



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, June 23, 2026

6:30 PM

Council Chambers

Special-Called Meeting

Special Session - 6:30 P.M.

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

B. Approval of Minutes

1. [Consider the Corrected Minutes of the May 19, 2026 Regular Meeting.](#)
2. [Consider the Minutes of the June 2, 2026 Regular Meeting.](#)

C. Public Hearing

3. [Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial \(LI\) District to Planned Development - Multi-Family Three \(PD-MF-3\) District, on 7.082 Acres out of the S.M. Hayden Survey, Abstract No. 537A and Hurst Industrial Park Addition Block A, Lot 1; Located at 1918 and 1926-1954 East State Highway 121 Business; as Requested by ZoneDev, the Applicant, on Behalf of Hairadin Investment Group Inc. and Joey & Daphne D Hurst, the Property Owners \(26-04-3-PZ\).](#)

D. Announcements

E. Adjournment

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

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ AM.

Planning Department

**CORRECTED MINUTES
PLANNING AND ZONING COMMISSION
MAY 19, 2026**

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, May 19, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Ainsley Stelling, Joshua Peterson, Francisca Al-waely

Members absent: Jack Tidwell

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

Item B: Approval of Minutes

1. Consider the minutes of the April 21, 2026, Regular Meeting.

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

Item C: Public Hearings

2. Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, Definitions, Article VII, Uses, Parking Requirements, and Supplemental Use Regulations and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a New Definition of "Data Center" to Section II.2.1; Adding "Data Center" to Exhibit VII.2.3-4, Non-Residential Zoning Districts, as a New Use in the Accessory and Warehouse and Storage Use Categories and Allowing Such Use in Certain Districts with a Special Use Permit ("SUP"); and Adding "Data Center" to the Parking Requirements Outlined in Exhibit VIII.1.4.1, Minimum Parking Requirement.

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The proposed amendments to the Unified Development Code, will officially define data centers and require new ones to obtain a special use permit. He noted that the city's two existing data centers were notified of the proposed changes and would become legal nonconforming uses if the amendment passed.

Chair Locke opened the public hearing.

Jonathan Vinson, 2323 Ross Ave Suite 600, Dallas, TX 7502, spoke in opposition on behalf of Digital Realty, which operates an existing data center at 2501 State Highway 121 Business. He expressed concern that reclassifying their property to a "legal nonconforming" status would

complicate commercial financing and hinder future expansion. He requested that the commission consider grandfathering existing data centers, implementing a five-year grace period, or exempting facilities under a specific size threshold, such as 250,000 square feet.

Victoria Morris, 2323 Ross Ave Suite 600, Dallas, TX 75201, spoke in opposition on behalf of Wells Fargo, which operates an air-cooled data center near Edmonds Lane and West Round Grove Road. She explained that the facility is currently undergoing a phased expansion and argued that the proposed amendment would halt construction by forcing them into a lengthy special use permit (SUP) process. She asked the commission to reconsider the amendment or provide a provision allowing existing centers and those already in the permitting process to remain legally conforming.

Richard E. Luedke (City staff), addressed questions regarding the impact on current construction, clarifying that existing code allows projects with permits already submitted to continue their work. He also reassured the commission that the city has successfully utilized the SUP process for 13 years and that many local businesses operate smoothly under legal nonconforming status.

With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Rick Lewellen to recommend approval of the Unified Development Code amendments as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0) with Commissioner Francisca Al-waely abstaining from voting.* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, June 15, 2026, at 7:00 p.m. for a second public hearing and final decision.

3. Public Hearing: Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Ralph Wyngarden, Faulk and Foster on Behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. (Case No. 26-03-5-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. A special use permit (SUP) for this exact structure and project had already been approved previously in October 2025. The footprint of the tower had to be shifted by over 10 feet, which automatically triggered the need for a new SUP. Chair Locke opened the public hearing. Chris Patterson, 214 Expo Circle Suite 7, West Monroe, LA 71291, spoke on behalf of Hemphill LLC (the applicant), to explain the reason for the shift was to avoid fiber-optic cables. With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Joshua Peterson to recommend approval of the special use permit as presented, seconded by Erum Ali. The motion passed unanimously (5-0) with Commissioner Francisca Al-waely abstaining from voting.* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, June 15, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

There were no announcements.

Item E: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:01 p.m.

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

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

**MINUTES
PLANNING AND ZONING COMMISSION
JUNE 2, 2026**

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, June 2, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician

Item B: Approval of Minutes

1. Consider the minutes of the May 19, 2026, Regular Meeting.

A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (7-0).

Item C: Public Hearings

2. Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automobile Repair (Minor) and Automobile Sales and Leasing; on a Portion of an Approximately 1.5871-Acre Tract, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by Austin Rea, of Alltrades, on Behalf of Over-Under Racing LLC, the Tenant, and AIP Eagle Court, LLC, the Property Owner. (Case No. 26-03-6-SUP)

Vashil Fernandez, Planning Manager, gave a brief overview and staff's recommendation. 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 Erum Ali to recommend approval of the special use permit as presented, seconded by Jack Tidwell. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, July 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

Chair Locke said there will be one presentation by staff for the next two items, but two separate public hearings.

3. Public Hearing: Consideration of a Zone Change Request From Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12) to Planned Development-General Business 2 District (PD-GB2); on 2.575-Acres out of Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; Located in an Area Generally Bounded by Royal Minister Boulevard to the West, the Lake Boulevard to the North and Silver Table Drive to the East; as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-1-PZ)

Jon Beckham, Senior Planner, gave a brief overview of both the zone change request and special use permit request, and staff's recommendation. Hannah Haber, McAdams, 4400 State Highway 121 Suite 800, Lewisville, Texas, gave a presentation for agenda items 3 and 4. There were some questions regarding the neighborhood meeting and their concerns. Hannah stated there were no concerns with traffic and that most of their concerns were with lighting and some noise. To mitigate the concerns of the residents, the tennis courts and pickleball courts will now close at 9 p.m. instead of 10 p.m. and lights will be turned off at 9 pm. There were no other 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 Joshua Peterson 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 this item would be considered by the City Council on Monday, July 6, 2026, at 7:00 p.m. for a second public hearing and final decision.

4. Public Hearing: Consideration of a Special Use Permit for Commercial Amusement (Outdoor); on 5.74-Acres out of Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; Located in an Area Generally Bounded by Royal Minister Boulevard to the West, the Lake Boulevard to the North and Silver Table Drive to the East, Zoned Planned Development-General Business District (PD-GB) and Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12); as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-3-SUP)

There were no 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 Joshua Peterson to recommend approval of the special use permit as presented, seconded by Francisca Al-waely. The motion passed unanimously (7-0).* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, July 20, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Richard E Luedke, Planning Director, stated that the upcoming Planning and Zoning Commission meeting on June 16, 2026 will be cancelled. There will be a special-session meeting on June 23, 2026.

Item E: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (7-0).
There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:51 p.m.

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

Respectfully Submitted,

Approved,

Vashil Fernandez, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: June 23, 2026

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial (LI) District to Planned Development - Multi-Family Three (PD-MF-3) District, on 7.082 Acres out of the S.M. Hayden Survey, Abstract No. 537A and Hurst Industrial Park Addition Block A, Lot 1; Located at 1918 and 1926-1954 East State Highway 121 Business; as Requested by ZoneDev, the Applicant, on Behalf of Hairadin Investment Group Inc. and Joey & Daphne D Hurst, the Property Owners (26-04-3-PZ).**

BACKGROUND

The Planned Development (PD) district is intended to accommodate innovative forms of development by tailoring regulations to better accomplish the City's adopted plans for development, redevelopment and revitalization. A planned development district should mitigate the impacts of development upon the environment, traffic, public services and facilities, and adjacent and area land uses, and protect and enhance the aesthetic and visual quality of the City.

In 2023, Chaparral Partners acquired two automotive salvage yards located west of the subject site at 1910 and 1914 East State Highway 121 Business, successfully redeveloping the properties into a multifamily community.

Building on the success of that project, the applicant is now seeking a similar redevelopment for the properties located at 1918 and 1926–1954 East State Highway 121 Business. This subject site sits directly east of their previous multifamily development and currently operates under similar industrial/salvage/automotive uses.

ANALYSIS

The Lewisville 2025 Vision Plan designates this area as “Diverse and Thriving Neighborhoods.” Rezoning this area to a Planned Development – Multi-Family 3 meets the intent of the plan. A high density residential project is the most appropriate form of a diverse and thriving neighborhood due to its proximity to State Highway 121 Business and other multi-family developments.

Layout

The layout includes the following elements:

- Three four-story buildings built in one phase
- 265 residential units
- Live/Work units on the ground floor of the building facing Business SH121

- Surface parking with tuck under garages
- Gated access off State Highway 121 Business and Midway Road, with an ungated parking lot located off State Highway 121 Business

Architecture

The applicant is providing a balcony architecture style multifamily building. The architecture standards proposed with the planned development are as follows:

- 50% brick façade on all front elevations
- 20% brick façade on the remaining elevations

Amenities

The following amenities are provided in this development:

- Interior clubhouse
- Dog Run and wash station
- Swimming pool
- Grills

Deviations

The applicant is requesting a list of deviations from the base zoning district and alternative standards to the Unified Development Code. These deviations match what was approved with the first phase of CP Midway.

The proposed planned development deviates from the base zoning district as follows:

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

The following alternative standards are requested in conjunction with the planned development:

1. To reduce the landscape strip along State Highway 121 Business from 30-feet to 20-feet

Article VIII.3.4. – Landscaping Standards for Non-Residential and Multi-Family Dwelling Uses

Article VIII.3.4.A. requires a minimum 30-foot-wide landscape strip adjacent to all public streets. This landscape strip must contain a shade tree every 30 feet, an understory tree every 30 feet and a continuous row of shrubs. The applicant is requesting a 20-foot landscape strip along State Highway 121 Business including 47 ornamental trees and a row of screening shrubs. Ornamental trees are proposed due to an overhead electrical line. Staff has no objection with this request as the applicant is providing enhanced elevations along this road while still providing all of the required plantings.

2. To reduce the landscape strip along Midway Road from 30 feet to 15 feet

Article VIII.3.4. – Landscaping Standards for Non-Residential and Multi-Family Dwelling Uses

Article VIII.3.4.A. requires a minimum 30-foot-wide landscape strip adjacent to all public streets. This landscape strip must contain a shade tree every 30 feet, an understory tree every 30 feet and a continuous row of shrubs. The applicant is requesting a 15-foot landscape strip along Midway Road including 10 canopy trees and 11 ornamental trees. Staff has no objection with this request as the applicant is providing enhanced elevations along this road while still providing all the required plantings except the shrub row.

3. To allow a 1.6 per unit parking rate in lieu of the required 2 per unit parking rate.

Article VIII.1.4. - Parking Requirements by Use

Article VIII.1.4-1 requires two parking spaces for every dwelling unit. The applicant is requesting a parking ratio of 1.6 for every dwelling unit in lieu of the requirement. Staff has no objection to this request as the parking ratio of 1.6 is used in many recent multi-family developments including the first CP Midway Project.

In conclusion, the proposed development is replacing two salvage yards with a multi-family development, greatly improving the aesthetics and character of the general area.

