



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

SPEC24468

May 19, 2025

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

RE: Broken Halo's Haven
Permit Number: ENG-2025-33
Alternative Standard

Please accept this letter as a request for the following alternative standards for the site at 334 E Walters Street.

I Section IX.4.2. – Developer's Obligations

- Standard requires the developer to escrow the full value of improvements for half of the street improvements prior to approval of the engineering site plan. An alternate standard is requested to wave the escrow fee requirement for improving one half-of the street. Developer's scope for project is to build a new non-residential space in the place of an existing home to be used for indoor commercial amusement. Developer is currently meeting the requirement of dedicating right-of way and installing sidewalk along both Henrietta Street and Walter Street. Deviation requested to negate improvement cost on improving streets and drainage.
- Site improvements does include installing a 6' sidewalk along both streets on the property.

I Section VI.8.3.8. – Landscaping

- Standard requires that tree wells shall be placed in the public right-of-way adjacent to the development for proposed trees as part of landscaping. An alternative standard is requested because the ROW for this project isd large enough to allow for trees to be placed without the need for tree wells and the trees will benefit from the additional soil and drip zone available. There is enough space for the trees to thrive and to not restrict their growth to a well. Also, by not using the tree grates, we would reduce the amount of impervious material onsite.

Sincerely,

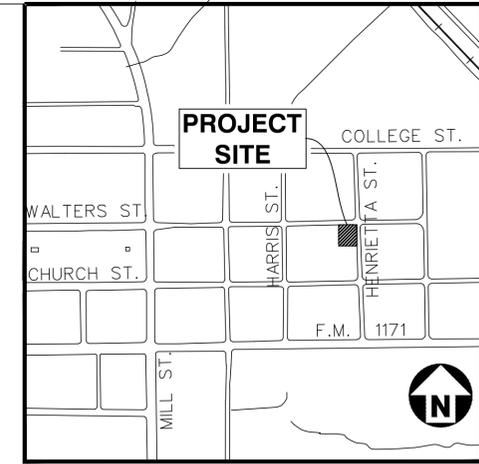
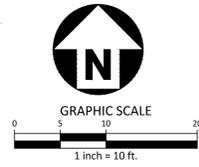
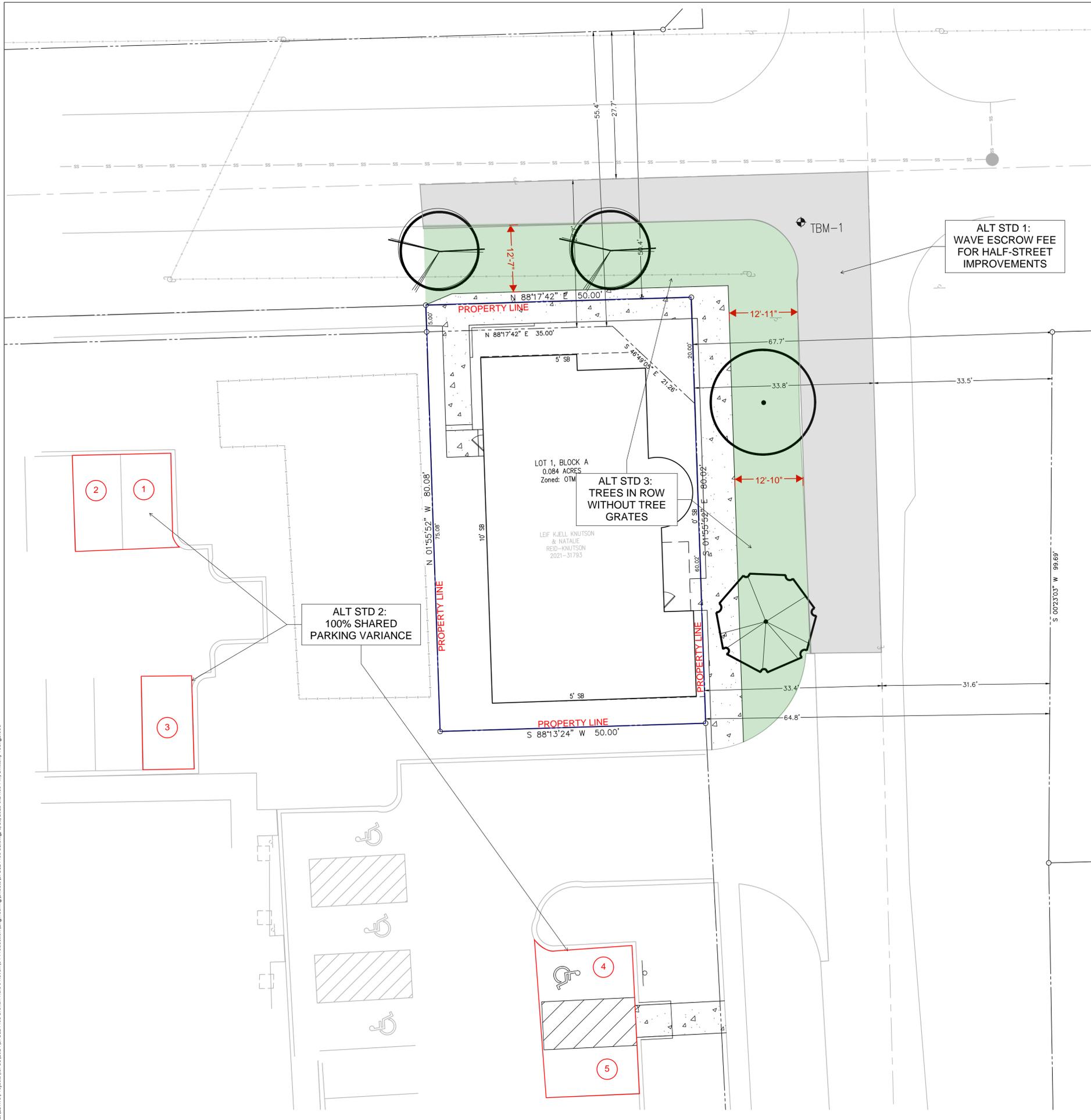
A handwritten signature in cursive script that reads 'Brittany Youngblood'.

