 in Lewisville's Unified Development Code requires Building entrances to have a minimum 12-foot-wide secondary walkway along each façade with primary entrances into businesses or tenant spaces.

Due to the space required for truck maneuverability on the north side of the building, we request a variance from the standard to provide an 8-foot wide walkway in front of the building with width reduction to 5-feet at building articulation features.

This request represents a 33% deviation from the requirement.

2. Landscape Requirements
 - a. Subpart 2, Section VI.8.1.C.4 in Lewisville's Unified Development Code requires Open Spaces be provided on developments that incorporate five (5) acres or more and should be equal to a minimum of 5% of the area of the development. The site is 6.8 acres. The minimum required open space is 14,810 square feet.

Due to limited available space on-site, further compounded by existing grade challenges, we request an alternative standard which will allow us to provide a 11,055 square-foot landscaped open space which includes seating areas, picnic areas, a game board area, and additional trees to enhance the quality of the open space provided.

This request represents a 25% deviation from the requirement.

ALTERNATIVE STANDARDS REQUIRING APPROVAL BY CITY COUNCIL

3. Facade Materials and Colors

- b. In Lewisville's Unified Development Code (Subpart 2, Section VI.8.1.C.3), the IH-35E Corridor Overlay District Transition Sub-district regulations require each exterior wall to meet the required percentage of brick and stone. The aggregate quantity of brick and stone for both buildings would equal 22,033 square feet.

We request an alternate standard from the above gross quantity to better serve the following purpose and intent of the Unified Development Code Transition Sub-District Regulations:

C. Transition Sub-District Regulations

1. Purpose, Intent and Applicability

- a. *Purpose and Intent - The vision for the transition sub-district is to create an appropriate transition of the development context from the core sub-districts to existing neighborhoods by:*
 - 1) *Maintaining motor vehicle-oriented uses while softening their frontages along major roadways with landscaping and facade improvements;*
 - 2) *Focusing on creating a more attractive frontage along the IH-35E highway corridor.*

In place of solely meeting brick and stone quantities, our proposed design provides a holistic approach to an enhanced building façade through use of multiple types of premium building materials in addition to our use of brick and limestone. These premium materials include extensive use of glass and aluminum windows across the length of the front façade and sides of the building, both at occupant level and at clerestory heights. Areas of texture coated concrete tilt-wall panels will be treated with horizontal relief patterns to introduce additional texture and visual interest. Pre-finished aluminum canopies provided in excess of the required amount further elevate the design.

In addition to the premium material selections, the design incorporates increased articulation elements that emphasize the multiple building entrance features beyond what is necessary for use as industrial buildings. To further enhance the building, additional trees have been added within the open space. Overall, the design approach focuses on providing a high-quality contemporary design that is consistent across both buildings.

This request represents a 63% deviation from the requirement.

ALTERNATIVE STANDARDS APPROVED BY CITY PLANNING

4. Awnings and Canopies
 - c. Subpart 2, Section VI.8.1.C.3 in Lewisville's Unified Development Code requires all facades with primary entrances into businesses or tenant spaces to have an awning or canopy which extends beyond the face of the building over an adjacent walkway or sidewalk for a minimum of 50 percent of the building's applicable facade width.
- While Building 2 exceeds 50% facade length coverage, Building 1 provides 47.5% facade length coverage. We request a variance from the standard to maintain a uniform and consistent design appearance.

This request represents a 5% deviation from the requirement for Building 1.

We appreciate your consideration of this matter.

Sincerely,

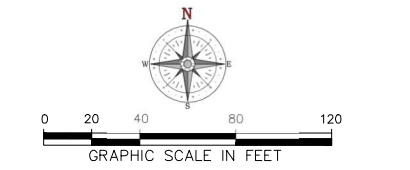


David A. Morales
Architect

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-1161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF LEWISVILLE ENGINEERING DEPT.	972-219-3490

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ROAD CENTER LINE
	BUILDING SETBACK LINE
	BACK OF CURB LINE
	PROPOSED FIRELANE
	PROPOSED PAVEMENT
	ACCESSIBLE CROSSWALK
	EDGE OF PAVEMENT LINE
	EX EDGE OF PAVEMENT LINE
	PROP. ACCESSIBLE ROUTE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED XXXXXX.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

BENCHMARKS

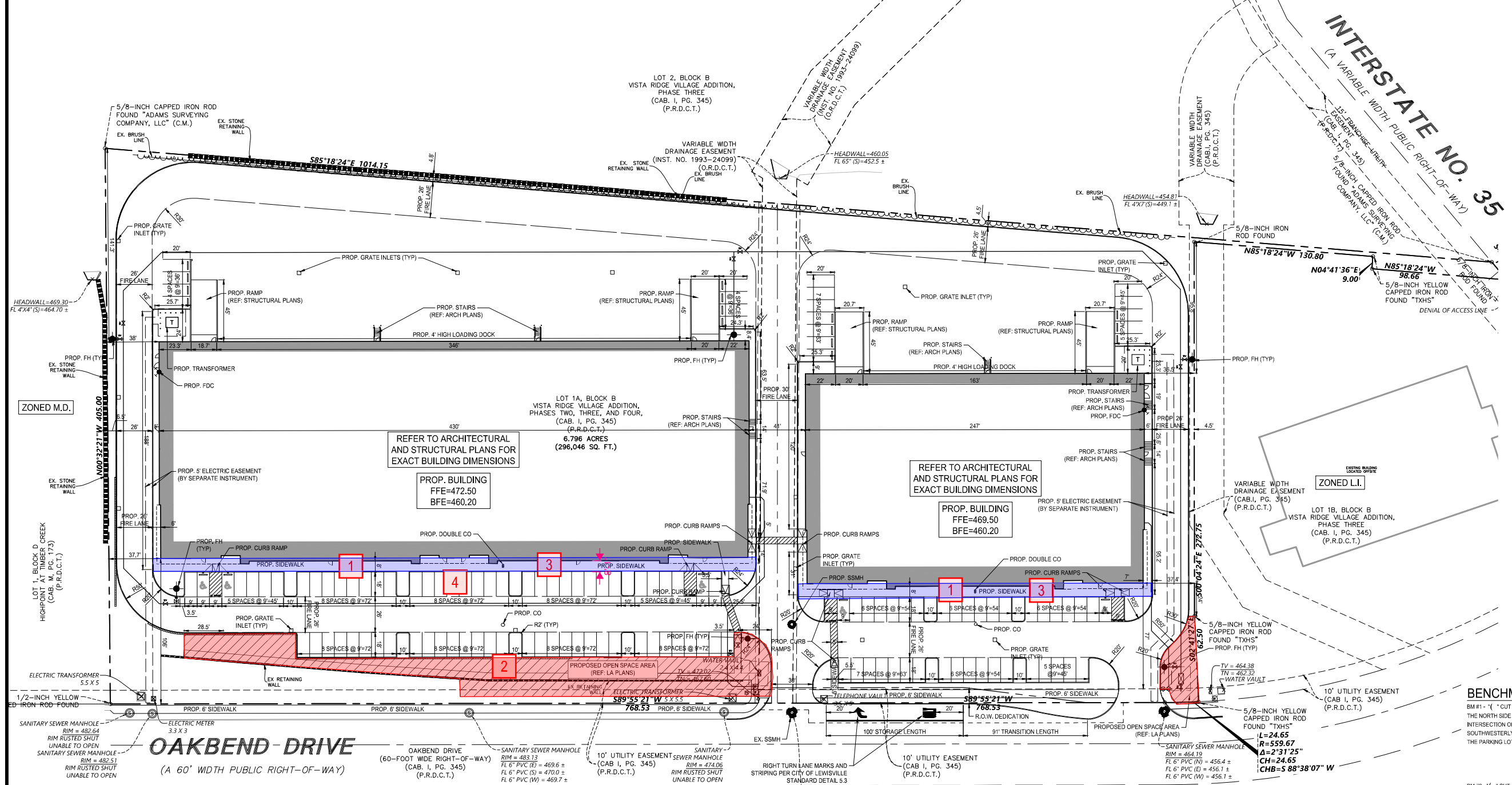
BM #1 - "1" CUT ON A CONCRETE PAD NEAR A WATER VALVE ON THE NORTH SIDE OF OAKBEND DRIVE, FROM WHICH THE INTERSECTION OF OAKBEND DRIVE AND SALADO DRIVE IS SOUTH-WESTERLY APPROXIMATELY 90° AND A FIRE HYDRANT IN THE PARKING LOT OF 1A IS NORTHEASTERLY APPROXIMATELY 285°.

BM #2 - "1" CUT ON THE SIDEWALK ON THE SOUTH SIDE OF OAKBEND DRIVE, FROM WHICH THE INTERSECTION OF OAKBEND DRIVE AND MACARTHUR BLVD IS NORTHEASTERLY APPROXIMATELY 57° AND A FIRE HYDRANT IN THE PARKING LOT OF 1A IS NORTH-WESTERLY APPROXIMATELY 187°.

SURFACE N=7,054,563.87	ELEVATION = 482.35'
SURFACE E=2,434,348.85	ELEVATION = 482.35'
SURFACE N=7,054,517.54	ELEVATION = 476.22'
SURFACE E=2,434,794.95	ELEVATION = 476.22'

WESTWOOD

FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR
CONSTRUCTION OR
BIDDING PURPOSES
Engineer: **A. GREGORY GERRIG, P.E.**
P.E. No.: 118740
Date: 11/18/2024



SITE DATA

BUILDING AREA	68,336 SF
BUILDING 1	37,942 SF
BUILDING 2	2296,050 SF
SITE AREA	±296,050 SF
	±6.80 AC
BUILDING COVERAGE:	35.9%
MAX BUILDING HEIGHT:	39'-0"
LANDSCAPE COVERAGE	11.38%
ROW AREA	2,532 SF
IMPERVIOUS AREA	282,419 SF
	±6.02 AC

PARKING

BUILDING 1	AREA	FACTOR	REQ'D SPOTS
PROPOSED USE:			
OFFICE (8% ASSUMED)	5,467 SF	1:300	19
WAREHOUSE	62,869 SF	1:1000	63
TOTAL REQUIRED:			82
TOTAL PROVIDED:			82

BUILDING 2	AREA	FACTOR	REQ'D SPOTS
PROPOSED USE:			
OFFICE (10% ASSUMED)	3,795 SF	1:300	13
WAREHOUSE	34,147 SF	1:1000	35
TOTAL REQUIRED:			48
TOTAL PROVIDED:			50

- A) To reduce the required minimum 12-foot-wide secondary walkway to 8-foot wide in front of the building and 5-foot wide at building articulation features, a 33% reduction.**
- B) To reduce required minimum five percent open space standard (14,810 square feet) to 11,055 square feet, a 25% reduction**

NO.	DATE	REVISION

Westwood 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
T: 972.235.3031 westwoodps.com

Westwood Professional Services, Inc.

CH REALTY X-GAP | DFW OAKBEND, L.P.