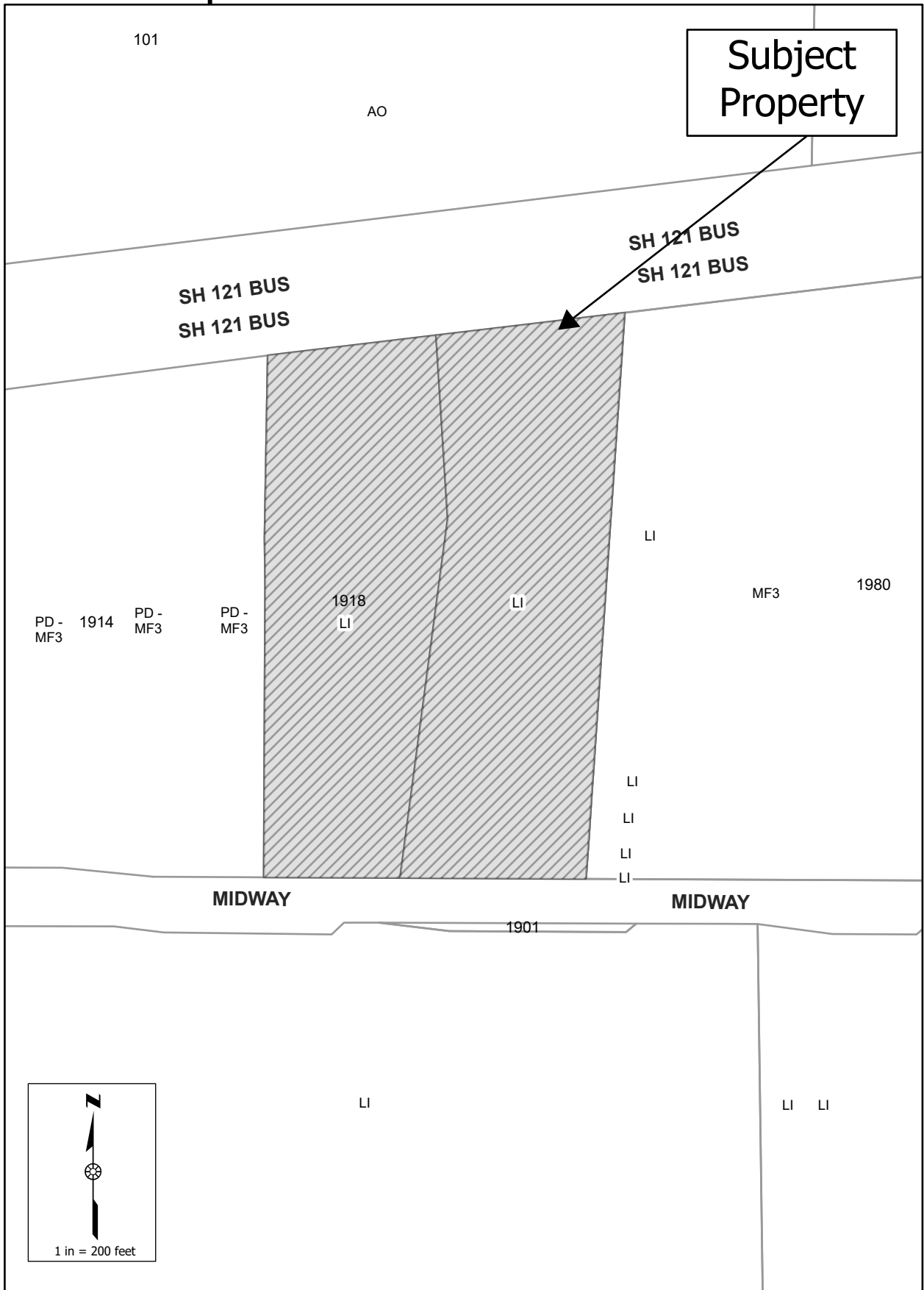
RECOMMENDATION

That the Planning and Zoning Commission recommend approval of the zone change as set forth in the caption above.

Aerial Map - 1918 & 1926-1954 E SH 121 BUS



Location Map - 1918 & 1926-1954 E SH 121 BUS



Narrative
CP Midway/121 - 2

On behalf of Chaparral Partners, ZoneDev requests approval of a change of zoning to a Planned Development District (PD) based on the MF-3 Multi-Family-3 District to allow a 265-unit, 4-story multi-family residential community on a 7.08-acre site located at 1918 and 1926-54 E. Highway 121 Business. Chaparral Partners, is a Dallas based private real estate investment firm, who acquires and develops class A, well-amenitized communities. Chaparral Partners proposes additional residences, building upon the recently constructed 251-unit multi-family development immediately west of the subject property.

The site is currently zoned LI and is occupied by several automotive and body repair and storage businesses. The re-zone will enable replacement of non-conforming businesses with a new residential community comprised of three buildings. The building facades would be oriented toward both State Highway 121 Business and on Midway Road to create an appealing streetscape aesthetic. The re-development will perpetuate the overall improvement of the corridor. Visual clutter would make way for appealing new buildings with sleek design and landscaping.

The property to the west is zoned PD for Multi-Family-3 and is developed with multi-family. The property to the east is zoned MF-3 – Multi-Family-3 District and is developed with multi-family. The property to the north across State Highway 121 Business is zoned AO - Agricultural Open Space and is undeveloped. The property to the south across Midway Road is zoned LI – Light Industrial District and is developed with a warehouse.

The purpose of the PD is to provide the flexibility necessary to accommodate the specific infill residential development proposal, including the planned density and height. The PD would set forth a site plan and adjust the parking requirement to better align with actual demand. The PD will also set forth regulations to ensure compatibility with surrounding properties and better carry out the goals and objectives of the City's 2025 Vision Update. Moreover, the PD will raise the quality of development by requiring tuck under garage parking, and certain amenities programmed for this facility. The entire community will be built in one phase. It is anticipated that the community will add approximately 20 students to the school district.

In addition to conventional residential units, five ground floor units facing SH 121 Business, will be designed for an optional live/work arrangement. The PD would allow very limited business arrangements that offer instruction or other services on an appointment-only basis. These units will have optional dedication of a work area. Residents will have the option for a small sign attached to the exterior of the units. These units would follow the same operational intent as the phase one community.

Chaparral Partners proposes to continue to partner with the city in transforming the corridor from unsightly heavy commercial businesses to aesthetically pleasing residential communities. The proposal will enhance the public welfare by replacing non-conforming auto-oriented uses with a new residential community. The development poses no risk to public health, safety and general welfare. The use conforms with all zoning regulations, except for which is necessary to feasibly develop the property. Note: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Narrative
CP Midway/121 - 2

Print Name: Maxwell Fisher

Signature:

Date: 4/13/2026 Update: 5/13/2026

Statement of Expected Impact
CP– Midway 121 – 2

The subject property is located on a highway with quality access to accommodate traffic from the proposed residential community. Additionally, Midway Road will provide an exit-only option for residents for convenience and to reduce the burden at the main access point on the SH 121 Business Service Road. There is adequate utility infrastructure to serve the proposed development as well.

Compatibility: Granting the proposed re-zone is the first step in the elimination of the existing non-conforming automotive repair and storage businesses. Replacing these automotive businesses with a new multi-family development will continue to improve the nature and aesthetics of the SH 121 Business Corridor. This re-development measure promulgates further re-investment and re-development of distressed and unsightly nearby properties. The proposal will add many shade trees and other quality landscaping on a property currently devoid of plant life.

Lewisville 2025 Vision Plan: The proposal aligns with the Lewisville 2025 Vision Plan by:

- Carrying out the vision of the Diverse and Thriving Neighborhood component of the 2025 Vision Plan. recommends that neighborhoods should “...offer a diverse range of housing choices that meets residents’ needs throughout their lives.” The proposal will expand the housing options for existing and prospective Lewisville residents.
- Providing expanded neighborhood and housing options to make Lewisville the location of choice for people of all ages, backgrounds, and incomes.
- Provides additional housing stock for Lewisville labor force, supporting employers and allowing employees of Lewisville base businesses to also live in the city.

The proposed residential community will have minimal impact on the Lewisville Independent School District. The proposal contains 63% one-bedroom units and 32% two-bedroom units, particularly catering to singles, young couples, professionals, and some empty nesters. We anticipate approximately 20 students living in the community.

The enclosed traffic impact analysis concludes that the development will have minimal impact on the adjacent roads. It was determined that the only necessary off-site improvements required are the addition of deceleration lanes at the drive approach on State Highway 121 Business and the drive approach on Midway Road. The developer commits to constructing the requested deceleration lanes. There is sufficient water facilities to serve the subject property. A sanitary sewer capacity analysis is in process with Engineering staff to confirm the adequacy of existing facilities to serve the subject site. Detention is being provided to limit runoff to pre-developed conditions.

HAIRADIN INVESTMENT GROUP, INC.

1621 Old Course Dr
Plano, TX 75093

Date: April 10, 2026

Richard Luedke, Planning Director
City of Lewisville
151 W Church Street
Lewisville, TX 75057

Re: Notice of Limitation on Seller Authorization Prior to Closing

Dear Mr. Luedke:

Please be advised that pursuant to the contract between Hairadin Investment Group, Inc. (“Seller”) and Chaparral (“Buyer”), Seller’s cooperation is expressly limited to participation in the Planning and Zoning Commission approval process.

Seller does not authorize or permit Buyer to initiate, file, submit, or pursue any application, petition, or other action for rezoning or any matter requiring City Council approval prior to closing.

Unless and until the City formally acknowledges and agrees in writing to adhere to this limitation, Seller expressly withholds and denies any authorization or consent for the filing or submission of any zoning district petition, application, or related action on its behalf or in its name prior to closing. Any such action taken without Seller’s prior written consent shall be deemed unauthorized and of no force or effect.

Following closing, Buyer may, in its sole discretion, initiate and pursue any rezoning applications, petitions, or other actions requiring City Council approval in its own name.

Please acknowledge receipt of this notice and confirm in writing that the City will adhere to the limitations described above. Seller appreciates the City’s cooperation and looks forward to a smooth process in accordance with the terms of the contract.

Sincerely,

Hairadin Investment Group, Inc.