Brittany Youngblood, EI
501-840-0001

McAdams

A large, light gray watermark of the McAdams logo and name, consisting of the stylized 'M' icon and the word 'MCADAMS' in a large, bold, sans-serif font, positioned at the bottom of the page.

Z:\Draw\Project\SPEC\2024\Production\Engineering\Brent\Brent\24468-51.dwg, 6/16/2025 5:26:09 PM, Brent Youngblood



VICINITY MAP
1" = 1000'

BENCHMARKS:

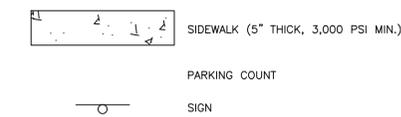
TBM-1: 60D NAIL N: 7067577.27 E: 2431003.55 ELEV: 518.11'

SITE DATA TABLE	
PHYSICAL ADDRESS	334 E WALTERS STREET
GROSS SITE AREA	0.0918 ACRES
NET SITE AREA	0.085 ACRES
ZONING	OTMU2 (OLD TOWN MIXED USE 2)
CURRENT USE	RESIDENTIAL
PROPOSED USED	COMMERCIAL AMUSEMENT (INDOOR)
FRONT SETBACK	N/A
SIDE SETBACK	5'
REAR SETBACK	10'
LOT COVERAGE DATA	
BUILDING COVERAGE	2,209 SF 55.24%
EXISTING IMPERVIOUS AREA	1,193 SF 29.83%
EXISTING PERVIOUS AREA	2,806 SF 70.17%
PROPOSED IMPERVIOUS AREA	2,287 SF 57.19%
PROPOSED PERVIOUS AREA	1,712 SF 42.81%
PARKING SUMMARY	
REQUIRED PARKING 1 SPACE PER 3 PEOPLE OF DESIGN CAPACITY	4 SPACES
TOTAL REQUIRED PARKING	4 SPACES
PROVIDED SURFACE PARKING	5 SPACES
TOTAL PROVIDED PARKING	5 SPACES
REQUIRED ACCESSIBLE SPACES	1 SPACE
PROVIDED ACCESSIBLE SURFACE PARKING	4 SPACE
BUILDING DATA	
TOTAL BUILDING FOOTPRINT AREA	2,209 SF
NUMBER OF BUILDING STORIES	2 STORY
TOTAL BUILDING SQUARE FOOTAGE	3,553 SF
MAXIMUM BUILDING HEIGHT	29.5'

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- SIDEWALK RAMP ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH TAS, ADA & PROWAG.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
- CONSTRUCTION SITE SHALL MEET ALL APPLICABLE TCEQ STANDARDS FOR EROSION CONTROL MEASURES.
- CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION & TRENCH SAFETY.
- EXISTING WATER AND SEWER CONNECTIONS TO BE UTILIZED FOR PROPOSED BUILDINGS.
- SHARED PARKING AGREEMENT TO BE ESTABLISHED WITH LOT 1 BLOCK A PROPERTY OWNER.