420 OAKBEND DR SPEC WAREHOUSES

DIMENSIONAL CONTROL PLAN

ZONED L.I. CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	FILE	SHEET No.
AGG	DPG	AGG	1"=40'	NOV 2024		C201

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS. SURVEYING FIRM NO. 10074301

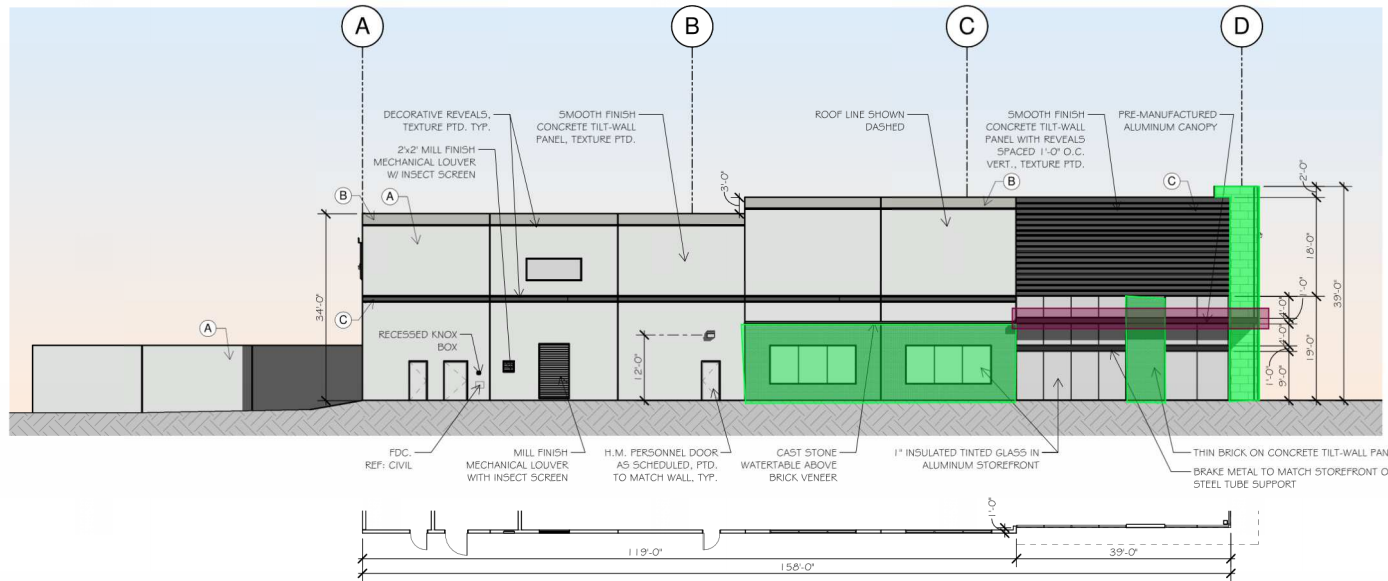
C) To reduce the required minimum brick or stone facade requirements between the two buildings, representing an aggregate 22,033 square feet, to an aggregate 8,152 square feet, a 63% reduction.
 D) To reduce required minimum length of facade coverage, a 5% reduction.

BUILDING 1 | FACADE MATERIAL CALCULATIONS

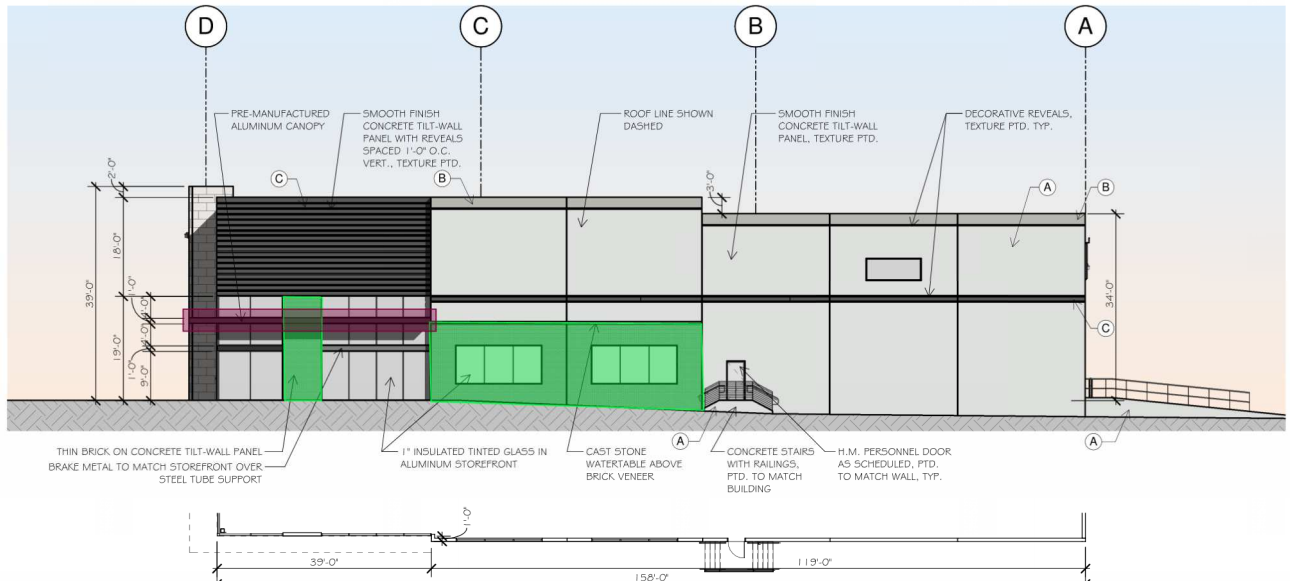
NORTH ELEVATION			SOUTH ELEVATION			EAST ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	% OF NET FACADE AREA	MATERIAL	AREA (SF)	% OF NET FACADE AREA	MATERIAL	AREA (SF)	% OF NET FACADE AREA	MATERIAL	AREA (SF)	% OF NET FACADE AREA
GROSS FACADE AREA	14,382 SF		GROSS FACADE AREA	15,633 SF		GROSS FACADE AREA	5,838 SF		GROSS FACADE AREA	5,838 SF	
DOORS, WINDOWS, & MECHANICAL	2,989 SF		DOORS, WINDOWS, & MECHANICAL	4,006 SF		DOORS, WINDOWS, & MECHANICAL	972 SF		DOORS, WINDOWS, & MECHANICAL	972 SF	
NET FACADE AREA	11,393 SF		NET FACADE AREA	11,627 SF		NET FACADE AREA	4,866 SF		NET FACADE AREA	4,866 SF	
BRICK/STONE PROVIDED	0 SF	0%	BRICK/STONE PROVIDED	3,267 SF	28.1%	BRICK/STONE PROVIDED	794 SF	15.9%	BRICK/STONE PROVIDED	794 SF	16.3%
BRICK/STONE REQUIRED	1,139 SF	10%	BRICK/STONE REQUIRED	1,744 SF	15%	BRICK/STONE REQUIRED	498 SF	10%	BRICK/STONE REQUIRED	497 SF	10%
CONCRETE - TEXTURE PAINTED	11,393 SF	100%	CONCRETE - TEXTURE PAINTED	4,259 SF	36.6%	CONCRETE - TEXTURE PAINTED	3,440 SF	69.1%	CONCRETE - TEXTURE PAINTED	3,326 SF	68.4%
CONCRETE - WITH REVEALS	0 SF	0%	CONCRETE - WITH REVEALS	3,898 SF	33.6%	CONCRETE - WITH REVEALS	702 SF	14.1%	CONCRETE - WITH REVEALS	702 SF	14.4%
METAL	0 SF	0%	METAL	203 SF	1.7%	METAL	44 SF	0.9%	METAL	44 SF	0.9%
CANOPY LENGTH - 203'-4" (TOTAL) FACADE LENGTH - 428'-0" RATIO - 47.5%			CANOPY LENGTH - 44'-0" (TOTAL) FACADE LENGTH - 158'-0" RATIO - 27.8%			CANOPY LENGTH - 44'-0" (TOTAL) FACADE LENGTH - 158'-0" RATIO - 27.8%			CANOPY LENGTH - 44'-0" (TOTAL) FACADE LENGTH - 158'-0" RATIO - 27.8%		

PAINT SCHEDULE

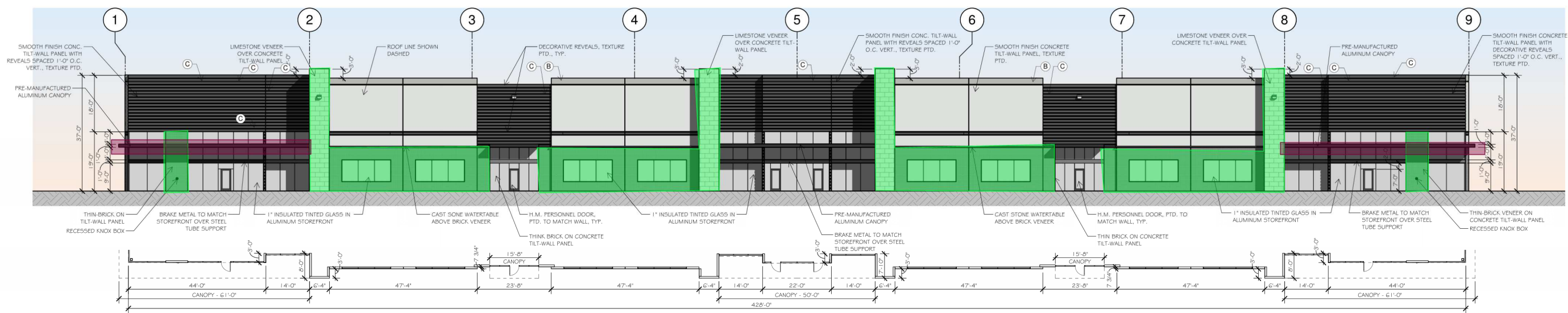
(A)	BASE PAINT COLOR - SW 7656 RHINESTONE
(B)	ACCENT PAINT COLOR - SW 7658 GRAY CLOUDS
(C)	ACCENT PAINT COLOR - SW 7674 PEPPERCORN



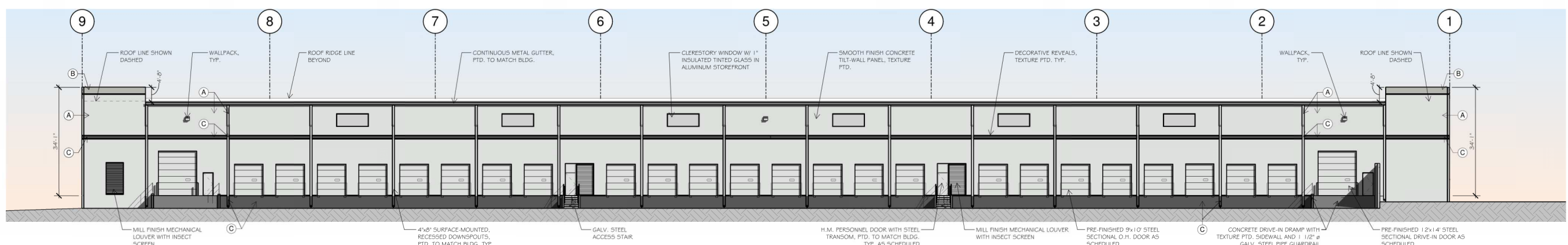
4 WEST ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0"



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



1 NORTH ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0"

11/13/2024 10:48:21 AM C:\Users\spjgs\Documents\IPDG LOCAL PROJECT FILES\2422_ARCH CENTRAL_BLDG_1_RP3_PDG-SF\zrll.rvt © 2024 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

drawn: SF
checked: ROBERT PROSS
date: 11/18/2024



CH REALTY X-GAP
DFW, OAKBEND, L.P.



OAKBEND INDUSTRIAL
420 OAKBEND DR
LEWISVILLE, TEXAS

job no 2422
sheet A3.0

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 17, 2024

SUBJECT: **Public Hearing: Consider a Special Use Permit for Accessory Building/Accessory Structure on 0.0578 Acres, Legally Described as Lot 44, Block A, of Rockbrook Place, Located at 434 Hamilton Street; Zoned Townhouse Two Residential (TH-2) District; as Requested by Zantana Tapia, the Applicant, on Behalf of Iresha Lewis the Property Owner. (Case No. 24-11-19-SUP).**

BACKGROUND:

The property owner is wishing to add a detached patio cover to the backyard of her townhome and applied for a building permit on August 16, 2024. A review of the permit found that the patio cover did not meet planning supplemental standards for an accessory structure use and would require a Special Use Permit (SUP).

ANALYSIS:

The patio does not meet the following supplementary standards per Section VII.3.2 of the UDC:

- A. Accessory buildings/accessory structures must be set back a minimum of five (5) feet from side and rear lot lines.
- B. Accessory building/accessory structures greater than 120 square feet in size must be set back a minimum of five feet from the principal building.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
The site is zoned Townhouse Two (TH-2) district and is situated in a townhome subdivision. Backyard patio covers are a common addition in the property owner's neighborhood. Many were constructed without obtaining proper permits from the City. Had these property owners applied for these permits, they would have also required an SUP due to the nature of the lots in this neighborhood. Staff does not find an outdoor patio cover to be incompatible with this residential use. The property owner has also obtained permission from the HOA to construct this cover.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

The patio cover is a property improvement, which is consistent with the Lewisville 2025 Plan Thriving Neighborhoods Big Move which encourages property upkeep.