By:  Sherif Hairadin
Name: Sherif Hairadin
Title: Founder, President & CEO

Date: 04/10/26

METES AND BOUNDS DESCRIPTION

Combined Tract

BEING a tract of land situated in the S. Haydon Survey, Abstract No. 537, City of Lewisville, Denton County, Texas, being all of a tract conveyed to Hairadin Investment Group, Ltd., by deed recorded in Document No. 2006-106763 of the Official Public Records, Denton County, Texas (OPRDCT), and all of Lot 1, Block A, Hurst Industrial Park Addition, recorded in Document No. 2010-30, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

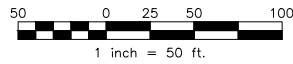
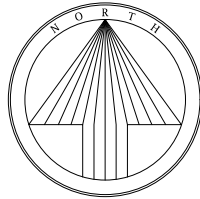
BEGINNING at a 1/2" iron rod with plastic cap found on the south line of State Highway 121, a variable width public right-of-way, for the northeast corner of Lot 1, Block A, Hurst Industrial Park Addition, and for the northwest corner of Lot 3, Block A, 121/544 Addition, recorded in Document No. 2018-206 PRDCT;

THENCE S 02°24'08" W, 795.13 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Midway Road, a public road;

THENCE S 89°26'31" W, 382.71 feet along the north line of Midway Road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of a tract conveyed to CC HWY 121 Lewisville LLC, recorded in Document No. 2024-80157 OPRDCT;

THENCE N 00°51'00" W, 731.77 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the south line of said highway;

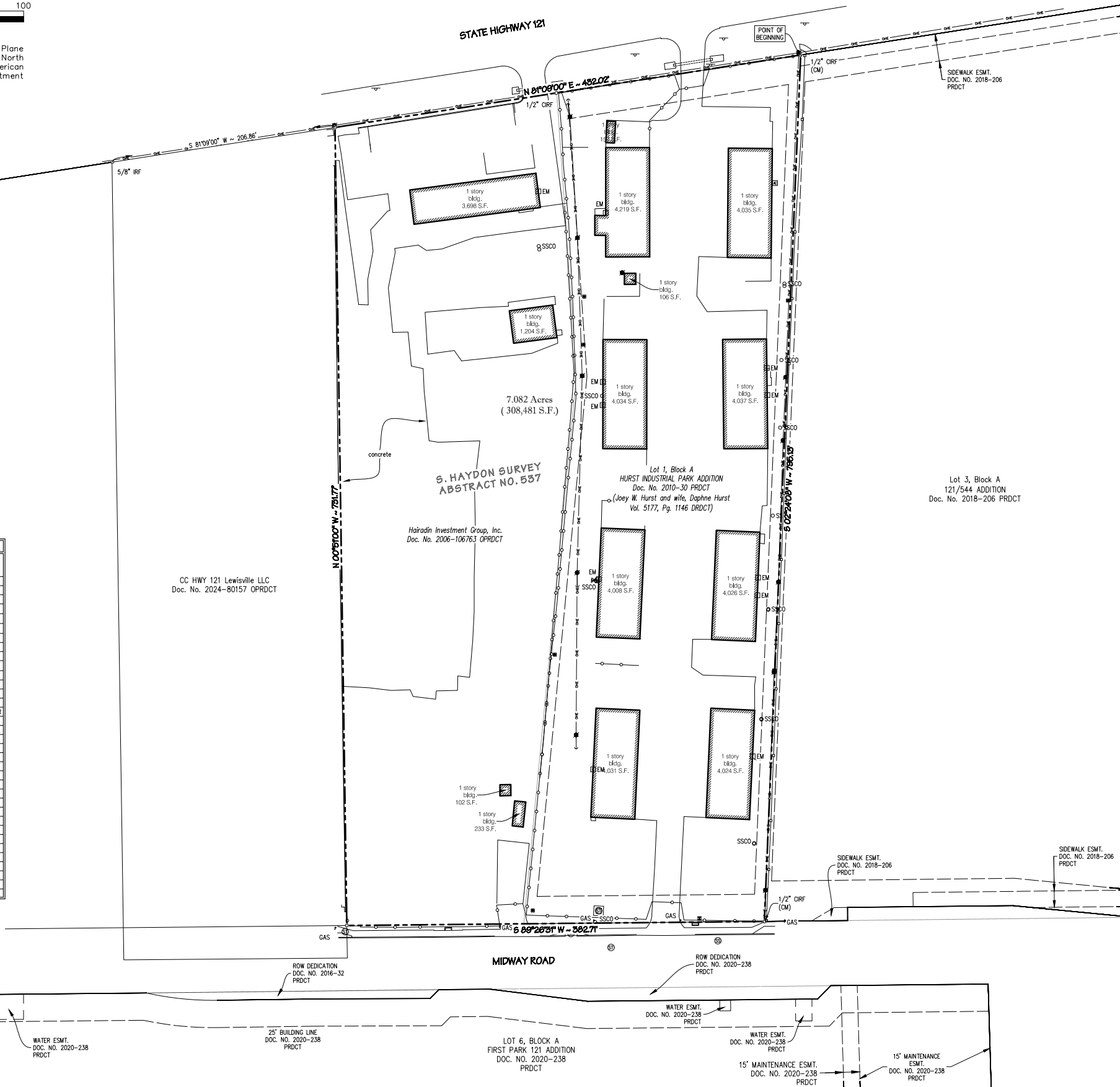
THENCE N 81°09'00" E, 432.02 feet along the south line of said highway to the POINT OF BEGINNING with the subject tract containing 308,481 square feet or 7.082 acres of land.



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

Drawing: G:\2025_0805\25-355 CP Midway Phase 2\SURVEY\DWG\25-355 Survey.dwg Saved By: Edwin Show Time: 2/13/2026 9:07:39 AM Plotted by: Edwin Plot Date: 2/13/2026 8:15 AM

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
○	BOLLARD
—	SIGNPOST
♿	HANDICAP PARKING
⊕	FIRE HYDRANT
●	GAS MARKER
⊕	UTILITY RISER
⊕	GROUND LIGHT
UGC	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
TSP	TRAFFIC SIGNAL POLE
TSCB	TRAFFIC SIGNAL CONTROL BOX
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
■	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the S. Haydon Survey, Abstract No. 537, City of Lewisville, Denton County, Texas, being all of a tract conveyed to Hairadin Investment Group, Ltd., by deed recorded in Document No. 2006-106763 of the Official Public Records, Denton County, Texas (OPRDCT), and all of Lot 1, Block A, Hurst Industrial Park Addition, recorded in Document No. 2010-30, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the south line of State Highway 121, a variable width public right-of-way, for the northeast corner of Lot 1, Block A, Hurst Industrial Park Addition, and for the northwest corner of Lot 3, Block A, 121/544 Addition, recorded in Document No. 2018-206 PRDCT;

THENCE S 02°24'08" W, 795.13 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Midway Road, a public road;

THENCE S 89°26'31" W, 382.71 feet along the north line of Midway Road to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the east line of a tract conveyed to CC HWY 121 Lewisville LLC, recorded in Document No. 2024-80157 OPRDCT;

THENCE N 00°51'00" W, 731.77 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the south line of said highway;

THENCE N 81°09'00" E, 432.02 feet along the south line of said highway to the POINT OF BEGINNING with the subject tract containing 308,481 square feet or 7.082 acres of land.

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown hereon.
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

SURVEYOR'S CERTIFICATE

To: Hairadin Investment Group, Inc., Joey W. Hurst and wife, Daphne Hurst, and their respective successors and assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 2/2/26.
Date of Plat or Map: 2/12/26



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48121C0570G, effective on 4/18/2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).



ALTA/NSPS LAND TITLE SURVEY
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
CP Midway Phase 2

Issue Dates:	
2/12/26	
Date	
Revisions	
Scale:	1" = 50'
Drawn By:	ED
Checked By:	DKB
Sheet	1
of	1
JOB #	25-355

CP Midway/121 - 2
DEVELOPMENT STANDARDS

I. PROJECT LOCATION

The property consists of 7.08 acres of land located south of E. State Highway 121 Business and east of Holfords Prairie Road, and more generally described in Exhibit “A”.

II. PURPOSE AND INTENT:

The purpose of the district is to accommodate a 265-unit, 4-story multi-family residential community with optional live/work units for a portion of the ground floor facing State Highway 121 Business.

III. DEFINITIONS

Refer to the definitions of Article II of the Lewisville Unified Development Code except as provided herein:

1. A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

IV. EXHIBITS

Development is subject to the Concept Plan, Exhibit B, Landscape Plan, Exhibit C, and Building Elevations, Exhibit D. In the event there is conflict between the exhibits and the written standards herein, the written standards apply.

V. DEVELOPMENT REGULATIONS

A. Permitted Uses: Per “MF-3”-Multi-Family-Three District with the following exceptions:

1. Optional live/work is permitted for up to five ground floor units facing SH 121 Business in Building A.

B. “MF-3” Multi-Family-Three District Area, Yard and Bulk Requirements:

Development is subject to Section 14 “MF-3” Multi-Family-3 District of the Lewisville Unified Development Code, except as specified herein.

1. Density: The maximum allowed density is 38 units per acre.
2. Height Regulations: The maximum allowed building height is 65 feet including parapet walls. The maximum number of stories is 4.
3. Area Regulations:
 - a. The minimum parking requirement is 1.6 spaces per unit.
 - b. The minimum building setback from Midway Road right-of-way is 15 feet.
 - c. The minimum side yard building setback from common property lines is 10 feet.

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Parking	2/unit	1.6/unit
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

B. Landscape Standards: All development shall adhere to Article VI Landscaping Standards, except as specified herein:

1. The minimum width of landscape strip along State Highway 121 is 20 feet.
2. The minimum width of landscape strip along Midway Road is 15 feet.

C. Architectural Standards: Development shall generally adhere to the Building Elevations, Exhibit D and as provided in this section below:

1. A minimum of 50% of the exterior building elevations facing both State Highway 121 Business and Midway Road shall be comprised of brick or stone.
2. A minimum of 20% of all other exterior building elevations shall be comprised of brick or stone.

D. Perimeter Screening: The existing 8-foot tall perimeter screening wall along the western perimeter and the 8-foot board-on-board cedar fence and screening wall on the eastern perimeter satisfy the perimeter screening requirements.

E. Off-Street Parking:

1. A minimum of 1.6 parking spaces are required per dwelling unit. Of the total required parking, the following specific types of parking accommodations are required:
 - a. A minimum of 48 garage parking spaces are required.
 - b. A minimum of 64 covered parking spaces are required.

2. The parking requirement for live/work units is the same as for a standard living unit cited in E.1 above.

F. Amenities: The following amenities are required:

1. Clubhouse with fitness and business centers, interior, 6,000 SF minimum
2. Dog run, 300 SF minimum
3. Dog spa
4. Swimming pool court, 4,500 SF minimum
5. Gas cooking grill(s)

G. Phasing: The development shall be developed in one phase.

H. Live/Work Units:

1. The commercial component of live/work units are intended for use by the following occupations: accountants; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; fashion, graphic, interior and other designers; hair stylists; home-based office workers, insurance, real estate and travel agents; one-on-one instructors; photographers, and similar occupations.
2. In addition to the permitted uses above, Director of Planning may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law.
3. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
4. The commercial component is permitted to be to the side or back, or as an integral part of the residential space provided there is internal access between the residential and commercial space.
5. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
6. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.
7. All advertising for on-site commercial uses shall clearly state "by appointment only" if the live/work address is used.

8. The total number of occupations at one address is not limited, except the cumulative impact of all such commercial uses shall not exceed the limits set forth in this section for a live/work unit.
9. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.
10. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.
11. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
12. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
13. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.
14. Prohibited Commercial Uses in Live/Work Units.
 - a. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation.
 - b. Entertainment, drinking, and public eating establishments.
 - c. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale.
 - d. Businesses that involve the use of prescription drugs.
 - e. Adult-oriented businesses, astrology palmistry, massage, head shops, and similar uses.

