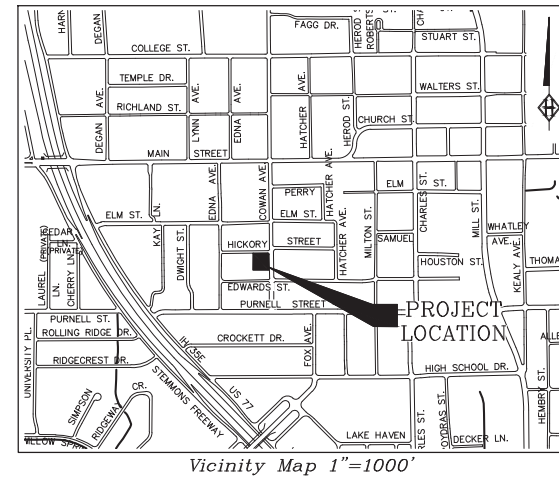
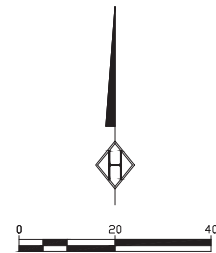
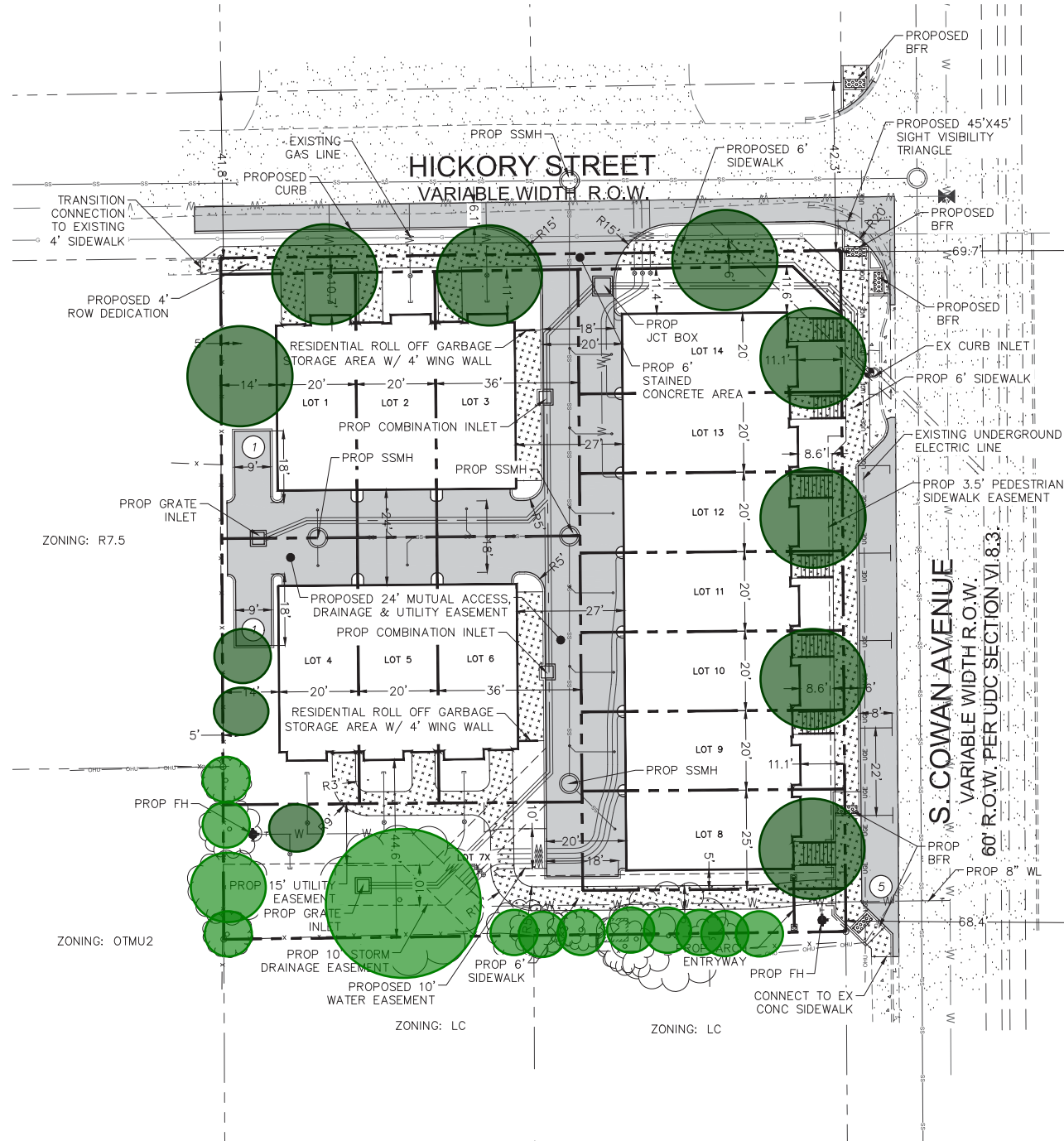


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Proposed Trees



Existing Trees to Remain

SITE INFORMATION

EXISTING ZONING: OTMU-2; OLD TOWN MIXED USE 2
PROPOSED ZONING: PD-OTMU-2; PLANNED DEVELOPMENT OLD TOWN MIXED USE 2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED
LOT AREA: 26,780 SF (0.614 AC)
ROW DEDICATION: 696 SF (0.016 AC)
PROPOSED BUILDING AREA: 10,572 SF
MAXIMUM BUILDING HEIGHT: 45' OR 3.5 STORIES
PROPOSED BUILDING HEIGHT: 46.16'
MINIMUM DWELLING UNIT SIZE: 1,000 SF
ZONING SETBACKS:
FRONT: 5'
SIDE: 5'
REAR: 4'
LANDSCAPE AREA : 8,477 SF (31.65 %)
PARKING REQUIRED: 2 OFF-STREET GARAGE SPACES PER UNIT + 1/2 GUEST SPACE PER UNIT
PARKING PROVIDED: 26 OFF-STREET GARAGE SPACES, 7 GUEST SPACES

SUBMITTAL DATES

1ST SUBMITTAL - 10/07/2024
2ND SUBMITTAL - 04/28/2025
3RD SUBMITTAL - 09/08/2025

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 09/08/2025

LEGEND

I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊠	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⬮	FIRE HYDRANT
Ⓣ	TELEPHONE MANHOLE	⊗WM	WATER METER



OWNER
421 S. COWAN STREET, LLC
2246 CARMEL DRIVE
CARROLLTON, TEXAS 75006
CONTACT: ROBBY RAHMANI
PHONE: 214-808-1864

ENGINEER
HOMEYER ENGINEERING, INC
P.O. BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, PE
PHONE: 972-906-9985

**COWAN STREET TOWNHOMES
LOTS 1 - 6, 7X & 8 - 14, BLOCK A
COWAN STREET
BROWNSTONE ADDITION
0.614 ACRES
ZONING: OTMU2
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS**

**COWAN STREET TOWNHOMES
0.614 ACRES
13 RESIDENTIAL LOTS
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS**

ZONING PLAN

DRAWN: MI
DATE: 02/02/2024
HEI #: 24-0101

**SHEET NO:
C2**



**HOMEYER
ENGINEERING, INC.**
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