- C. Enhancement or promotion of the welfare of the area;
The addition of the patio will increase the enjoyment of the residence for the homeowner.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There are no expected additional detrimental effects to the public health, safety, or general welfare of the area.
- E. Conformity with all zoning regulations and standards.
The SUP guarantees that the applicant went through the proper channels for approval and construction of this project. The accessory structure supplemental standards were written with single-family detached lots in mind and do not properly account for the conditions and HOA requirements of townhome neighborhoods such as this one. A code amendment could be considered to better account for constraints with townhome patio covers.

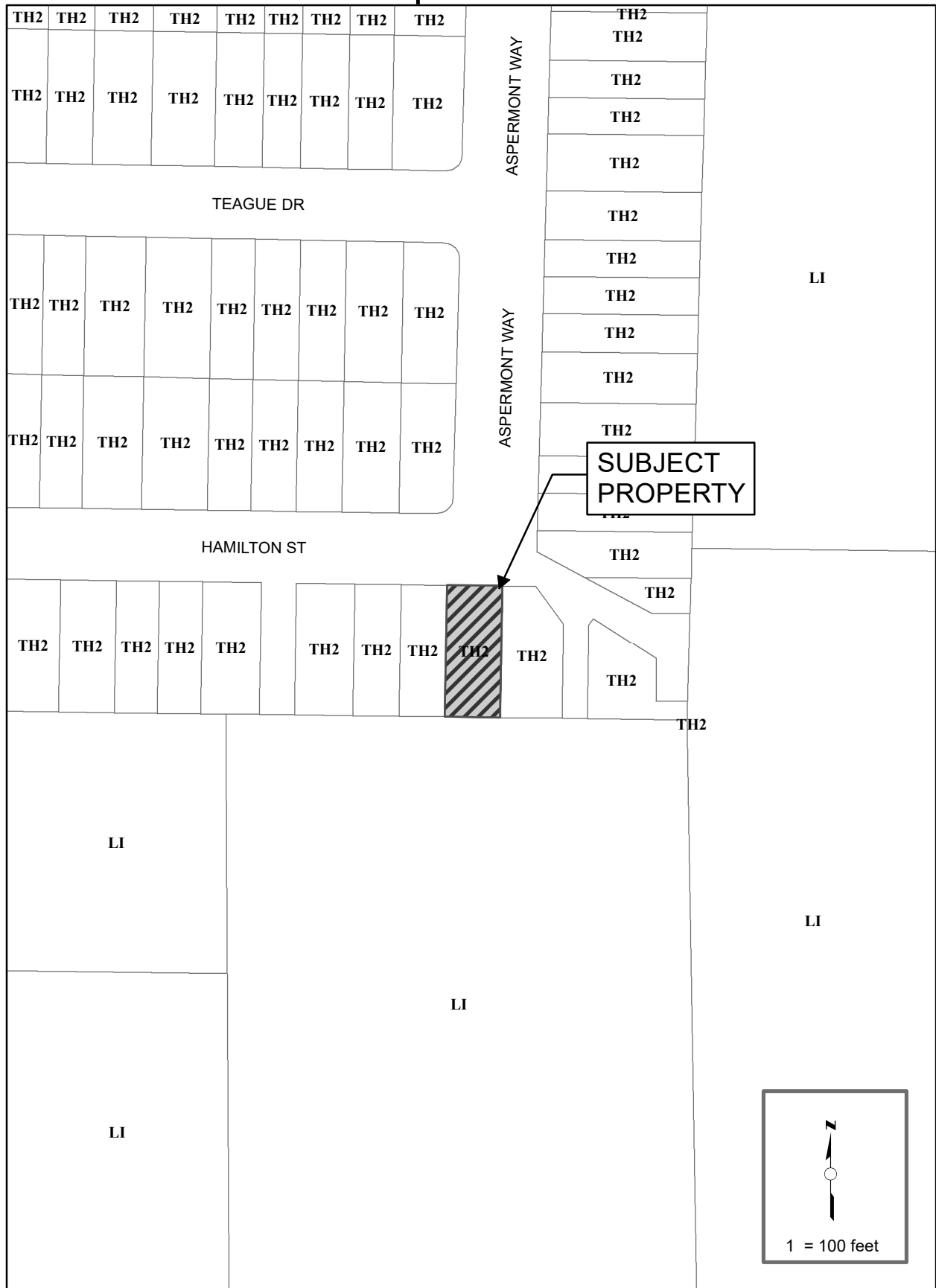
CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.

Aerial Map - 434 Hamilton St



Location Map - 434 Hamilton St



Iresha Lewis
434 Hamilton St.
Lewisville, TX 75067
iresha.lewis@rocketmail.com
(972) 510 - 4939

12 Nov 2024

City of Lewisville
Planning and Zoning Department
151 W. Church Street
Lewisville, TX 75057

Dear Planning and Zoning Committee,

I am writing to formally request a Special Use Permit for the construction of a patio covering in the backyard of my residence located at 434 Hamilton St., Lewisville, TX 75067. The survey plat and diagram of the proposed project has been provided for your review.

The purpose of this patio covering is to enhance the usability and enjoyment of my outdoor space. Additionally, it will ensure that my newly installed sliding door and living room windows are protected from the sun, preventing damage such as condensation, cracks, or visibility issues due to drying condensation. These windows and the patio sliding door were recently replaced due to previous damage at the back of my home. As someone who values both aesthetics and functionality, I believe this addition will provide a comfortable area for relaxation and social gatherings, thereby improving the quality of life for my family and guests.

Upon reviewing the characteristics of our neighborhood, it is evident that patio coverings are a common feature in many homes. This suggests that such structures are not only compatible with the neighborhood's architectural and aesthetic standards but are also embraced by the community. The addition of a patio covering at my property would therefore be in harmony with the existing neighborhood landscape.

The proposed design is modest in scale and carefully planned to ensure it complements the existing structure of my home. As indicated in the attached diagram, the patio covering will be constructed using materials that match the current exterior, maintaining a cohesive and attractive appearance.

In terms of impact, I am confident that this project will have a predominantly positive effect on the surrounding area. By investing in my property, I am contributing to the overall value and appeal of our neighborhood. The design takes into consideration privacy for both my family and adjacent neighbors, ensuring that the structure will not obstruct views or cause any inconvenience.

Moreover, the addition of this patio covering supports the community's commitment to fostering pleasant living environments. It encourages outdoor activities and promotes a sense of community by providing a space for interaction and leisure.

I assure you that all construction will adhere to the local building codes and regulations, and I am

committed to working closely with the committee to address any concerns that may arise during the approval process.

Thank you for considering my application. I look forward to your favorable response and am available for any further questions or discussions necessary to assist in this process.

Warm regards,

Iresha Lewis

 12 Nov 2024

Rockbrook Place Townhomes Association, Inc.

August 21, 2024

Iresha R Lewis
434 Hamilton Street
Lewisville, TX 75067

Property: 434 Hamilton Street
Ref #: XN13294824

Dear Iresha R Lewis:

Your request for an architectural modification on your property at 434 Hamilton Street has been approved by the Architectural Control Committee (ACC) of Rockbrook Place Townhomes Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Patio Cover**.

Patio- stain concrete & patio cover

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

A copy of your application is saved in your online account. **Login to your online account here: <https://owner.sbbmanagement.com>**. This will appear on your "My Items" page under the reference number XN13294824. You can also click "reply" on this page should you have any additional questions.

This approval is given without any representations or warranties, including but not limited to, representations and/or warranties regarding fitness, design, structural integrity, fitness for intended purpose, adequacy of the proposed construction, or compliance with any applicable county, state or federal statutes, codes and/or regulations. The ACC specifically disclaims any representations or warranties; the approval granted here is expressly limited to those matters enumerated in the Deed Restrictions governing the Association. This approval also does not eliminate the need to obtain a permit from the county or city (if applicable to your project).

Sincerely,

Rockbrook Place Townhomes Association, Inc.
Professionally managed by SBB Community Management

SBB Community Management
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243
(972) 960-2800

To whom it may concern.

I have been in touch with Mrs. Lewis and she has let me know y'all are trying to help us to get this project approved for her as she is already so invested and it's not out of the ordinary for her neighborhood. We really appreciate any assistance that may be offered in helping to get this approved.

Here is the:

- Updated Diagram that represents the overhang will NOT exceed into the neighbor's property, as well as have a gutter for an extra security barrier for overflow water. I have also attached a few supporting documents and photos including:
- Photo example of one of Iresha Lewis's neighbors with a very similar project. The difference is that the picture presented is a Fully Gabled Patio (which would allow for more chances of rain to run off into the neighbor's yard). Iresha's Patio Cover would be a Shed Style that would not slope towards the neighbor's yard.
- Hoa Approval Letter.
- Requested Survey with clearly stated setbacks.

Thank you for all your help, please let me know of anything else I can get you that would move the approval process along.

Have a blessed day- Regards,



Zantana Tapia
Project Manager
972-881-4242 - Office
469-309-9100 - Cell
www.texasbackyardliving.com



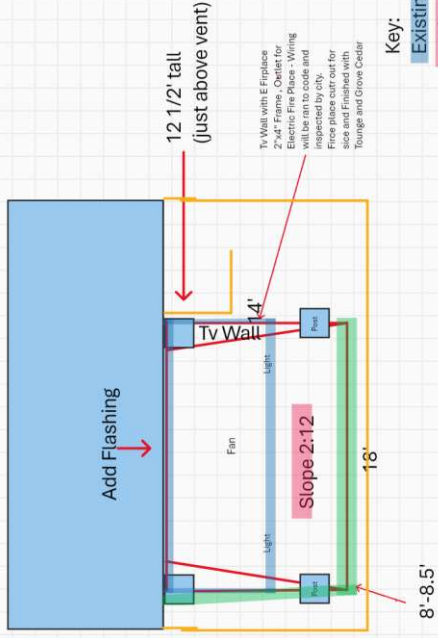
Financing options are available.
[Click here](#) for more information.

Connect with us!



Over Hang will not go over
fence line →

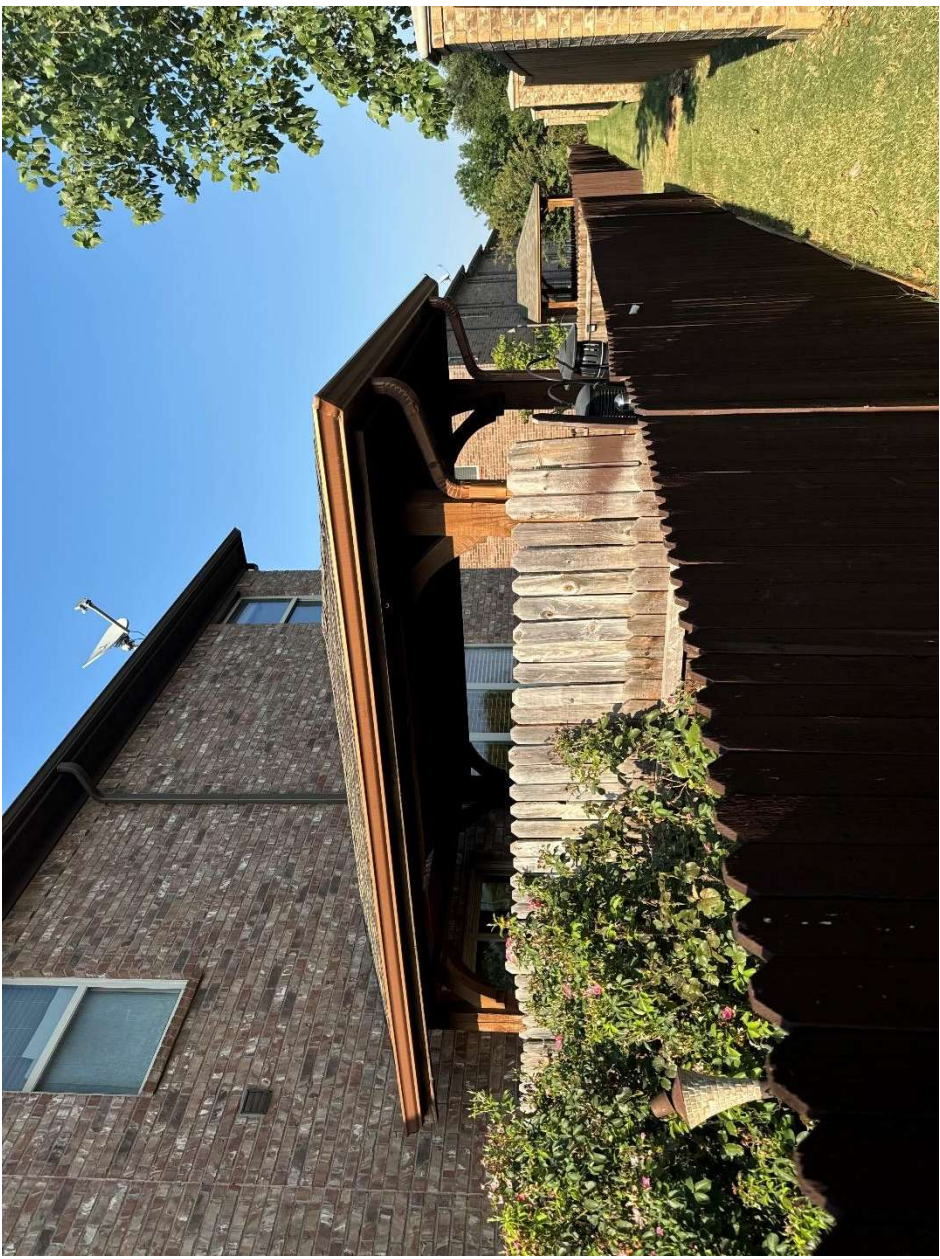
- Steel Style Patio Cover
- 3 Post in Ground (3 Per Inspections)
- 1 post surface mounted
- Tv Wall
- Tv Box
- 1 Fan
- 1 Light
- 1 Fan
- 2 Lights
- Install Heaters (TBD)
- Lumbar
- 4 2x12 Beams
- 2 2x6 Rafters
- 6 1/2" Post