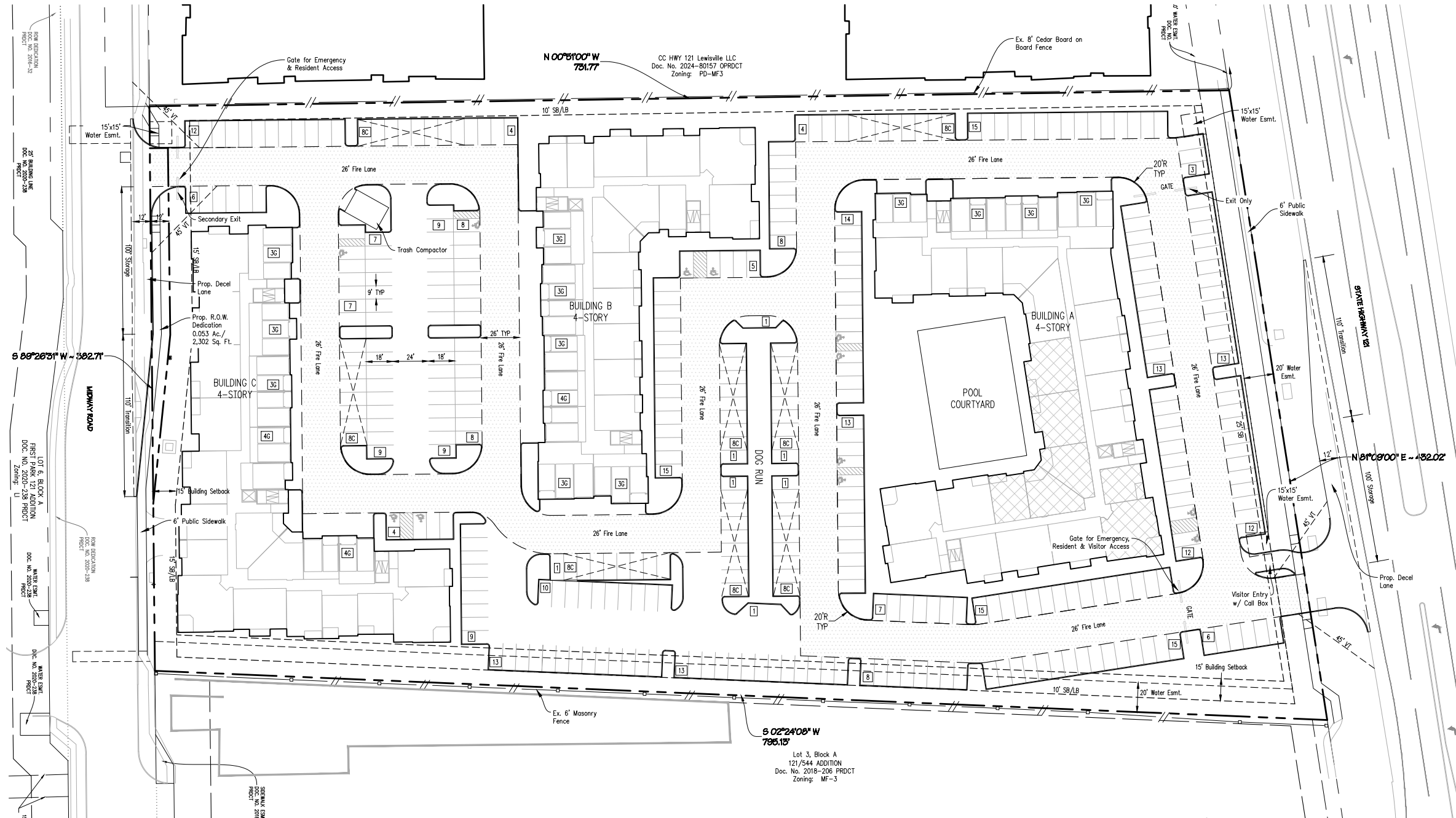
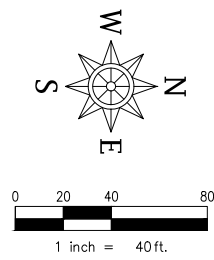
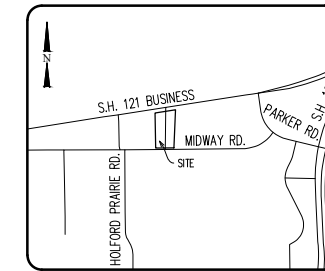
- f. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
- g. Trade or Private Schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring). (Ord. 2920-10 § 1).

I. Alternative Standards:

Regulation / Section:	Required:	Requested:	Justification
Density	24	38	Density is necessary to make the project feasible. The increased density enables allocation of amenities, structured parking and other development features.
Building Height Exhibit VI.5.14-1	45 feet/3 stories	65 feet/4 stories	The increase in height is commensurate with the density request. The additional height will have no detrimental impact given there are no adjacent single-family neighborhoods. A greater height aligns with a higher density, which drives quality and supports amenities.

<p>Landscape Strip/Building Materials</p> <p>Chapter 3, Section 4 A.1 & B.1.A</p>	<p>30' or 10' with 80% brick or stone materials</p>	<p>20' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing SH 121</p> <p>15' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing Midway Road</p>	<p>The proposal is comprised of an appropriate balance of landscape strip width and masonry materials for those elevations that are most visible from public view. The landscaped area along SH 121 Business varies in depth including portions that exceed 30 feet in landscape width. The proposal offers 6% more landscape area than a development that would strictly adhere to uniform minimum 30-foot wide landscape strip.</p>
<p>Parking Spaces</p> <p>Article VIII, Chapter 1</p> <p>Exhibit VII.1.4-1</p>	<p>2 per unit or 530 spaces</p>	<p>1.6 per unit or 424 spaces</p>	<p>The variance to parking better aligns the requirement with actual demand, avoiding overparking the property.</p>
<p>Building Setbacks, Front Yard</p> <p>Exhibit VI.5.14-1</p>	<p>25' minimum setback from Midway Road</p>	<p>15' minimum setback from Midway Road</p>	<p>The decreased setback is necessary to accommodate required right-of-way dedication and a right-hand deceleration lane. The proposed setback aligns</p>

			with the 15' minimum building setback in Phase 1.
<p>Building Setback, Side Yard</p> <p>Exhibit VI.5.14-1</p>	25' side yard	10' side yard	<p>The proposed buildings have been staggered to provide significant building-to-building separation between adjacent developments. Granting the 10' setback will best optimize development and use of the site while providing adequate separation.</p>



SITE DATA TABLE			
SITE SUMMARY			
Current Zoning	U		
Prop. Use	Multifamily		
Total Lot Area	7.082 Ac. (308,481 Sq. Ft.)		
Total Number of Units	265 Units		
Maximum Building Height	65 Feet		
Density	37.42 Units/Ac.		
Impervious Area	72.67% (224,179 Sq. Ft.)		
LOT 1, BLOCK A			
Lot 1, Block A Area	7.082 Ac. (308,481 Sq. Ft.)		
BUILDING DATA TABULATIONS			
	Total Building Area	Building Height	Total Units
A	85,275 Sq. Ft.	65' (4 Story)	97
B	63,010 Sq. Ft.	65' (4 Story)	80
C	75,701 Sq. Ft.	65' (4 Story)	88
PARKING DATA TABULATIONS			
	Required Parking		Total Provided Parking
Surface Spaces			301
(Incl. Handicap Spaces)			12
Garage Spaces			48
Covered Spaces			64
Total Spaces	425 Spaces (1.61 Spaces/Units)		425
AREA REGULATIONS			
Min. Dwelling Unit	N/A		
Lot Coverage	None		
Front Yard	15' along public streets		
Rear/Side Yard	10' along public streets		
Garage Setback	None		

Site Plan Notes:

1. According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 100-year floodplain).
2. All apartment buildings shall have a NFPA 13 fire sprinkler system and NFPA 13R fire sprinkler system in the attics.
3. Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
4. Signs shall be permitted separately.
5. Fences shall be permitted separately.

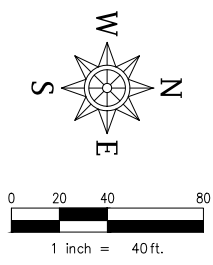
CONCEPT PLAN
CP MIDWAY/121-2
 LOT 1, BLOCK A
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 Current Zoning: LI

ENGINEER / SURVEYOR
 Spiors Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: David Bond

OWNER / APPLICANT
 Chaparral Partners, LP
 2305 Cedar Springs Rd., Ste. 208
 Dallas, TX 75201
 Telephone: (214) 497-4329
 Contact: Spencer Miller

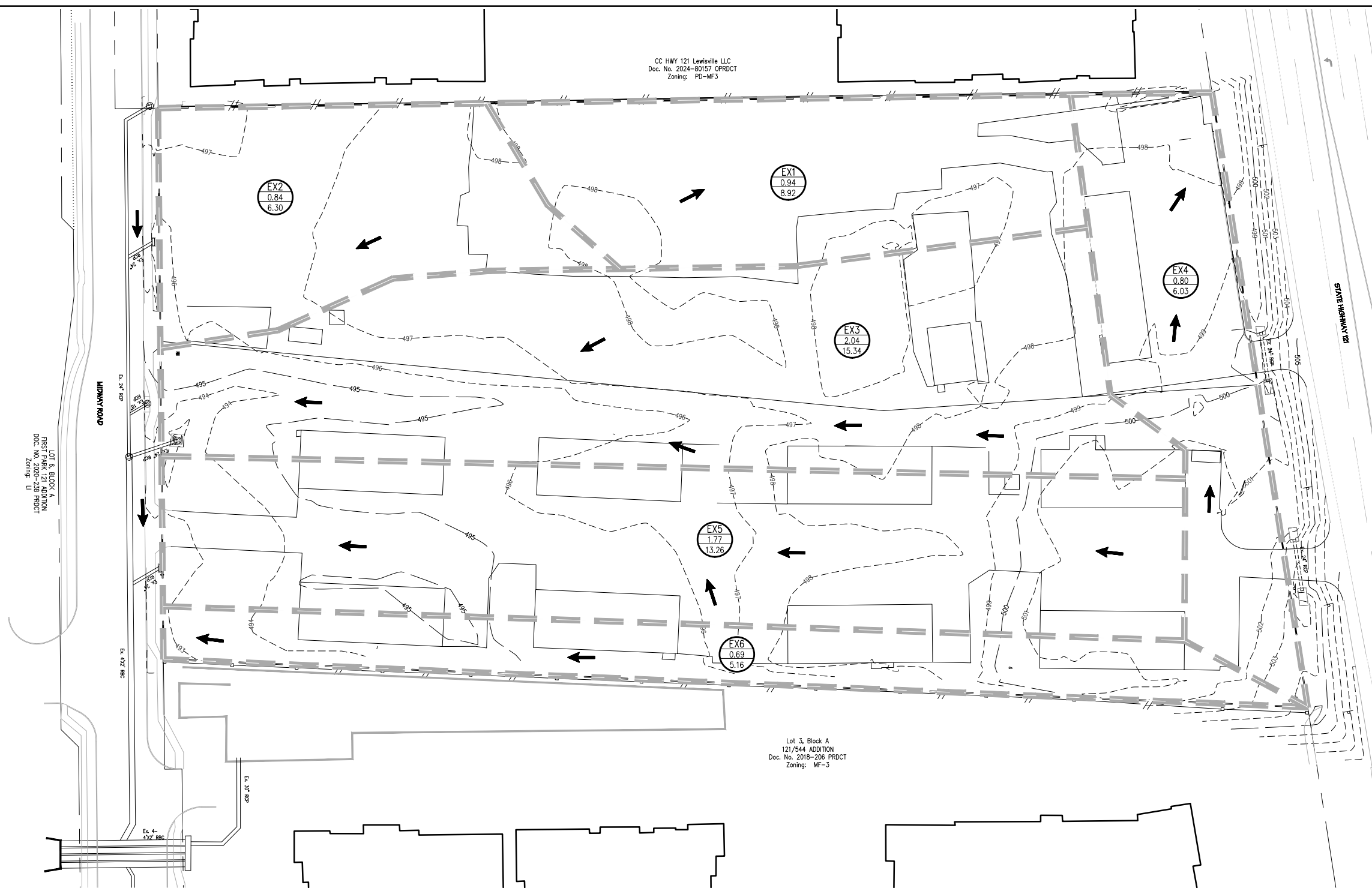
LEGEND	
L/S	LANDSCAPE AREA (TYP.)
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
⊛	POWER POLE
⊙	LIGHT POLE/STANDARD
⊙	GUY WIRE ANCHOR
○	BOLLARD
⊙	SIGNPOST
CM	CONTROL MONUMENT
BFR	BARRIER FREE RAMP
*	ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION
⊠	NUMBER OF COVERED PARKING SPACES
□	NUMBER OF PARKING SPACES
—	OVERHEAD POWER LINE
—	PROP. WOOD FENCE
—	PROP. WROUGHT IRON FENCE
—	PROP. 6" MASONRY SCREENING WALL
—	FIRELANE
—	GROUND FLOOR FLEX LIVE/WORK SPACE