SITE LEGEND



phone 972. 436. 9712
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TBPE: 19762 TBPLS: 10194440

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CLIENT

BROKEN HALO'S HAVEN
1305 CAYENNE DRIVE
FLOWER MOUND, TX 75028
214.901.6047
KJELL KNUTSON

ENGINEERING SITE PLAN
BROKEN HALO'S HAVEN
LOT 6, BLOCK 10 KEALY ADDITION
 0.0918 ACRES
 334 E WALTERS ST
 ZONING: OTMU2
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, 75057



REVISIONS

NO.	DATE	DESCRIPTION
1	2025-01-21	1ST SUBMITTAL
2	2025-04-07	2ND SUBMITTAL
3	2025-05-19	3RD SUBMITTAL
4	2025-06-16	4TH SUBMITTAL

PLAN INFORMATION

PROJECT NO. SPEC24468
FILENAME SPEC24468-S1.DWG
CHECKED BY TL
DRAWN BY RD
SCALE 1" = 10'
DATE 06.16.2025

SHEET

SITE PLAN

C2.00

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("Agreement") is entered into as of 05/01/2025, by and between:

Owner(s) of Property A:

Name: First Assembly of God Coppell d/b/a Relevant Life Church
Address: 331 E. Church Street, Lewisville, TX 75057
Phone Number: 972-315-0505

Owner(s) of Property B:

Name: Kjell Knutson & Natalie Reid-Knutson
Address: 334 E. Walters St.
Phone Number: 214-901-6047

Collectively referred to as "the Parties."

RECITALS

WHEREAS, the Owner(s) of Property A and Property B have agreed to allow shared use of parking spaces located on each other's respective properties; and

WHEREAS, the Parties wish to formalize the terms of this shared use through this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. Parking Spaces

a. Location of Parking Spaces:

Property A: LANDMARK EVANGELISM CENTER BLK A LOT 1. Physical address of building being 331 E. Church Street, Lewisville, Texas 75057; 6 parking spaces on north and east sides of the property.

Property B: Physical address being 334 E. Walters St., Lewisville, TX 75057

b. Shared Use of Spaces:

The Parties agree to allow parking spaces at the above locations to be used by the other Party's tenants, visitors, or employees as applicable.

2. Duration of Agreement

The term of this Agreement shall commence on 05/01/2025 and shall remain in effect until 04/30/2045, unless terminated earlier by mutual written consent of the Parties.

3. Fees

a. Payment Terms:

Total Fee: \$0.00

Payment Due Date: n/a

b. Other Costs:

The Parties agree to equally share the cost of any necessary maintenance, repairs, or improvements to the parking areas.

4. Use of Parking Spaces

a. The parking spaces are to be used solely for parking vehicles.

b. Parking spaces are not to be used for storage, repair, or other non-parking purposes without prior written consent.

c. The Parties agree that each Party shall be responsible for the actions of their tenants, employees, or visitors in relation to parking usage.

5. Maintenance and Liability

a. Maintenance:

Each Party is responsible for maintaining their designated parking spaces in good condition, including snow removal, lighting, and repairs as needed.

b. Liability:

Each Party shall indemnify and hold harmless the other Party from any liability, claims, damages, or losses arising from the use of the shared parking spaces, including damage to vehicles, personal injury, or property damage.

6. Termination

This Agreement may be terminated by either Party with 30 days written notice to the other Party. Upon termination, the Parties shall cease the use of the shared parking spaces.

7. Miscellaneous

a. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

b. Amendments:

This Agreement may only be amended in writing, signed by both Parties.

c. Entire Agreement:

This Agreement constitutes the entire understanding between the Parties and supersedes any

prior negotiations, representations, or agreements, whether written or oral, relating to the subject matter hereof.

8. Signatures

The Parties have executed this Shared Parking Agreement as of the date first written above.

Owner(s) of Property A


Anthony E. Cox

Date: 5/1/2025

Owner(s) of Property B


Kjell Knutson

Date: 5/1/2025


Natalie Reid-Knutson

Date: 5/1/2025