Tv Wall with E Fireplace
2x4 Frame. Order for
Electric Fire Place - Wiring
will be ran to code and
inspected by city.
Fire place cut out for
side and finished with
Rouge and Grege Color.

- Key:
- Existing Concrete
 - Patio Cover
 - Existing Fence
 - 5" Gutters with DownSpout





Hoa Approval Letter.zip

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Grace Martin-Young, Planner

DATE: December 17, 2024

SUBJECT: **PUBLIC HEARING: Consider Terminating Ordinance No. 0129-19-SUP; a Special Use Permit for Minor Automobile Services Including Tune-up and Repair Services and a Car Wash Facility; on a 1.221-Acre Lot, Legally Described as Lot 3, Block A, The Corners at Valley Parkway Addition; Located at 1111 West Round Grove Road, Zoned Local Commercial (LC).**

BACKGROUND:

On July 15th, 2019, the City Council adopted Ordinance No. 0129-19-SUP, approving a Special Use Permit for Kwik Kar, a car wash facility with minor automotive repair services including tune-ups and repairs. This Special Use Permit was granted prior to the adoption of the Unified Development Code. *Section 6. Rescinding and Termination* of the approved Special Use Permit states that the City Council may rescind and terminate the Special Use Permit after a public hearing due to the occurrence of any one of five items including violation or filature to meet one or more of the conditions imposed by the Special Use Permit or abandonment of the structure, lease space, lot, or tract of land for 180 days or more.

ANALYSIS:

Staff has found sufficient evidence of the occurrence of the two items warranting termination listed above.

- Firstly, the landscape plan approved as a part of Exhibit “B” and a condition of the Special Use Permit, called for the addition of landscaping. Particularly, two red oak trees were to be provided in the medians just east of the repairs building. The site is not in compliance with Exhibit B, as required by Section 3, and Section 6, as the required trees are not on the site.
- Secondly, street imagery shows that Kwik Kar has removed business signage, and ceased operation, as of February 2024, at the latest.

The business that applied for the special use permit is no longer in operation, eliminating the utility of Ordinance No. 0129-19-SUP. Further, another business seeks approval of a special use permit for a car wash which was recommended for approval by the Planning and Zoning Commission on November 5th, 2024 and is closer in alignment with the goals of the City’s Comprehensive and Long-Range Planning efforts. Therefore, the termination of this Special Use Permit is in the best interest of the City and local businesses and is supported by staff.

CITY STAFF’S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of terminating Ordinance No. 0219-19-SUP.

ORDINANCE NO. 0129-19-SUP

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR MINOR AUTOMOBILE SERVICES INCLUDING TUNE-UP AND REPAIR SERVICES AND A CAR WASH FACILITY, ON APPROXIMATELY 1.22 ACRES, LEGALLY DESCRIBED AS LOT 3, BLOCK A, CORNERS AT VALLEY PARKWAY ADDITION, LOCATED AT 1111 ROUND GROVE ROAD (F.M. 3040), AND ZONED LOCAL COMMERCIAL DISTRICT (LC); PROVIDING FOR A REPEALER, SEVERABILITY, PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, applications were made requesting approval of a Special Use Permit for a minor automobile services including tune-up and repair services and a car wash facility by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinances of the City of Lewisville, Texas; and said Planning and Zoning Commission has recommended that the Special Use Permit on the 1.22-acre tract, as described in the attached Exhibit “A” (the “Property”), be **approved**; and

WHEREAS, this application for a Special Use Permit comes before the City Council of the City of Lewisville, Texas (the “City Council”) after all legal notices, requirements, conditions and prerequisites have been met; and

WHEREAS, the City Council at a public hearing has determined that the proposed use, subject to the condition(s) stated herein: (1) complements or is compatible with the surrounding uses and community facilities; (2) contributes to, enhances, or promotes the welfare of the area of request and adjacent properties; (3) is not detrimental to the public health, safety, or general welfare; and (4) conforms in all other respects to all zoning regulations and standards.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. FINDINGS INCORPORATED. The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. SPECIAL USE PERMIT GRANTED. Subject to the conditions provided for herein, applicant is granted a Special Use Permit to allow a minor automobile services including tune-up and repair services and a car wash facility on the Property, which is zoned Local Commercial District (LC).

SECTION 3. CONDITIONS OF SPECIAL USE PERMIT. The Property shall be developed and maintained:

1. in compliance with the narrative, site plan, building elevations, and landscape plan, attached hereto as Exhibit “B”; and
2. in accordance with all federal, state, and local laws and regulations.

SECTION 4. CORRECTING OFFICIAL ZONING MAP. The City Manager, or her designee, is hereby directed to correct the official zoning map of the City of Lewisville, Texas, to reflect this Special Use Permit.

SECTION 5. COMPLIANCE WITH ALL OTHER MUNICIPAL REGULATIONS. The Property shall comply with all applicable municipal ordinances, as amended. In no way shall this Special Use Permit be interpreted to be a variance to any municipal ordinance.

SECTION 6. RESCINDING AND TERMINATION. The City Council may rescind and terminate the Special Use Permit after a public hearing if any of the following occur:

1. One or more of the conditions imposed by the Special Use Permit have not been met or have been violated.
2. The Special Use Permit was obtained through fraud or deception.
3. Ad valorem taxes on the property are delinquent by six months or more.
4. Disconnection or discontinuance of water and/or electrical services to the property.
5. Abandonment of the structure, lease space, lot, or tract of land for 180 days or more.

SECTION 7. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 8. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

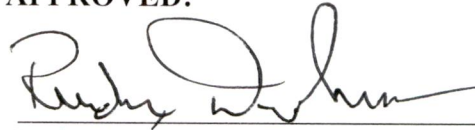
SECTION 9. PENALTY. Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION 11. EMERGENCY. It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance be read on three separate occasions be, and the same is hereby, waived and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

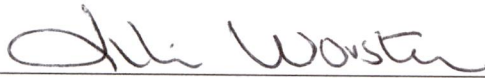
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 15TH DAY OF JULY, 2019.

APPROVED:



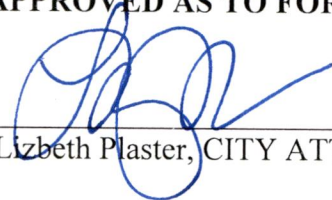
Rudy Durham, MAYOR

ATTEST:



Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:



Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Property Description

Exhibit B
Narrative
Site Plan
Building Elevations
Landscape Plan

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PROPERTY CLOSING, L.T.D. THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1,2,3,4,5,6,6, BLOCK A, THE CORNERS AT VALLEY PARKWAY ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEY SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A THREE (3) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANT AND A TWO (2) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXPECTATIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

PROPERTY CLOSING, L.T.D. A TEXAS LIMITED PARTNERSHIP

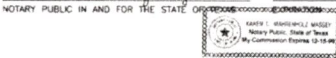
BY: *[Signature]* STD HURLEY, PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STD HURLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF Sept, 1999.

[Signature]



SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LEWISVILLE, TEXAS.

[Signature]
LAWRENCE A. CATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS PROPERTY CLOSING, L.T.D. IS THE SOLE OWNER OF A TRACT OF LAND BEING A PORTION OF THAT CERTAIN 9.403 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WATKINS SURVEY, ABSTRACT NO. 1328, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS CONVEYED AS "TRACT 1" TO LEWISVILLE NO. 6 JOINT VENTURE BY 6445, INC. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 93-80046993 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT A CORNER CLIP AT THE INTERSECTION OF THE WEST LINE OF VALLEY PARKWAY AND A TWO FOOT RIGHT-OF-WAY WITH THE NORTH LINE OF F.M. HIGHWAY NO. 3040, A 100 FOOT RIGHT-OF-WAY, SAME BEING AT THE BEGINNING OF THE ARC OF A CURVE TO THE RIGHT, AND BEING A CORNER OF SAID "TRACT 1," THENCE ALONG THE NORTH LINE OF SAID F.M. HIGHWAY NO. 3040, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) AND (2):

(1) 351.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.84, A DELTA ANGLE OF 10° 48' 47", AND A CHORD WHICH BEARS NORTH 87° 02' 17" WEST (N 87° 18' 58" W RECORD) (GEARING BASE - PLAT - VALLEY VISTA ESTATES I), A DISTANCE OF 150.41 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE POINT OF TANGENCY;

(2) NORTH 67° 37' 49" WEST (N 67° 18' 59" W RECORD), A DISTANCE OF 489.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWESTERLY CORNER OF SAID "TRACT 1," SAME BEING AT THE SOUTH CORNER OF A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY BY THE PARKWAY BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE ACCORDING TO THE MAP THEREIN RECORDED IN CABINET "F," SLIDE 388 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 28° 22' 34" EAST (N 28° 07' 47" E RECORD), AT A DISTANCE OF 302.00 FEET PASSING A COMMON CORNER OF SAID RIGHT-OF-WAY DEDICATION AND LOT 1, BLOCK A OF SAID PARKWAY BAPTIST CHURCH ADDITION, AT A DISTANCE OF 327.85 FEET PASSING AN EAST CORNER OF SAID LOT 1, PARKWAY BAPTIST CHURCH ADDITION AND A COMMON CORNER OF LOT 1 OF BLOCK A OF THE VALLEY PARKWAY ELEMENTARY ADDITION, AND ADDITION TO THE CITY OF LEWISVILLE ACCORDING TO THE MAP THEREOF RECORDED IN CABINET "M," SLIDE 185 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND CONTINUING ON A TOTAL DISTANCE OF 410.32 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID "TRACT 1" AND COMMON CORNER OF SAID LOT 1, BLOCK A, VALLEY PARKWAY ELEMENTARY ADDITION;

THENCE NORTH 88° 32' 54" EAST (N 88° 18' 07" E RECORD), AT A DISTANCE OF 574.73 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, VALLEY PARKWAY ELEMENTARY ADDITION, A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY BY SAID PLAT OF THE VALLEY PARKWAY ELEMENTARY ADDITION, AND CONTINUING ON A TOTAL DISTANCE OF 582.00 FEET (582.00" RECORD) TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF AFORESAID VALLEY PARKWAY, 100 FOOT RIGHT-OF-WAY AT THIS POINT;

THENCE ALONG THE WEST LINE OF SAID VALLEY PARKWAY, AS OCCUPIED UPON THE GROUND, THE FOLLOWING COURSES AND DISTANCES NUMBERED (5) AND (6):

(5) SOUTH 00° 39' 00" EAST (S 00° 40' 23" RECORD), A DISTANCE OF 715.60 FEET (714.55" RECORD), TO A 5/8" IRON ROD SET FOR CORNER AT THE AFORESAID CORNER CLIP AT THE INTERSECTION OF F.M. HIGHWAY 3040;

(6) SOUTH 58° 36' 04" WEST (S 58° 21' 17" W RECORD), A DISTANCE OF 37.27 FEET (39.29" RECORD), TO THE PLACE OF BEGINNING AND CONTAINING 9.3512 ACRES OF LAND, MORE OR LESS.