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LEGEND

- Q = C K I A
 - K = 1.25
 - C = 0.65
 - I₁₀₀ = 9.24 in/hr
 - t_c = 10 Min.
- | | |
|-----|------------------------|
| | = Drainage Area |
| 1.1 | = Acreage |
| 2.2 | = Q ₁₀₀ cfs |
- Drainage Area Divide
 - Existing Contours
 - Direction Of Flow
 - Existing Storm Sewer



CC HWY 121 Lewisville LLC
Doc. No. 2024-80157 OPRDCT
Zoning: PD-MF3

Lot 3, Block A
121/544 ADDITION
Doc. No. 2018-206 PRDCT
Zoning: MF-3

LOT 6, BLOCK A
FIRST PARK 177 ADDITION
Doc. No. 2018-206 PRDCT
Zoning: U

Drainage Area Table

Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	K	Intensity (in./hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration "T _c " (Min.)	Discharge "Q" (C.F.S.)	Comments
EX1	0.94	0.82	1.25	9.24	100	15	8.92	TO SH121
EX2	0.84	0.65	1.25	9.24	100	10	6.30	TO MIDWAY ROAD
EX3	2.04	0.65	1.25	9.24	100	10	15.34	TO MIDWAY ROAD
EX4	0.80	0.65	1.25	9.24	100	10	6.03	TO SH121
EX5	1.77	0.65	1.25	9.24	100	10	13.26	TO MIDWAY ROAD
EX6	0.69	0.65	1.25	9.24	100	10	5.16	TO MIDWAY ROAD

**CAUTION !!!
EXISTING UTILITIES**

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered. The contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

Note:
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

This plan is released for the purpose of interim review and pricing under the authority of DAVID J. BOND, P.E. 122081

Date: 3/30/26
It is not to be used for construction.

REV NO.	DATE	DESCRIPTION	BY

PRELIMINARY EXISTING DRAINAGE AREA MAP
CP MIDWAY/121-2 MULTIFAMILY
LOT 1, BLOCK A
7.082 ACRES, ZONED: LI
1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056

DEVELOPED BY: CHAPARRAL PARTNERS, LP	ARCHITECT: HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001
PH: (214) 520-8870	

PREPARED BY: **SPIARS ENGINEERING INC.**
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077
TBPE REGISTRATION NO. F-2121 TBPLS REGISTRATION NO. F-10043100

DESIGN	DRAWN	DATE	SCALE	CHECK	FILE	NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355	C228

LANDSCAPE REQUIREMENTS

Landscape Strip Requirements

	Required	Provided
Midway Road.		
Required Shade Trees In 15' Landscape Strip +/- 338 LF / 30 = 11 (excludes easements, utilities, drives & visibility)	11 TREES	11 TREES
Required Ornamental Trees In 15' Landscape Strip +/- 338 LF / 30 = 11 (excludes easements, utilities, drives & visibility)	11 TREES	11 TREES
Required Shrub Screening Along Street Right-of-Way (partially required 36 LF; majority parking screened by building)	YES	YES

	Required	Provided
Highway 121		
Required Trees in 20' Landscape Strip (3 * 7752) / 500 = 47 (3 understory trees per 500 SF, since overhead utilities conflict with shade trees)	47 TREES	47 TREES
Required Shrub Screening Along Street Right-of-Way (excludes easements, utilities, drives & visibility triangles)	YES	YES

	Required	Provided
Eastern Boundary		
Required Trees in 10' Landscape Strip (excludes hwy 121 LS strip) 774 / 25 = 31 (3" caliper tree / 25 LF)	31 TREES	31 TREES

	Required	Provided
Western Boundary		
Required Trees in 10' Landscape Strip (excludes hwy 121 LS strip) 711 / 25 = 28 (3" caliper tree / 25 LF)	28 TREES	28 TREES

Parking Lot Planting Requirements

	Required	Provided
Interior Parking Area Shade Tree Requirement 1 Tree per 15 Parking Spaces & 1 Tree per End Island for each Parking Row (377 spaces / 15 = 25 Trees or more)	25 TREES	33 TREES
Interior Parking Lot Landscaping (10%) +/- 148,570 SF x .10 = 14,857 SF	±14,857 SF	> 15,000 SF

Irrigation

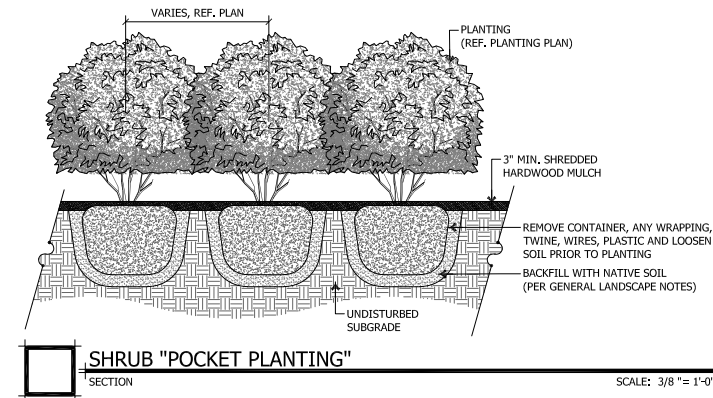
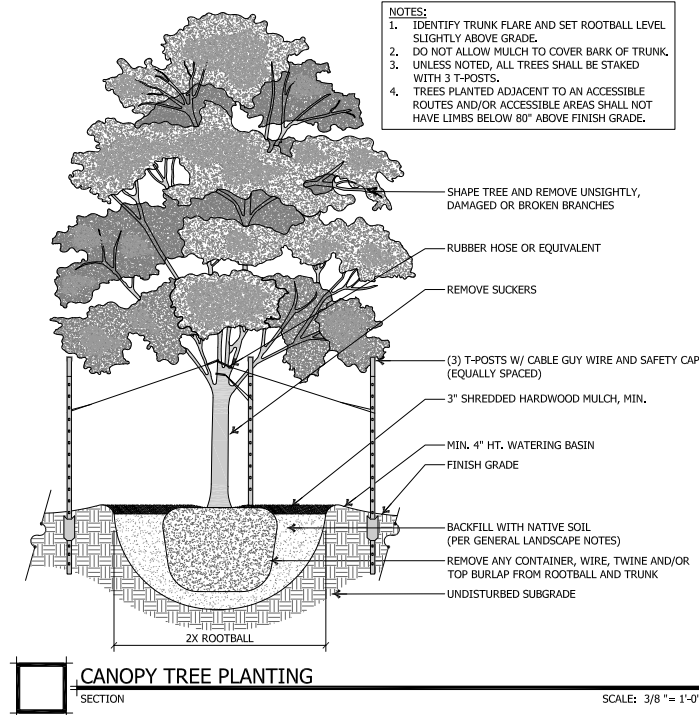
Irrigation must comply with the Texas Water Code

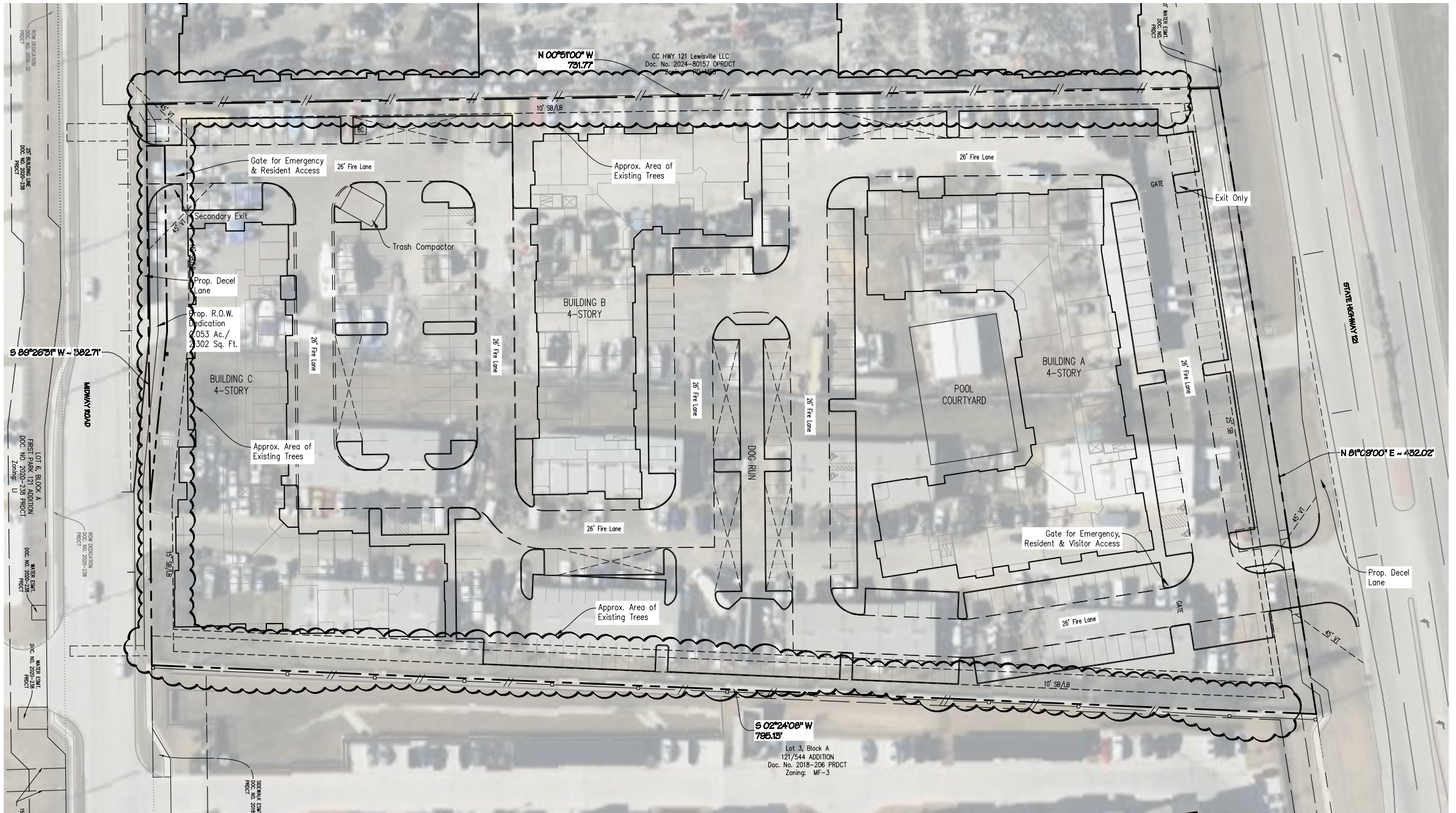
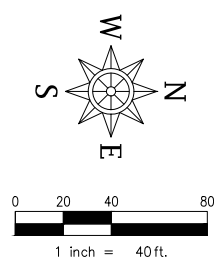
A fully automatic irrigation system will be installed on site. A plan will be completed prior to commencing construction of the system.

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	18	Shumard Red Oak	Quercus shumardii	B & B or Container	3"	12' Ht. / 5' Sprd.
	35	Live Oak	Quercus virginiana	B & B or Container	3"	12' Ht./ 5' Sprd.
	19	Bald Cypress	Taxodium distichum	B & B or Container	3"	12' Ht./ 5' Sprd.
	31	Cedar Elm	Ulmus crassifolia	B & B or Container	3"	12' Ht./ 5' Sprd.
ORNAMENTAL TREES						
	32	Texas Redbud	Cercis canadensis texensis	B & B or Container	3"	10' Ht. / 6' Sprd.
	10	Desert Willow	Chilopsis linearis	B & B or Container	3"	8' Ht. / 5' Sprd.
	16	Yaupon Holly	Ilex vomitoria	B & B or Container		8' Ht./ 5' Sprd.
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
	82	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	#3		24" Ht./ 12" Sprd.
	54	Dwarf Southern Wax Myrtle	Myrica pusilla	#3		20" Ht./ 18" Sprd.

- NOTES:**
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
 2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
 3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
 4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.





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- Notes:
1. The aerial photo is from Bing 2026.
 2. See Exhibit B, Concept Plan for layout with dimensions, etc.

AERIAL TREE EXHIBIT
CP MIDWAY/121-2
 LOT 1, BLOCK A
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 Current Zoning: LI

LEGEND	
L/S	LANDSCAPE AREA (TYP.)
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
■	POWER POLE
✱	LIGHT POLE/STANDARD
•	GUY WIRE ANCHOR
○	BOLLARD
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CM	CONTROL MONUMENT
BFR	BARRIER FREE RAMP
✱	ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION
[Symbol]	NUMBER OF COVERED PARKING SPACES
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	OVERHEAD POWER LINE
[Symbol]	PROP. WOOD FENCE
[Symbol]	PROP. WROUGHT IRON FENCE
[Symbol]	PROP. 6" MASONRY SCREENING WALL
[Symbol]	FIRELANE

ENGINEER / SURVEYOR Spiors Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: David Bond	OWNER / APPLICANT Chaparral Partners, LP 2305 Cedar Springs Rd., Ste. 208 Dallas, TX 75201 Telephone: (214) 497-4329 Contact: Spencer Miller
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ELEVATION LEGEND

MATERIALS KEY (FACADE MATERIALS)

- BRICK
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING 8" EXPOSURE
- BOARD AND BATTEN 1X4 TRIM AT 16" O.C.
- COMPOSITE SHINGLE ROOF

GENERAL NOTES

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- RE: A7-XX FOR AWNING DETAILS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

81- BRICK
MANUFACTURER: ACME BRICK
COLOR: ELDER WOOD

82- BRICK
MANUFACTURER: ACME BRICK
COLOR: WHITE BLUFF

F1- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GOING GREY SW 9554

F2- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: IN THE NAVY SW9178

F3- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GROUNDED SW6089

F4- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ON THE ROCKS SW7671

F5- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: OLYMPUS WHITE SW6253

R1- ROOF
MANUFACTURER: OWENSCORNING
COLOR: PEPPERCORN

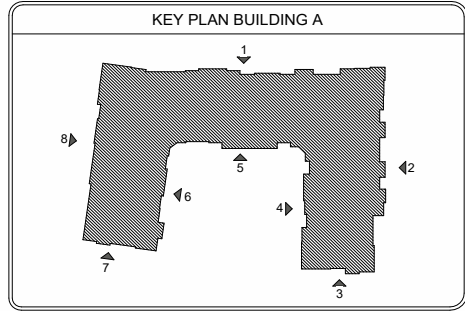
W1- WINDOWS
MANUFACTURER: PLY-GEM
COLOR: WHITE

D1- DOWNSPOUTS
MANUFACTURER: SENOX
COLOR: DARK BRONZE

BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS

BOARD & BATTEN

SIDING



1 BUILDING A ELEVATION
1/16" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS

STONE	3,128 S.F.	61%
F.C. SIDING	2,025 S.F.	39%
TOTAL	5,153 S.F.	



1a BUILDING A ELEVATION - SECTION A
1/8" = 1'-0"



1b BUILDING A ELEVATION - SECTION B
1/8" = 1'-0"

REVISIONS

XHAI APPAMEQIIGIAE
ATTAPMENT YINIZUNBDEJAVEITEAE

PROJECT: IMPINENOTTO
BY: E.A.O.P.
REV: A.T.O.P.V.
AUTHOR: A.T.M.I.O.P.
CONSTRUCTION

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DATE: **05/13/2026**

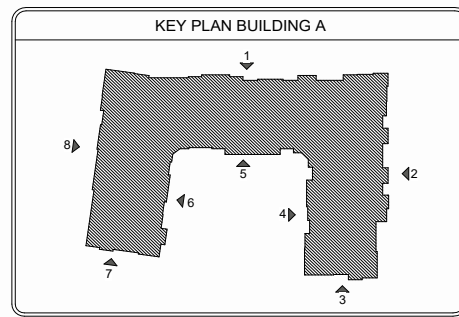
PROJECT: **24173**

SHEET NUMBER: **A4-10X**

A4-10X

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B1 - BRICK MANUFACTURER: ACME BRICK COLOR: ELDER WOOD	B2 - BRICK MANUFACTURER: ACME BRICK COLOR: WHITE BLUFF	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GOING GREY SW 9554 BRACKETS, BUILDING TRIM, WINDOW TRIM RAILINGS	P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: IN THE NAVY SW 9178 BOARD & BATTEN	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GROUNDED SW 6089 SIDING
P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ON THE ROCKS SW 6771 SIDING	P5 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE SW 6253 SIDING	R1 - ROOF MANUFACTURER: OWENSCORNING COLOR: PEPPERCORN	W1 - WINDOWS MANUFACTURER: FLY-GEM COLOR: WHITE	D1 - DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE



ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1x4 TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
	T.O.H. TOP OF HEEL
	T.O.P. TOP OF PLATE
	T.O.D. TOP OF DECKING
	T.O.F. TOP OF FOUNDATION

GENERAL NOTES

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING AND ON A MINIMUM OF THREE SIDES.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- RE: A7-XX FOR AWNING DETAILS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.



2 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS		
STONE	1,523 S.F.	31%
F.C. SIDING	3,336 S.F.	69%
TOTAL	4,859 S.F.	



3 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS		
STONE	556 S.F.	39%
F.C. SIDING	866 S.F.	61%
TOTAL	1,422 S.F.	



4 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS		
STONE	819 S.F.	34%
F.C. SIDING	1,600 S.F.	66%
TOTAL	2,419 S.F.	

REVISIONS

XHAIAPPAMEQIIGIAE
 ATAPMENT YNIZUNBDEJAVEITEAE

PROJECT: IMPINENOTTO
 BY: E.A.O.P.
 PRTY: A.T.O.P.V.
 APPROVAL: M.I.O.P.
 XON: T.P.X.T.I.O.N

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DATE
05/13/2026

PROJECT
24173

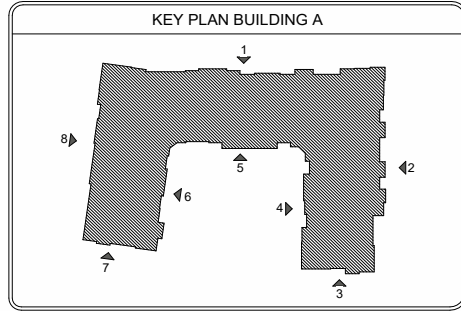
SHEET NUMBER
A-11X

34

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ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1x4 TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
T.O.D.	TOP OF DECKING
T.O.F.	TOP OF FOUNDATION
GENERAL NOTES	
<ul style="list-style-type: none"> WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS. RE: A7-XX FOR AWNING DETAILS. ALIGN VENTS VERTICALLY AND HORIZONTALLY. EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION. PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS. COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS. 	

81- BRICK MANUFACTURER: ACME BRICK	82- BRICK MANUFACTURER: ACME BRICK	11- PAINT MANUFACTURER: SHERWIN WILLIAMS	12- PAINT MANUFACTURER: SHERWIN WILLIAMS	13- PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: ELDER WOOD	COLOR: WHITE BLUFF	COLOR: GOING GREY SW 9554	COLOR: IN THE NAVY SW9178	COLOR: GROUNDED SW6089
		BRACKETS BUILDING TRIM, WINDOW TRIM RAILINGS		
14- PAINT MANUFACTURER: SHERWIN WILLIAMS	15- PAINT MANUFACTURER: SHERWIN WILLIAMS	11- ROOF MANUFACTURER: OWENSCORNING	11- WINDOWS MANUFACTURER: PLY-GEM	11- DOWNSPOUTS MANUFACTURER: SENCOX
COLOR: ON THE ROCKS SW7671	COLOR: OLYMPUS WHITE SW6253	COLOR: PEPPERCORN	COLOR: WHITE	COLOR: DARK BRONZE
SIDING	SIDING			



5 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATIONS		
STONE	773 S.F.	32%
F.C. SIDING	1,620 S.F.	68%
TOTAL	2,393 S.F.	



6 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATIONS		
STONE	472 S.F.	21%
F.C. SIDING	1,725 S.F.	79%
TOTAL	2,197 S.F.	



7 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATIONS		
STONE	890 S.F.	40%
F.C. SIDING	1,313 S.F.	60%
TOTAL	2,203 S.F.	

REVISIONS

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 ATAPMENT YINZUNWUJIAWUJIAWUJIAWUJIAWU

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 ARCHITECT: XHAIAPPAMEEJIGIANE

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DATE
05/13/2026

PROJECT
24173

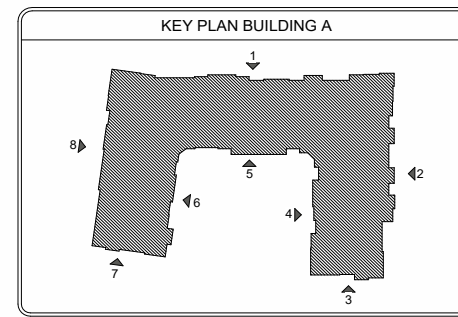
SHEET NUMBER

A4-12X

BUILDING ELEVATION **35**

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B1 - BRICK MANUFACTURER: ACME BRICK COLOR: ELDER WOOD	B2 - BRICK MANUFACTURER: ACME BRICK COLOR: WHITE BLUFF	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GOING GREY SW 9554 BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS	P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: IN THE NAVY SW 9178 BOARD & BATTEN	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GROUNDED SW 6089 SIDING
P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ON THE ROCKS SW 7671 SIDING	P5 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE SW 6253 SIDING	R1 - ROOF MANUFACTURER: OWENSCORNING	W1 - WINDOWS MANUFACTURER: PLY-GEM COLOR: WHITE	D1 - DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE



ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1X4 TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
	T.O.H. TOP OF HEEL
	T.O.P. TOP OF PLATE
	T.O.D. TOP OF DECKING
	T.O.F. TOP OF FOUNDATION
GENERAL NOTES	
<ul style="list-style-type: none"> WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS. RE: A7-XX FOR AWNING DETAILS. ALIGN VENTS VERTICALLY AND HORIZONTALLY. EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION. PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS. COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS. 	



8 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS		
STONE	897 S.F.	24%
F.C. SIDING	2,845 S.F.	76%
TOTAL	3,742 S.F.	