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL

[Signature] 09-09-1999 DATE

MARK EDGREN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEWISVILLE, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF LOTS 1,2,3,4,5,6,6, BLOCK A, THE CORNERS AT VALLEY PARKWAY ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE 26th DAY OF September, 1999 AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED AND ACCEPTED THEREOF BY SIGNING AS HEREINAFORE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS 9th DAY OF Sept, 1999

[Signature]
MARTY HENDRY, CITY SECRETARY
CITY OF LEWISVILLE, TEXAS



FILED FOR RECORD IN THE
CLERK'S OFFICE OF DENTON COUNTY,
TEXAS
ON 09-09-1999
BY
CITY CLERK
DENTON COUNTY, TEXAS

FINAL PLAT
OF
THE CORNERS AT VALLEY PARKWAY ADDITION

LOTS 1-6, BLOCK A

9.3512 ACRES

ZONED LC

AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS
BEING OUT OF THE
JESSE WATKINS SURVEY ABSTRACT NO. 1328
DENTON COUNTY, TEXAS

JULY, 1999
FILED 9-9-99
CABINET Q SLIDE 382 P.R.C.T.
C-2A

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC.
14200 MIDWAY RD. STE. 122
DALLAS, TEXAS 75225
(972) 385-2272
CONTACT: LAWRENCE A. CATES

OWNER
PROPERTY CLOSING, L.T.D.
5950 BERSHIRE LANE, STE. 450
DALLAS, TEXAS 75225
(214) 891-3222
CONTACT: JON ANDRUS

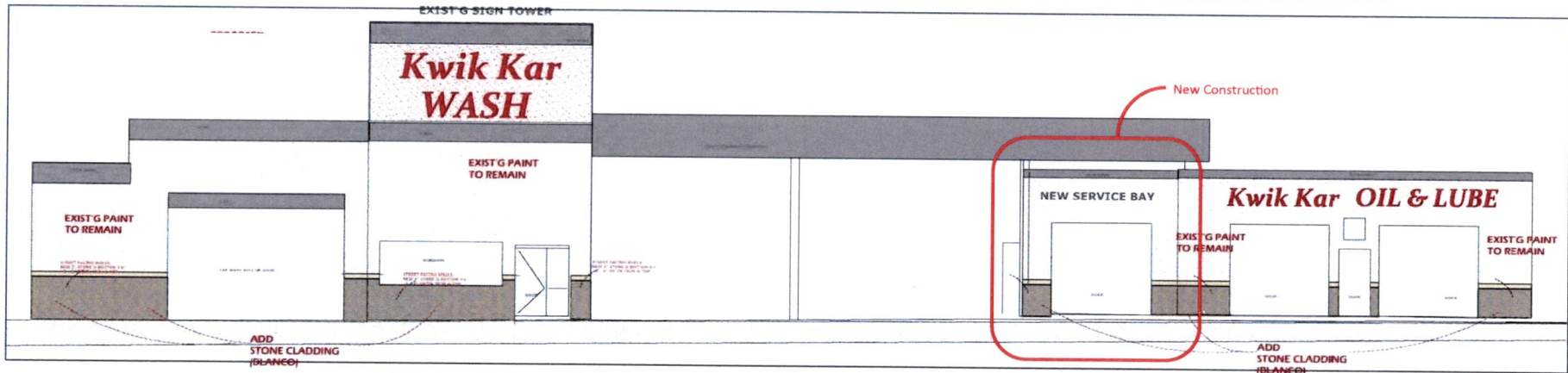
THE CITY OF LEWISVILLE, TEXAS
DEVELOPMENT PLAN FOR
**KWIK KAR (SUP)
SERVICE BAY EXPANSION**

1111 W ROUND GROVE RD., LEWISVILLE, TX 75067

EXIST'G BUILDING



EXIST'G BUILDING



CONTRACTOR:
LONE STAR CONSTRUCTION

CONTACT: GABRIEL SAID

Phone (469)-939-2020

DESIGN ENGINEER:
CHAUCER DESIGN STUDIO

CONTACT: CHAUCER CHERN, P.E.
949 SIMON DRIVE
PLANO, TEXAS 75025-2500
Phone (972) 849-6848 chaucerdesign@gmail.com
TEXAS ENGINEER FIRM #12335

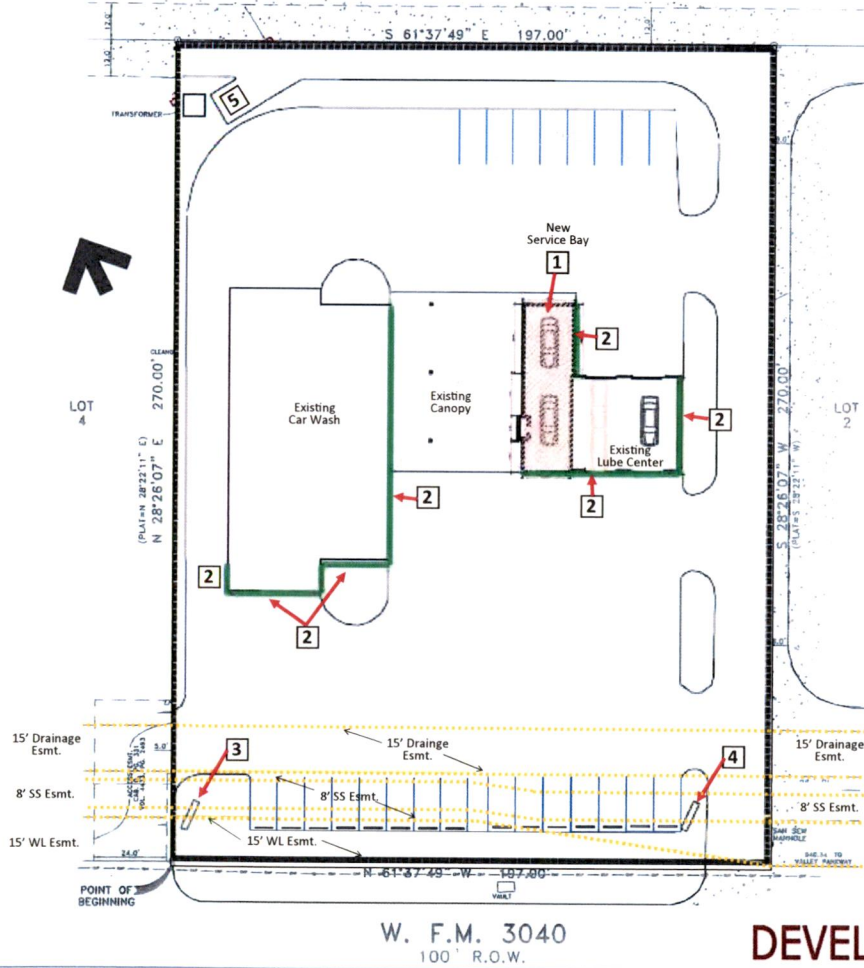
PROPERTY OWNER:
ROYSS, LLC

CONTACT: RYAN GHOUTIEMEH
4308 Glen Meadows Dr.,
Parker, TEXAS 75002
Phone (469) 444-1444

DRAWING INDEX:

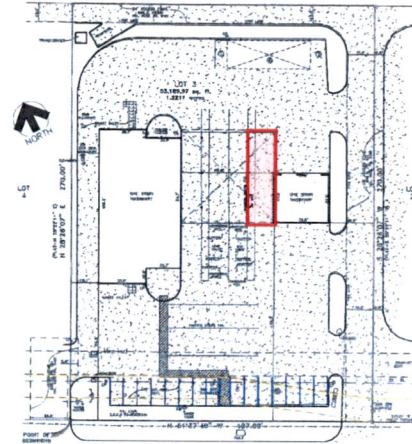
- C1 DEVELOPMENT PLAN
- L1 LANDSCAPE PLAN
- A1 BUILDING ELEVATIONS
- A2 BUILDING ELEVATIONS

- Proposed Scope:**
- 1) Construction of new 980sf service bay finished to match existing
 - 2) New 2" stone cladding applied to 3'-6" above finished floor
 - 3) Remove existing pole sign
 - 4) Existing Monument sign to remain
 - 5) Existing dumpster to remain



W. F.M. 3040
100' R.O.W.

DEVELOPMENT PLAN SCALE 1"=20.0'



W. F.M. 3040
100' R.O.W.
EXIST'G SITE INDEX PLAN
SCALE 1"=40.0'

PARKING CALCULATION

Existing	
Lube Center	1146 SF @ 1/200 = 6 Spaces
Car Wash	1930 SF @ 1/200 = 10 Spaces
Parking Required =	16 spaces
Parking Provided =	19 Spaces
New	
Service Bay	980 SF @ 1/200 = 5 Spaces
(2) spaces provided inside the new service bay	
Additional Parking required =	3
Total Parking Required = 19	
Total Parking Provided = 19	

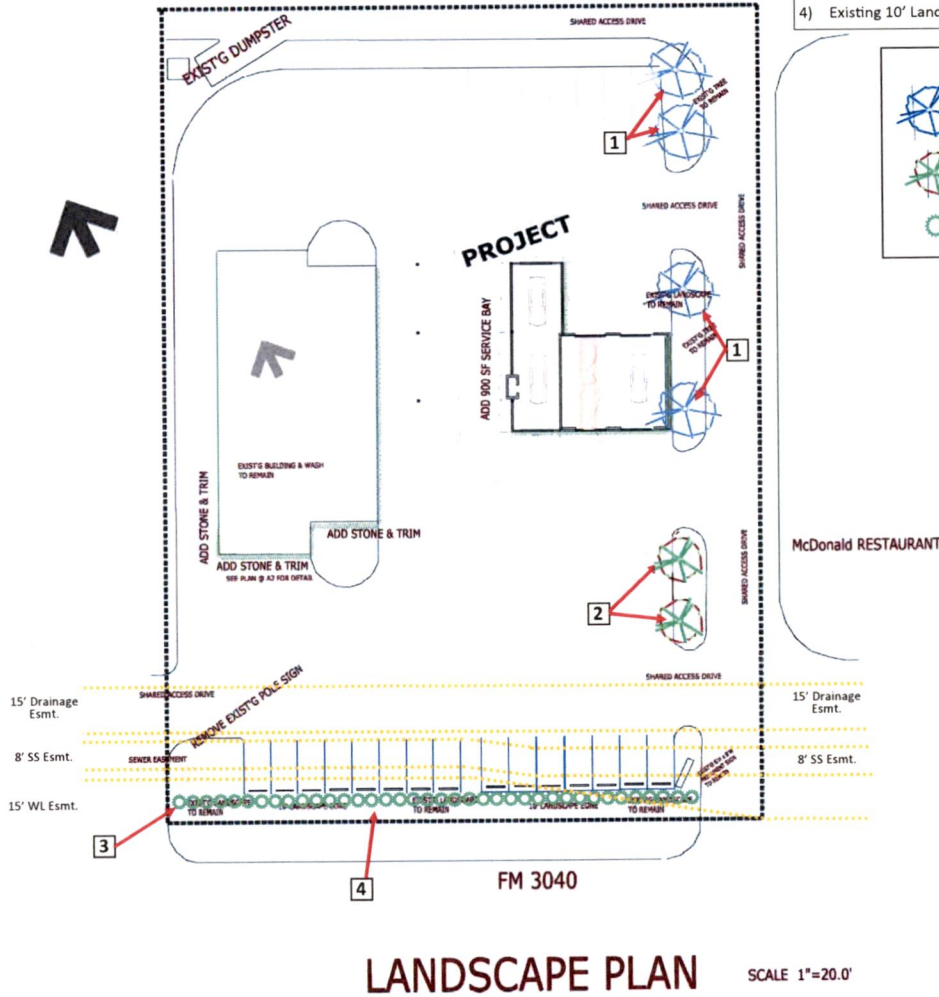
**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6848 E-MAIL: chaucerdsgn@gmail.com



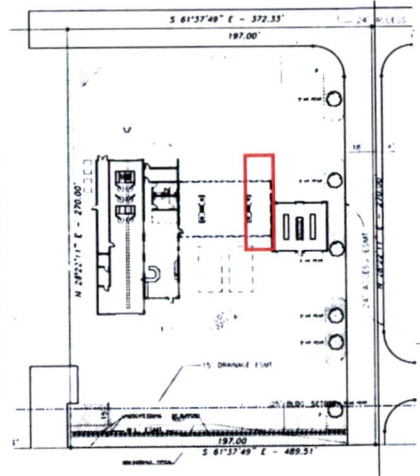
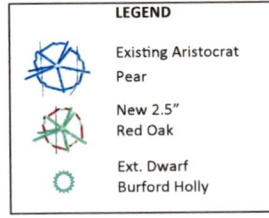
**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/ 22/ 2019
C1



- Proposed Scope:**
- 1) Existing shade trees to remain
 - 2) Add new 2.5" shade trees
 - 3) Fill and maintain Existing landscape shrubs
 - 4) Existing 10' Landscape Buffer



LANDSCAPE REQUIREMENTS

Landscape Strip:
A landscape strip shall be provided adjacent to all public and private streets. The Landscape strip shall be a minimum of 10 feet, exclusive of street right-of-way.
Required - minimum 10' width
Provided - existing 10' landscape

Street Trees:
Within the landscape strip, one shade tree (2.5" caliper minimum) shall be provided per five hundred square feet of required landscape strip.
Required - l.f. frontage (times) 10' (divided by) 500
FM 3040 - 197 l.f (10)/500 = 4 trees
Provided - no trees planted due to existing water easement along frontage
4 Shade trees (aristocrat pear) exist along the shared access drive

Interior Landscape Requirements:
A Parking area of 1-32,639 s.f. is require to have 8% interior landscaping
Required - 32,639 s.f. (.08) = 2,611 s.f.
Provided - 4,505 s.f. *1,894 s.f. (72%) more than min.

Trees required spaced at a ratio of one shade trees (2.5" caliper min.) for each 15 parking spaces provided
Required - 2 Trees
Provided - 2 New Trees - 2.5" Red Oak

When parking lots and drives about the landscape strip along street right-of-way, evergreen shrubs must be provided for screening. The screening must be a minimum of 2' high and extended along the entire street frontage of the parking lot. If a parking lot is located 50' from the street R.O.W line, no shrubs will be required.
Required - 197 l.f.
Provided - 197 l.f. landscape shrubs

* All landscape shall be 100% watered by underground automatic irrigation system. Irrigation system shall have a freeze sensor. Contractor to ensure that all existing irrigation is operable, restored and meets all of TCEQ requirements. Any new irrigation will be added to existing system if applicable.

**CHAUCER
DESIGN STUDIO**

940 SIMON DRIVE, PLANO, TX. 75025
TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com



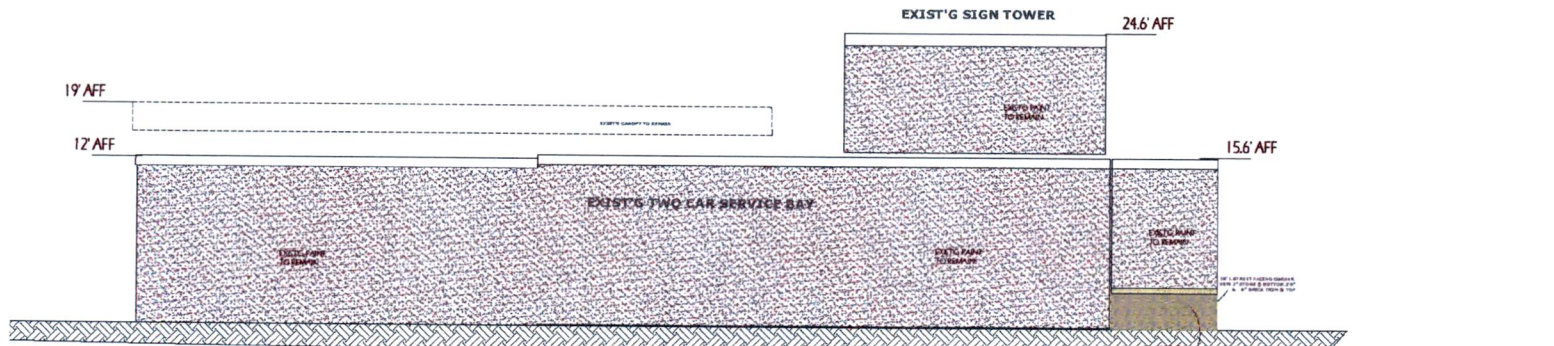
**KWIK KAR
SERVICE BAY EXPANSION**

1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/22/2019

L1

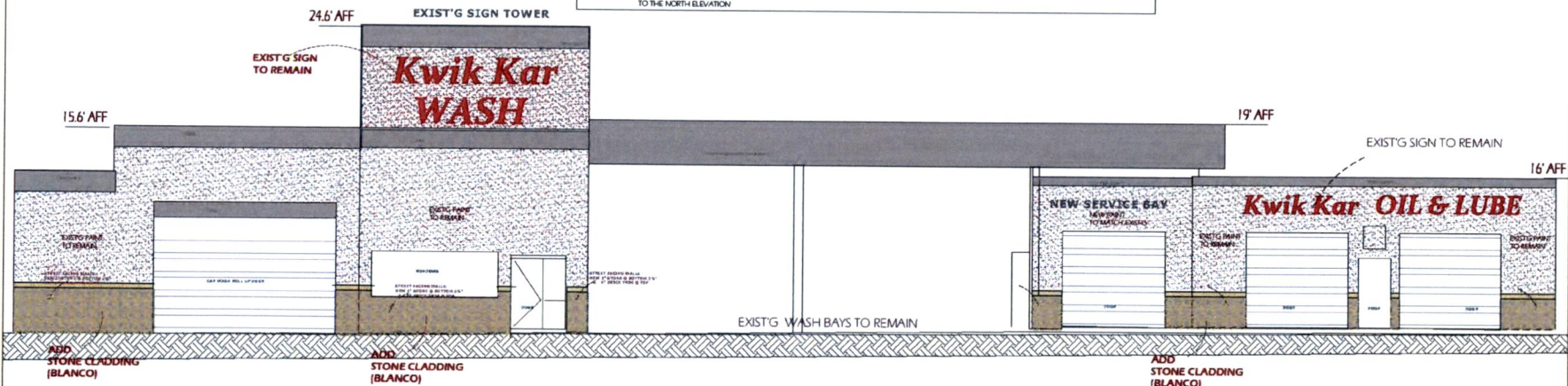


WEST (SIDE) ELEVATION
S 3/16"=1'-0

**NEW FACADE TREATMENT:
EXIST'G PAINTED CONCRETE WALL W/ ADDED STONE CLADDING**

SIDES	EXIST'G PAINT	%	NEW STONE CLADDING	%
EAST ELEVATION, STREET	510 SF	77%	150 SF	23%
EAST ELEVATION, WASH BAY	1080 SF	75%	335 SF	25%
SOUTH ELEVATION, STREET SIDE	1080 SF	84%	200 SF	16%
WEST ELEVATION	1520 SF	98%	30 SF	2%
TOTAL	4190 SF	85%	715 SF	15%

NO STONE CLADDING BEING ADDED TO THE NORTH ELEVATION



FRONT (S) ELEVATION
S 3/16"=1'-0

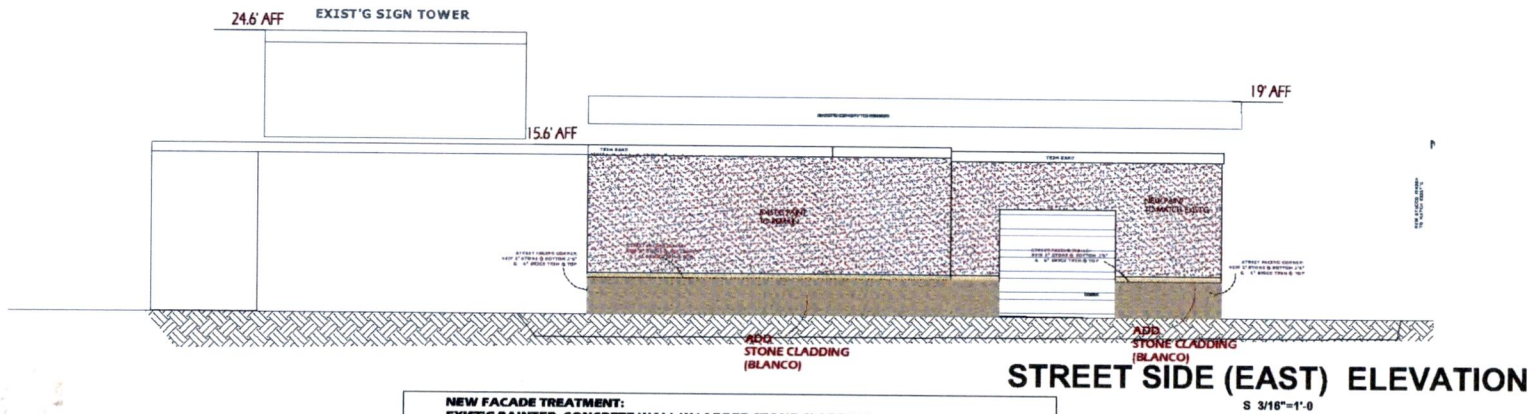
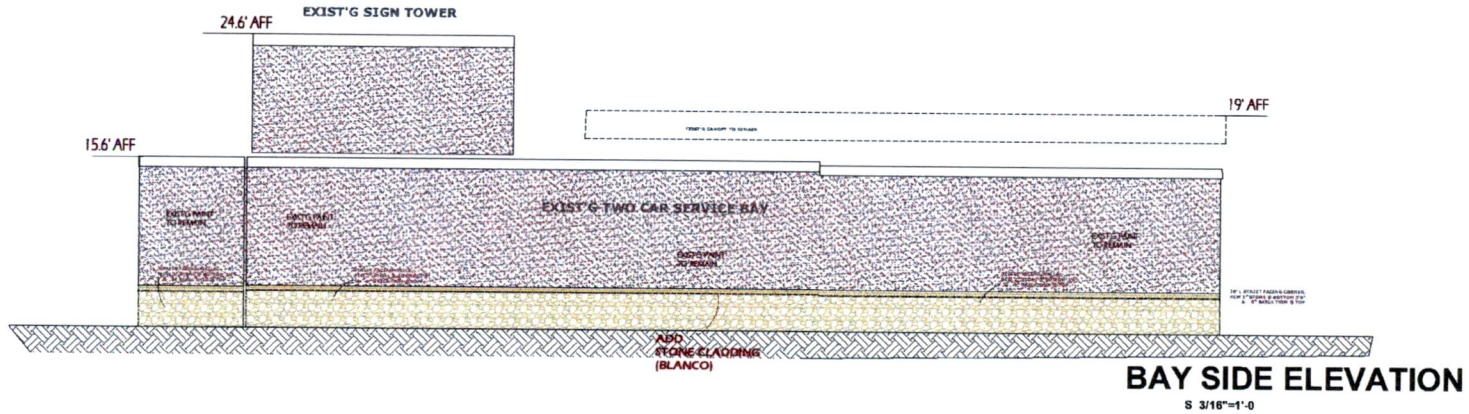
**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com



**KWIK KAR
SERVICE BAY EXPANSION**
1111 W. ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER: CHEHSIANG CHEN
DATE: 05/30/2019
A1