REVISIONS

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PEJED IPINTENOTTO
 BEYEAADOP
 PEYIAATOPV
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DATE
05/13/2026

PROJECT
24173

SHEET NUMBER
A4-13X

BWA ELEVATION **36**

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ELEVATION LEGEND

MATERIALS KEY (FACADE MATERIALS)

- BRICK
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING 8" EXPOSURE
- BOARD AND BATTEN 1X4 TRIM AT 16" O.C.
- COMPOSITE SHINGLE ROOF

GENERAL NOTES

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES.
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- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- RE: A7-XX FOR AWNING DETAILS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

81- BRICK
MANUFACTURER: ACME BRICK
COLOR: ELDER WOOD

82- BRICK
MANUFACTURER: ACME BRICK
COLOR: WHITE BLUFF

F1- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GOING GREY SW 9554

F2- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: IN THE NAVY SW9178

F3- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GROUNDED SW6089

F4- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ON THE ROCKS SW7671

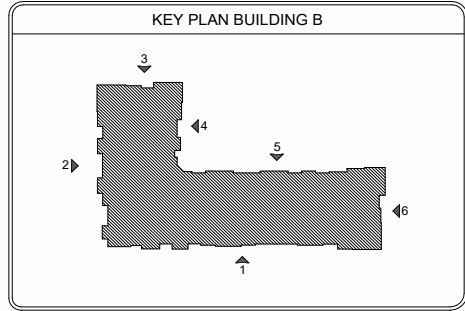
F5- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: CLIM+PLUS WHITE SW6253

R1- ROOF
MANUFACTURER: OWENSCORNING
COLOR: PEPPERCORN

W1- WINDOWS
MANUFACTURER: PLY-GEM
COLOR: WHITE

D1- DOWNSPOUTS
MANUFACTURER: SENOX
COLOR: DARK BRONZE

BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS



1 BUILDING B ELEVATION
1/16" = 1'-0"

BUILDING 'B' MATERIAL CALCULATIONS

STONE	1,733 S.F.	26%
F.C. SIDING	5,037 S.F.	74%
TOTAL	6,770 S.F.	



1a BUILDING B ELEVATION - SECTION A
1/8" = 1'-0"



1b BUILDING B ELEVATION - SECTION B
1/8" = 1'-0"

REVISIONS

XHAI APPAMEQIIGIAE
ATTAPMENT YNIZUNVABEJAVEJAE

PROJECT: DENTON/OTTO
BY: E.A.O.P.
REV: A.T.O.P.V.
AUTHOR: A.T.O.P.V.
CONSTRUCTION

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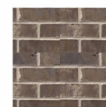



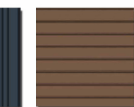


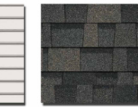


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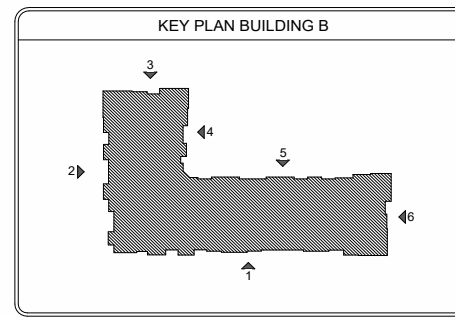
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







A4-20X

BUILDING ELEVATION **37**

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B1 - BRICK MANUFACTURER: ACME BRICK	B2 - BRICK MANUFACTURER: ACME BRICK	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS	P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: ELDER WOOD	COLOR: WHITE BLUFF	COLOR: GOING GREY SW 9554	COLOR: IN THE NAVY SW 9178	COLOR: GROUNDED SW 6089
		BRACKETS, BUILDING TRIM, WINDOW TRIM RAILINGS	BOARD & BATTEN	SIDING
				
P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS	P5 - PAINT MANUFACTURER: SHERWIN WILLIAMS	R1 - ROOF MANUFACTURER: OWENSCORNING	W1 - WINDOWS MANUFACTURER: PLY-GEM	D1 - DOWNSPOUTS MANUFACTURER: SENOX
COLOR: ON THE ROCKS SW 7671	COLOR: OLYMPUS WHITE SW 6253	COLOR: PEPPERCORN	COLOR: WHITE	COLOR: DARK BRONZE
SIDING	SIDING			



ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1 1/4" TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
T.O.D.	TOP OF DECKING
T.O.F.	TOP OF FOUNDATION

- GENERAL NOTES**
- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING AND ON A MINIMUM OF THREE SIDES.
 - DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
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 - RE: A7-XX FOR AWNING DETAILS.
 - ALIGN VENTS VERTICALLY AND HORIZONTALLY.
 - EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
 - PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
 - COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.



2 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING "B" MATERIAL CALCULATIONS		
STONE	766 S.F.	21%
F.C. SIDING	2,933 S.F.	79%
TOTAL	3,699 S.F.	



3 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING "B" MATERIAL CALCULATIONS		
STONE	340 S.F.	21%
F.C. SIDING	1,301 S.F.	79%
TOTAL	1,641 S.F.	



4 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING "B" MATERIAL CALCULATIONS		
STONE	535 S.F.	27%
F.C. SIDING	1,473 S.F.	73%
TOTAL	2,008 S.F.	

REVISIONS

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PROJECT: 24173
 DATE: 05/13/2026
 SHEET NUMBER: A4-21X















PROJECT: 24173
 DATE: 05/13/2026
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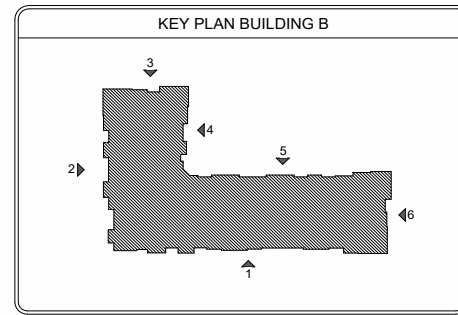
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








PROJECT: 24173

SHEET NUMBER: A4-21X

SHEET NUMBER: A4-21X

 B1 - BRICK MANUFACTURER: ACME BRICK COLOR: ELDER WOOD	 B2 - BRICK MANUFACTURER: ACME BRICK COLOR: WHITE BLUFF	 P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GOING GREY SW 9554	 P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: IN THE NAVY SW 9178	 P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GROUNDED SW 6089
 P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ON THE ROCKS SW 7671	 P5 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE SW 6253	 R1 - ROOF MANUFACTURER: OWENSCORNING	 W1 - WINDOWS MANUFACTURER: PLY-GEM COLOR: WHITE	 D1 - DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE
 BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS		 BOARD & BATTEN		
 SIDING		 SIDING		



ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1x4 TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
T.O.D.	TOP OF DECKING
T.O.F.	TOP OF FOUNDATION

- GENERAL NOTES**
- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING, AND ON A MINIMUM OF THREE SIDES.
 - DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
 - REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
 - RE: A7-XX FOR AWNING DETAILS.
 - ALIGN VENTS VERTICALLY AND HORIZONTALLY.
 - EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
 - PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
 - COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.



5 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING 'B' MATERIAL CALCULATIONS		
STONE	1,078 S.F.	24%
F.C. SIDING	3,377 S.F.	76%
TOTAL	4,455 S.F.	



6 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING 'B' MATERIAL CALCULATIONS		
STONE	386 S.F.	23%
F.C. SIDING	1,285 S.F.	77%
TOTAL	1,671 S.F.	

REVISIONS

XHAI APPAMEQIIGIAE
 ATAPMENT YINZUNVIB2EJVAEITEAE

PROJECT: 181250110
 BY: E.A.O.P.
 CHECKED: P.E.Y.A.T.O.P.V.
 APPROVED: M.E.I.O.P.
 XON: J.P.Y.X.T.I.O.N

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DATE
05/13/2026

PROJECT
24173

SHEET NUMBER

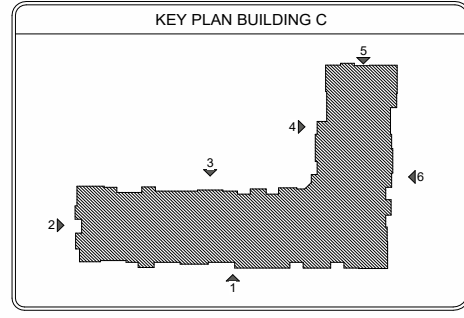
A4-22X

BUILDING ELEVATION **39**

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ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6' EXPOSURE
	FIBER CEMENT LAP SIDING 8' EXPOSURE
	BOARD AND BATTEN 1x4 TRIM AT 16' O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
	T.O.H. TOP OF HEEL
	T.O.P. TOP OF PLATE
	T.O.D. TOP OF DECKING
	T.O.F. TOP OF FOUNDATION
GENERAL NOTES	
<ul style="list-style-type: none"> WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS. RE: A7-XX FOR AWNING DETAILS. ALIGN VENTS VERTICALLY AND HORIZONTALLY. EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION. PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS. COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS. 	

B1- BRICK MANUFACTURER: ACME BRICK	B2- BRICK MANUFACTURER: ACME BRICK	F1- PAINT MANUFACTURER: SHERWIN WILLIAMS	F2- PAINT MANUFACTURER: SHERWIN WILLIAMS	F3- PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: ELDER WOOD	COLOR: WHITE BLUFF	COLOR: COINGS GREY SW 9554	COLOR: IN THE NAVY SW9178	COLOR: GROUNDED SW6089
BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS		BOARD & BATTEN SIDING		
F4- PAINT MANUFACTURER: SHERWIN WILLIAMS	F5- PAINT MANUFACTURER: SHERWIN WILLIAMS	R1- ROOF MANUFACTURER: OWENSCORNING	W1- WINDOWS MANUFACTURER: PLY-GEM	D1- DOWNSPOUTS MANUFACTURER: SENEX
COLOR: ON THE ROCKS SW7671	COLOR: OLYMPUS WHITE SW6253	COLOR: PEPPERCORN	COLOR: WHITE	COLOR: DARK BRONZE
SIDING	SIDING			



1 BUILDING C ELEVATION
1/16" = 1'-0"



BUILDING 'C' MATERIAL CALCULATIONS		
STONE	3,668 S.F.	54%
F.C. SIDING	3,158 S.F.	46%
TOTAL	6,826 S.F.	

1a BUILDING C ELEVATION - SECTION A
1/8" = 1'-0"



1b BUILDING C ELEVATION - SECTION B
1/8" = 1'-0"



REVISIONS

XHAITAPPA MEOI QJIA ME

ATAPMENT YNIZUNVABZQJIA ME TEAE

PROJECT: 1872520110
 BY: JACOP
 DATE: 05/13/2026
 APPROVAL: JACOP
 XON: JACOP

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 hedk.com

DATE
05/13/2026











PROJECT
24173

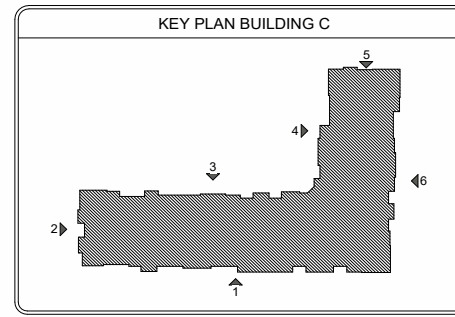
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











A4-30X

DATE OF ELEVATION **40**

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BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS		BOARD & BATTEN SIDING		



ELEVATION LEGEND	
MATERIALS KEY (FACADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6' EXPOSURE
	FIBER CEMENT LAP SIDING 8' EXPOSURE
	BOARD AND BATTEN 1x4 TRIM AT 16" O.C.
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	EXTERIOR SCONCE
	BUILDING SIGNAGE
	T.O.H. TOP OF HEEL
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2 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS		
STONE	964 S.F.	54%
F.C. SIDING	819 S.F.	46%
TOTAL	1,783 S.F.	