Stone Cladding

**NEW FACADE TREATMENT:
EXIST'G PAINTED CONCRETE WALL W/ ADDED STONE CLADDING**

SIDES	EXIST'G PAINT	%	NEW STONE CLADDING	%
EAST ELEVATION, STREET	510 SF	77%	150 SF	23%
EAST ELEVATION, WASH BAY	1000 SF	75%	335 SF	75%
SOUTH ELEVATION, STREET SIDE	1000 SF	84%	200 SF	16%
WEST ELEVATION	1520 SF	98%	30 SF	2%
TOTAL	4100 SF	85%	715 SF	15%

NO STONE CLADDING BEING ADDED TO THE NORTH ELEVATION

**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6648 E-MAIL: chaucerdesign@gmail.com



**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSANG CHEN
DATE:
05/30/2019
A2

PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES
<p>Berman, and to all who it may concern.</p> <p>Notice to Defendant: You have been sued. You may employ an attorney. You (and each of you) are hereby commanded to appear before the 33rd Judicial District Court at the Courts Building, located at 1450 E. McKinney, 4th floor Denton, Denton County, Texas 76209 by filing a written answer at or before 10:00 o'clock a.m. on the first Monday following the expiration of forty-two (42) days from the date of the issuance of this citation, same being August 05, 2019. If you do not file an answer by August 05, 2019 a default judgment may be taken against you.</p> <p>Plaintiff's Petition was filed in said Court on 03/20/2019 in Cause No. 19-2604-393 on the docket of said Court styled: "Berman, Plaintiff vs. The Unknown Heirs at Law of Diane Berman, Et Al, and the parties involved in this case are: Nationsstar Mortgage, LLC, known Heirs, Marshall Berman."</p> <p>A brief statement of the nature of the suit is as follows: Plaintiff is seeking a judicial declaration that, as recourse for default under that certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to wit: BEING LOT 4, IN BLOCK B OF THIRD SECTION, SOUTH PARK ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 42 OF THE MAP RECORDS OF DENTON COUNTY TEXAS.</p> <p>Issued under my hand and seal of said Court, at my office in Denton County, Texas, on June 17, 2019.</p> <p><i>/s/ Cameron Weller</i> Cameron Weller, Deputy</p> <p>Requested: Bradley James Conway 14541 Dallas Parkway Suite 425 Dallas, TX 75254</p> <p>David Tranham, District Clerk PO Box 2146, Denton TX 76202 1450 E McKinney Ste 1200 Denton TX 76209</p> <p>dc: 628, 715, 712 & 719/2019</p> <p>Access legal: www.dentoncc.com</p> <p>As of August 29th, 2019 Texas Settlement Services Group will cease all Title Company operations.</p> <p>ADVERTISEMENT FOR REQUEST FOR PROPOSAL #2549-18</p> <p>Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Procurement and Contracts Department, 1555A W Main Street, Room 220, Lewisville, TX 75067 until August 8, 2019 at 2:00 P.M. for Printing (General and Custom) (Supplemental Bid). Proposals will be opened at this time at the same address. This proposal is available to be submitted online or manually. Manual late proposals will be returned unopened. For proposal documents, go to www.lisd.net or contact the purchasing office at 972/350-4743.</p> <p>Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district.</p> <p>dc: 712 & 719/2019</p> <p>Ron's Wrecker & Towing Services 5070 Jim Christal Rd. Denton, Texas 76207 (940)-565-0906 TDLR # 005428420C</p> <p>1990 Ford Aerostar Tan in color. VIN# 1FMDX3UTZ1A13319 LP#109DPS ARKANSAS Towed on 7-14-2019 @ 1:00pm Deer Run, Sanger, Texas Charges due \$255.00 + daily storage & tax</p> <p>dc: 719/2019</p> <p>REQUEST FOR BID</p> <p>Bids for the City of Lewisville will be received on line at Bidsync.com or at Finance Administration, Purchasing Division, 151 West Church St., Lewisville, Texas 75057 until 2:00 P.M. LOCAL TIME, THURSDAY, AUG. 8, 2019 for the projects/services listed below. Bid envelopes should be clearly marked with "PURCHASING" (the bid number, bid closing date and company submitting the bid.</p> <p>ANNUAL REQUIREMENTS CONTRACT FOR WORK ORDER GENERATED CONCRETE REPAIRS Bid #19-41-A</p> <p>Specifications, bid forms and instructions to bidders are available: a) on www.bidsync.com; b) or you may pick up a copy at the Purchasing Office. The City of Lewisville reserves the right to waive any formalities in any bid and to accept the bid which represents the best value to the City.</p> <p>Minority and Small Businesses are encouraged to submit a bid</p> <p>Questions regarding this request for proposals should be addressed in the "Question Section" of Bidsync.com.</p> <p>City of Lewisville, Tracy Ogunko, Purchasing Agent</p> <p>dc: 719 & 7/26/2019</p> <p>NOTICE TO BIDDERS: The Town of Hickory Creek, Texas, will receive sealed bids for BID No. 2019-2 for the following project: The project consists of furnishing all labor, equipment, materials and haul off (except as otherwise specified) and performing all work necessary. The project consists of asphalt roadway repairs which totals approximately 3626 linear feet with a width of 4 feet and a depth of 4 inches.</p>	<p>den, Director of Public Works at 469-576-5094 or jeffrey.mcpedden@hickorycreektx.gov for additional information. Bids will be received until 10:00 am on July 29, 2019, Town of Hickory Creek, 1075 Ronald Reagan Ave., Hickory Creek, Texas 75845. Bids received after this time will not be accepted. Bids will be opened and read at 10:00 am on July 29, 2019 in the town council chambers. The Town of Hickory Creek reserves the right to reject any or all bids, to waive any informality, to re-advertise, and to proceed otherwise in the best interest of the town.</p> <p>dc: 712 & 719/2019</p> <p>CITY OF LEWISVILLE PUBLIC NOTICE</p> <p>Notice is hereby given that the following ordinance was adopted by the Lewisville City Council at a regular meeting held on Monday, July 15, 2019 (Caption and penalty)</p> <p>ORDINANCE NO. 0128-19-20N: AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING THE ZONING ORDINANCE BY REZONING APPROXIMATELY 0.321 ACRES, LEGALLY DESCRIBED AS LOTS 1-6 BLOCK 1, GREENHILL ADDITION 1, AND LOCATED AT 1138-1148 KATHY LANE, FROM MULTIFAMILY TWO DISTRICT (MF-2) TO COMMERCIAL GENERAL (CG) ZONING; CORRECTING THE OFFICIAL ZONING MAP, PRE-SERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTERESTS AND GENERAL WELFARE DEMAND THIS ZONING CHANGE; AND AMENDING THEREIN MADE PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.</p> <p>Any person firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.</p> <p>ORDINANCE NO. 0129-19-SUP: AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR MINOR AUTOMOBILE SERVICES INCLUDING TUNE-UP AND REPAIR SERVICES AND A CAR WASH FACILITY, ON APPROXIMATELY 1.22 ACRES, LEGALLY DESCRIBED AS LOT 3, BLOCK 4, CORNERS AT VALLEY PARKWAY ADDITION, LOCATED AT 1111 ROUND GROVE ROAD (F.M. 3040), AND ZONED LOCAL COMMERCIAL DISTRICT (LC); PROVIDING FOR A REPEALER, SEVERABILITY, PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.</p> <p>Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.</p> <p>ORDINANCE NO. 0130-19-ORD: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF LEWISVILLE, TEXAS, WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2019 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$9,925,000; PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT, AND ENACTING OTHER PROVISIONS RELATING THERETO.</p> <p>ORDINANCE NO. 0131-19-ORD: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF LEWISVILLE, TEXAS, GENERAL OBLIGATION BONDS, SERIES 2019 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$10,735,000; LEVYING A TAX IN PAYMENT THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT, AND ENACTING OTHER PROVISIONS RELATING THERETO.</p> <p>Copies of these ordinances may be reviewed in the City Secretary's Office, Lewisville City Hall, 151 West Church Street, Lewisville, Texas.</p> <p>JULIE WORSTER CITY SECRETARY</p> <p>dc: 719/2019</p> <p>NO PR-2019-00578</p> <p>ESTATE OF ANTHONY J. ZARVOU DECEASED</p> <p>IN THE PROBATE COURT OF DENTON COUNTY TEXAS</p> <p>NOTICE TO PERSONS HAVING CLAIMS AGAINST THE ESTATE OF ANTHONY J. ZARVOU, DECEASED</p> <p>Notice is hereby given that on July 16, 2019 CATHERINE E ZARVOU was issued original Letters Testamentary for the Estate of ANTHONY J. ZARVOU, Deceased, No. PR-2019-00578, now pending in the Probate Court of Denton County Texas.</p> <p>Claims may be presented to: CATHERINE E. ZARVOU, Independent Executor, Estate of ANTHONY J. ZARVOU, Deceased, c/o The Reece Law Firm, P.L.L.C., Dena A. Reece, Attorney at Law, 400 West Oak Street, Suite 205, Denton, TX 76201</p> <p>All persons having claims against</p>	<p>Independent Executor Estate of ANTHONY J. ZARVOU, Deceased</p> <p>dc: 719/2019</p> <p>PR-2019-00633</p> <p>IN THE ESTATE OF CAROL ANN PICKETT DECEASED</p> <p>IN THE PROBATE COURT OF DENTON COUNTY TEXAS</p> <p>NOTICE TO CREDITORS</p> <p>NOTICE OF LETTERS TESTAMENTARY AND INDEPENDENT EXECUTOR</p> <p>Notice is hereby given that original Letters Testamentary upon the Estate of Carol Ann Pickett, Deceased, were issued to the Independent Executor on July 16, 2019, in Cause No. PR-2019-00633, pending in the Probate Court of Denton County Texas, and that Stephen Wesley Pickett now holds such Letters. All persons having claims against the Estate are hereby required to present same within the time and in the manner prescribed by law.</p> <p>Claims should be addressed in care of:</p> <p>Peter D. King, Geary, Porter & Donovan, P.C. 16475 Dallas Parkway Suite 400, Addison, Texas 75001-6637</p> <p>dc: 719/2019</p> <p>NOTICE TO BIDDERS</p> <p>Proposals (one bound original and one complete copy in PDF format) for a turnkey project will be received by the Lewisville Purchasing Department at 151 West Church Street, Lewisville, Texas 75057 until 2:00 P.M. local time, Thursday, August 8, 2019. Proposals must be clearly marked with PURCHASING, RFP #19-44P, proposal opening date and company submitting the proposal.</p> <p>Rodeo Arena Renovation and Programming Consultant RFP # 19-44P</p> <p>This project consists of hiring a professional consultant to help develop a renovation and renovation plan for the Lewisville Rodeo Arena, to assist the City in overseeing the renovation project; to manage an annual event at the arena; and to recruit other suitable events for the arena.</p> <p>Any questions regarding this request for proposal are to be submitted on line with Bidsync.com.</p> <p>The City is not responsible for any costs associated with the preparation of proposals from any PROPOSER.</p> <p>Minority and small business vendors or contractors are encouraged to bid on any and all City of Lewisville projects.</p> <p>Basic of award will be "best value" as defined through scoring matrix.</p> <p><i>/s/ Todd White</i> Todd White, C. P. M. Purchasing Manager</p> <p>dc: 719 & 7/26/2019</p> <p>ADVERTISEMENT FOR REQUEST FOR PROPOSAL #2609-18</p> <p>Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Procurement and Contracts Department, 1555A W. Main Street, Room 220, Lewisville, TX 75067 until August 8, 2019 at 2:00 P.M. for Campus Security System Refresh and Other Audio/Visual Products and Services. Proposals will be opened at this time at the same address. This proposal is available to be submitted online or manually. Manual late proposals will be returned unopened. For proposal documents, go to www.lisd.net or contact the purchasing office at 972/350-4743.</p> <p>Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district.</p> <p>dc: 719 & 7/26/2019</p> <p>ADVERTISEMENT FOR REQUEST FOR PROPOSAL #2608-19</p> <p>Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Procurement and Contracts Department, 1555A W. Main Street, Room 220, Lewisville, TX 75067 until August 8, 2019 at 2:00 P.M. for Geotechnical Engineering Services. Proposals will be opened at this time at the same address. This proposal is available to be submitted online or manually. Manual late proposals will be returned unopened. For proposal documents, go to www.lisd.net or contact the purchasing office at 972/350-4743.</p> <p>Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district.</p> <p>dc: 719 & 7/26/2019</p> <p>APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT AND BEVERAGE CARTAGE PERMIT BY SUNAGO BELL, LLC D/B/A SUNAGO BELL, TO BE LOCATED AT 101 S. LOCUST STREET, 8TH FLOOR, DENTON, DENTON COUNTY, TEXAS. OFFICERS OF SAID</p>	<p>JOHN PEARSON, MEMBER</p> <p>dc: 719 & 7/20/2019</p> <p>NOTICE OF LIEN SALE</p> <p>In accordance with Chapter 59, RightSpace Storage, 1002 Dallas Dr., Denton TX 76205, will conduct a public auction to satisfy a Landlord's lien. Units will be sold to the highest bidder online at www.Lockertor.com starting on or after 10:00AM on 1 August 2019 and bidding will close on or after 10:00AM on 8 August 2019 at 10:00AM.</p> <p>General description of contents: general household/personal goods/other contents.</p> <p>Name of tenants as they appear on the lease:</p> <p>Bob Roase Diego Villarreal Andrew McBride</p> <p>Tenants may redeem their goods for full payment in cash or money order only up to time of auction. Call RightSpace Storage at (940) 566-1356</p> <p>dc: 719 & 7/26/2019</p> <p>NOTICE OF LIEN SALE</p> <p>In accordance with Texas property code, Chapter 59, RightSpace Storage, 2919 E. McKinney St., Denton TX 76208, will conduct a public auction to satisfy a Landlord's lien. Units will be sold to the highest bidder online at www.Lockertor.com starting on or after 10:00AM on 4 July 2019 and bidding will close on or after 10:00AM on 08 August 2019. General description of contents: general household/personal goods/other contents.</p> <p>Name of tenants as they appear on the lease:</p> <p>Maria Idaraga Chad Davis</p> <p>Tenants may redeem their goods for full payment in cash or money order only up to time of auction. Call RightSpace Storage at (940) 562-1428</p> <p>dc: 719 & 7/26/2019</p>	<p>NOTICE OF PUBLIC HEARING</p> <p>A Public Hearing will be conducted by the Lewisville City Council in the City Council Chambers of the Lewisville City Hall, 151 W. Church St. at 7 p.m. on Monday, August 5, 2019 regarding the following:</p> <p>Case No. SUP-2019-07-03</p> <p>Owner: Jose A. Saiguero</p> <p>Applicant: Erick Cortez, Global Master Planning</p> <p>Location: Lot 1 Block A, J.A. Saiguero Addition (0.434-Acres) 545 East Main Street</p> <p>Present Zoning: Light Industrial District (LI)</p> <p>Requested Use: A Special Use Permit (SUP) for an Auto Repair Shop</p> <p>Case No. SUP-2019-07-04</p> <p>Owner: Luis Pedraza, Luis Construction Inc. & New Star Drilling Inc.</p> <p>Applicant: Luis Pedraza, Luis Construction Inc. & New Star Drilling Inc.</p> <p>Location: Lot 1 Block C, Riverview Industrial Addition (2.4718-Acres) 1620 Riverview Drive</p> <p>Present Zoning: Heavy Industrial District (HI)</p> <p>Requested Use: A Special Use Permit (SUP) for a Contractors' Yard</p> <p>dc: 719/2019</p> <p>Notice of Public Sale</p> <p>Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or after the time indicated at www.SellStorageAuction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold</p>	<p>includes contents in spaces of following tenants, with brief description of contents in each space</p> <p>Wednesday, August 7 2019</p> <p>12:00 pm Frisco Self Storage # 155 Old Newman Way Frisco, TX 75034 www.SellStorageAuction.com Veronica Dennis: misc. items.</p> <p>dc: 719 & 7/26/2019</p> <p>NOTICE OF PUBLIC SALE</p> <p>To satisfy a landlord's lien, PS Orange Co. Inc. will sell at public lien sale on July 30, 2019, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 9:30 AM and continue until all units are sold.</p> <p>PUBLIC STORAGE # 26643, 855 Lois Street, Roanoke, TX 76262, (982) 325-3732</p> <p>Time: 11:15 AM</p> <p>Kaiser, Candace; Smith, Edgar; Hillman, Paul; McDaniel, Fred; Smith, Chase; WILSON, MELISSA; WALKER, WILLIAM; Birch, Macalish; Edwards, Kelvin; Achutt, Ronald; Saunders, Michael; Florence, Milpha</p> <p>Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to release any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc. 701 Western Avenue, Denton, CA 91201 (818) 244-8080</p> <p>dc: 712 & 7/19/2019</p> <p>ORDINANCE 661 19 AN ORDINANCE AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ANIMAL CONTROL, ARTICLE 2.02, "RABIES CONTROL BY ENACTING A NEW SECTION 2.02.002 ENTITLED "LOCAL RABIES CONTROL AUTHORITY"</p>	<p>TY"- PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SAVING CLAUSE AND PROVIDING AN EFFECTIVE DATE</p> <p>Effective Date: Upon its passage and publication Adopted: July 16, 2019 Approved: Bill Scherer Mayor Attest: Tammy Dixon, Town Secretary</p> <p>dc: 718 & 7/19/2019</p> <p>No. PR-2019-00556</p> <p>IN THE ESTATE OF MARTHA M. DIMITRIADIS, DECEASED</p> <p>IN THE PROBATE COURT OF DENTON COUNTY TEXAS</p> <p>NOTICE TO CREDITORS</p> <p>Notice is hereby given that original Letters Testamentary for the Estate of Martha M. Dimitriadis, Deceased, were issued on July 16, 2019 in Cause No. PR-2019-00556, pending in the Probate Court of Denton County Texas, to: David Joe Rogers and Larry Dale Rogers.</p> <p>All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.</p> <p>David Joe Rogers and Larry Dale Rogers, Independent Co-Executors c/o: Robert S. Morris Attorney at Law 2871 Lake Vista Drive, Suite 100 Lewisville, Texas 75067</p> <p>DATED the 17th day of July 2019</p> <p><i>/s/ Robert S. Morris</i> Robert S. Morris Attorney for David Joe Rogers State Bar No.: 14500300 2871 Lake Vista Drive, Suite 100 Lewisville, Texas 75067 Telephone: (972) 436-8000 Facsimile: (972) 436-8000 E-mail: rs@hammerle.com</p> <p>dc: 719/2019</p>	<p>RESOLUTION PROPOSING THE CONVERSION OF THE DISTRICT INTO A WATER CONTROL AND IMPROVEMENT DISTRICT OPERATING UNDER CHAPTER 51 OF THE TEXAS WATER CODE, AS AMENDED, AND SETTING THE DATE OF A PUBLIC HEARING TO CONSIDER THE SAME</p> <p><i>/s/ Abraham Achar</i> Secretary, Board of Supervisors</p> <p>dc: 719 & 7/26/2019</p> <p>THE STATE OF TEXAS COUNTY OF DENTON</p> <p>BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BROOKFIELD FRESH WATER SUPPLY DISTRICT NO. 1 THAT:</p> <p>WHEREAS, the Board of Supervisors of Brookfield Fresh Water Supply District No. 1 (the "District") is considering the conversion of the District into one operating under Chapter 51 of the Texas Water Code, as amended, and</p> <p>WHEREAS, the requirements for the conversion of a fresh water supply district operating under Chapter 53 of the Texas Water Code into a district operating under Chapter 51 of the Texas Water Code are prescribed by Sections 51.040 through 51.944 of the Texas Water Code;</p> <p>NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:</p> <p>Section 1. That, in the judgment of the Board of Supervisors, the conversion of the District into a water control and improvement district operating under Chapter 51 of the Texas Water Code and under the provisions of Article XVI, Section 52, of the Texas Constitution (the "Proposed Conversion"), would be in the best interest of the District and would be a benefit to the land and property in the District.</p> <p>Section 2. That a public hearing on the Proposed Conversion shall be held on August 2, 2019, at 10:30 a.m. at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75224, and all interested persons may appear and offer testimony for or against the Proposed Conversion.</p> <p>PASSED AND ADOPTED This 3rd day of July, 2019.</p> <p><i>/s/ Sandra Tabacnik</i> President, Board of Supervisors</p> <p>dc: 713 thru 7/22/2019</p> <p>The City of Denton Floodplain Administrator, Noreen Houswright, P.E., C.F.M., in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Denton's intent to revise the flood hazard information, generally located between US HWY 380 near Masch Branch Road and 2259 N. Masch Branch Road Denton, TX 76207. The flood hazard revisions are being prepared as part of Conditional Letter of Map Revision (CLMOR) Case No. 19-06-088R for a proposed project along Stream DF-3. Fisher 59 is proposing to construct a bridge with a culvert in Stream DF-3 as part of the project taking place west of the stream. Once the project has been completed, a Letter of Map Revision (LOR) request should be submitted that will, in part, revise the following flood hazard along Stream DF-3.</p> <ol style="list-style-type: none"> The floodway will be revised from US Highway 380 to approximately 2,600 feet upstream of US Highway 380 along Stream DF-3. The floodway will increase and decrease in certain spots of the revised area. Base Flood Elevation (BFE) will increase and decrease along Stream DF-3. The SFHA will increase and decrease along Stream DF-3. <p>Maps and detailed analysis of the proposed flood hazard revisions can be reviewed at the City of Denton at 801A Texas Street, Denton, TX 76209. Interested persons may call 940-349-8910 (M-F 8am to 5pm) for additional information.</p>	



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Denton Record-Chronicle

PR firms haven't n up early voting

PACs, PR firms haven't driven up early voting

DENTON RECORD-CHRONICLE COMPANY

90

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michele Berry, AICP, Planning Manager

DATE: December 17, 2024

SUBJECT: Public Hearing: Consider Amending Article III, Chapter 6 “Zoning Petitions And Procedures” Of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Section III.6.6 to Remove Limitations on Resubmission of Zoning Petitions Following City Council Denial.

BACKGROUND

The City of Lewisville has always had a provision that limited the ability of applicants to resubmit zoning requests within one year of being denied by City Council. Historically, there have been very few denials. However, this does not allow applicant who believe they may have a legitimate chance of approval with minor revisions to resubmit.

ANALYSIS

The changes remove the limitation on resubmission of zoning applications. While staff does not believe this will be a common occurrence it is a requirement of our code that goes above the state requirements and can create an unnecessary delay for some project. If an applicant resubmits the same or similar zoning request, there Planning and Zoning Commission and City Council still have the full range of options and may deny or approve the request. In the case of a Special Use Permit or Planned Development request they could also approve with conditions.

Section III.6.6. City Council Action

- A. **Public Hearing Required** - After report and recommendation by the Planning and Zoning Commission on the zoning petition, the City Secretary shall schedule a public hearing to be held before the City Council, giving notice as required above.
- B. **Request to Withdraw or Table** - At any time, the applicant may request withdrawal of the zoning petition or tabling of the zoning petition to a specified future City Council meeting. City Council may approve the request to withdraw or table or conduct the public hearing as noticed.
- C. **City Council Action** - After a public hearing, the City Council may approve, deny (in whole or in part), table, or refer the zoning designation change petition back to the Planning and Zoning Commission for further study.
- ~~D. **Limitation on Resubmission of Zoning Petition**—If the City Council denies the zoning petition, the applicant may not resubmit the zoning petition for all or any part of the subject tract for a period of one (1) year from the date of the City Council's action.~~
- ⒺD. **Supermajority Vote Requirements** - An affirmative vote of at least three-fourths of all members of the City Council is required to approve a zoning designation change petition in the following circumstances:
 - 1. **Recommendation of Denial** - If the Planning and Zoning Commission has recommended denial, in whole or in part, of a zoning petition.

2. **Protests** - If a protest has been submitted as outlined in Section 211.006 of the Texas Local Government Code, as amended.
 - a. **Form of Protest** - Such protest must be in writing and must be signed by the owner(s) of the property in question.
 - b. **Presumption of Validity** - In all cases where a protest has been properly signed pursuant to this subsection, the City shall presume that the person(s) whose signature(s) appear on the protest are valid.
 - c. **Withdrawal of Protest** - A withdrawal of a protest must be in writing. In the event that multiple protests and withdrawals are filed on behalf of the same owner(s), the instrument with the latest date and time of execution controls.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval to the City Council as presented.