3 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS		
STONE	1,171 S.F.	28%
F.C. SIDING	3,022 S.F.	72%
TOTAL	4,193 S.F.	

REVISIONS

XHAI APPAMEE ILLIAME

ATTAPMENT YINZUNVIB2EJAEITEAE

PROJECT: DRIPENNOTTO
BY: E.A.O.P.
PROJECT: A.T.O.P.V.
AUTHOR: A.T.E.M.I.O.P.
CONSULTATION

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DATE
05/13/2026

PROJECT
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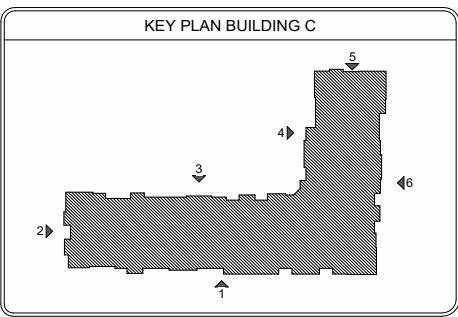
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BUILDING ELEVATION **41**

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ELEVATION LEGEND	
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	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1 1/4" TRIM AT 16" O.C.
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	EXTERIOR SCONCE
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T.O.H.	TOP OF HEEL
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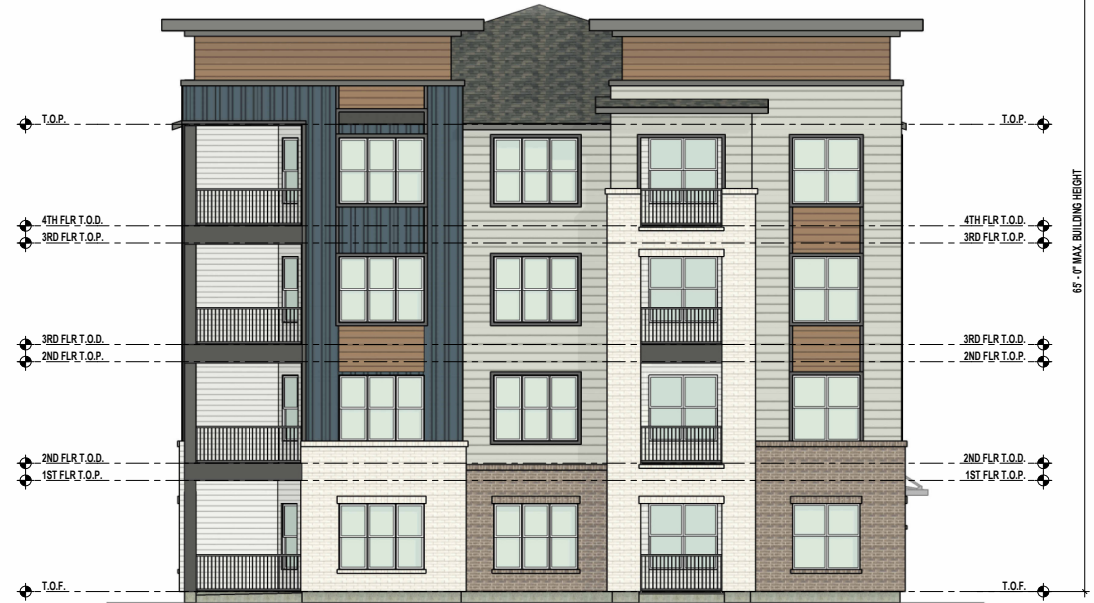
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4 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS		
STONE	750 S.F.	25%
F.C. SIDING	2,260 S.F.	75%
TOTAL	3,010 S.F.	



5 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS		
STONE	569 S.F.	33%
F.C. SIDING	1,136 S.F.	67%
TOTAL	1,707 S.F.	



6 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS		
STONE	1,242 S.F.	26%
F.C. SIDING	3,508 S.F.	74%
TOTAL	4,750 S.F.	

REVISIONS

XHAIAPPA MEOIIGIAE
 ARCHITECTS
 ATAPMENT YINIZUNB2EJAVEITEAS

PROJECT: UPRINENOTTO
 BY: E.A.O.P.
 CHECKED: P.E.Y.A.T.O.P.V.
 APPROVED: M.E.I.O.P.
 DATE: 05/13/2026

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DATE
05/13/2026

PROJECT
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SHEET NUMBER

A4-32X

BUILDING ELEVATION **42**

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June 8, 2026

Mr. David Russell, PE
 City of Lewisville – Engineering Division
 151 W. Church Street
 Lewisville, TX 75057

RE: CP Midway/121 Phase II Wastewater Capacity Analysis

Dear Mr. Russell:

The CP Midway/121 Phase II is a proposed 265-unit multifamily development located between SH 121 Business and Midway Road, approximately 1000’ east of Holfords Prairie Road. The purpose of this report is to analyze the 15" sanitary sewer main located in Midway Road from the intersection with Holfords Prairie Road to the proposed sewer connection of the development, to determine if capacity is available for the 265-unit multifamily development, as well as to analyze a fully developed basin based upon current zoning of the sewer basin.

Exhibit B shows the wastewater basin studied in this analysis including all existing developments, future entitled developments, and the CP Midway Phase 2 proposed development that flow to the existing 15” sanitary sewer line in Midway.

Existing Conditions

Table 1 lists each development and wastewater demand flowing to the existing sewer main matching all assumptions and land uses as the Wastewater Analysis performed by McAdams dated April 8, 2024. All population and loading calculations are based on the City of Dallas DWU Water and Wastewater design criteria.

Table 1 - Existing Contributing Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	Industrial	LI (Light Industrial)	102,827	1/400 SF	258	25	4.48	0.010	4	17.92	0.04	0.03
CP Midway/121 Ph. 1	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	251	2.5	628	125	54.51	0.121	4	218.06	0.49	0.31
Aura Castle Hills Ph. 2	MF3 (Mutlifamily)	MF-1(A) (Mutlifamily Units)	276	2.5	690	125	59.90	0.133	4	239.58	0.53	0.35
Aura Castle Hills Ph. 1 & 3	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	600	2.5	1500	125	130.21	0.290	4	520.83	1.16	0.75
RaceTrac	LC (Local Commercial)	MC-1 (Multiple Commercial, SF)	5928	1/400 sf	15	18	0.19	0.000	4	0.75	0.002	0.00
Aura Castl Hills Ph.2	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.580	0.38
First Park 121 Block A, Lot 6	Industrial	LI (Light Industrial)	433,865	1/400 SF	1085	25	18.84	0.042	4	75.35	0.17	0.11
First Park 121 Block A, Lot 1A	Industrial	LI (Light Industrial)	220,480	1/400 SF	552	25	9.58	0.021	4	38.33	0.085	0.06
First Park 121 Block A, Lot 2	Industrial	LI (Light Industrial)	124,800	1/400 SF	312	25	5.42	0.012	4	21.67	0.048	0.03
First Park 121 Block A, Lot 4	Industrial	LI (Light Industrial)	249,093	1/400 SF	623	25	10.82	0.024	4	43.26	0.096	0.06
Fire Station 6	PU (Public Use)	CS (Community Service, SF)	10,878	1/400 SF	28	25	0.49	0.001	4	1.94	0.004	0.00
TOTAL EX.							359.53	0.80		1438.1	3.20	2.07

To match the intent of the McAdams Wastewater Analysis, Table 3 shows all future development accounted for in the analysis to the 15" sewer.

Table 3 - Previously Proposed Future Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Crown Center Multifamily	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.58	0.38
Crown Center Commercial/Office	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	1,211,648	1/400 SF	3030	25	52.60	0.117	4	210.42	0.47	0.30
Crown Center Hotel	PD-MU (Hotel)	(Hotel/Motel, Per Bed)	250	2 per Bed per Unit	500	75	26.04	0.058	4	104.17	0.23	0.15
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	624,000	1/400 SF	1560	25	27.08	0.060	4	108.33	0.24	0.16
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	89,964	1/400 SF	225	25	3.91	0.009	4	15.63	0.03	0.02
TOTAL FUTURE							174.74	0.39		698.96	1.56	1.01

Matching McAdams Wastewater Analysis, we find a total flow of 4.76 cfs for the existing developments, future Crown Center development, and assuming a light industrial use of the CP Midway Phase 2 subject site, giving a total peak flow of 4.76 cfs.

Proposed Conditions

The estimated peak flow from the proposed CP Midway/121 Ph. 2 development is based on the City of Dallas DWU Water and Wastewater design criteria and a peaking factor of 4. Table 1 shows the future contributing flow of the 265-unit development. This sewer analysis changes the previously assumed industrial land use for the subject site to a multifamily use, accounting for the 265 proposed units.

Table 2 - Future Contributing Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Ac.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	265	2.5	663	125	57.55	0.13	4.00	230.21	0.51	0.33

Peak wet flow was also studied, utilizing an infiltration rate of 650 gallons per acre of the sewer basin, adding an additional 0.07 cfs to the total flow of the entire developed basin.

Table 6 - Infiltration Flow				
Drainage Basin Acres	Load (GPAD)	Infiltration Flow (GPD)	Infiltration Flow (gpm)	Infiltration Flow (cfs)
70	650	45500	31.60	0.07

Table 4 summarizes the total peak flow of the studies basin.



Table 4 - Total Flow Summary			
	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Current Existing Flow	1438.1	3.20	2.07
Proposed Flow (Midway Ph. 2)	230.21	0.51	0.33
Previously Proposed Flow	698.96	1.56	1.01
Infiltration Flow	31.60	0.07	0.05
Total	2380.96	5.31	3.43

Capacity of Existing 15” Sanitary Sewer

This analysis demonstrates a discrepancy between the Wastewater Analysis by McAdams and the sanitary sewer line built in Midway Road according to the Midway Road Sewer Improvement plans by McAdams Engineering dated May 8, 2024.

The wastewater analysis concludes that a 15” pipe on 0.35% slope is sufficient for a peak future flow of 4.76 cfs. Using a Manning’s n of 0.01, and the built slope of 0.25% from the record drawings, we find that this existing 15” line has a capacity of 4.20 cfs (Ref. Exhibit C). Today, 3.20 cfs is entering that line, leaving only 1.0 cfs available for the future development planned for the Crown Center Development and the Midway Phase 2 development.

Table 5 - Existing 15” Pipe Capacity						
Pipe Size (Inches)	Area (ft^2)	Perimeter (ft)	Pipe Slope (%)	Pipe Capacity (MGD)	Pipe Capacity (gpm)	Pipe Capacity (cfs)
15	1.23	3.93	0.25%	2.71	1884.58	4.20

The full pipe capacity is shown to be 4.20 cfs. The total flow from Table 4, including the existing, proposed, and infiltration flows, shows a total peak flow of 5.31 cfs.

Conclusion

Exhibit A shows the existing 15" sewer main being analyzed in this study with a hydraulic grade for the existing and entitled flow, creating <0.5’ surcharge for 1000 linear feet in this condition. Exhibit A also shows a hydraulic grade for all existing, future, and CP Midway Ph. 2 development, creating <1’ surcharge.

Because the existing line was built flatter than assumed in the wastewater analysis, there is less capacity than planned for by McAdams Wastewater Analysis. However, because the 15” line was planned and built with the intention of conveying future development flows for the sewer basin shown in Exhibit B, we propose an allowance of surcharge in the 15” sewer line to allow the overall basin to develop with the currently zoned uses.

Regards,
Spiars Engineering, Inc.

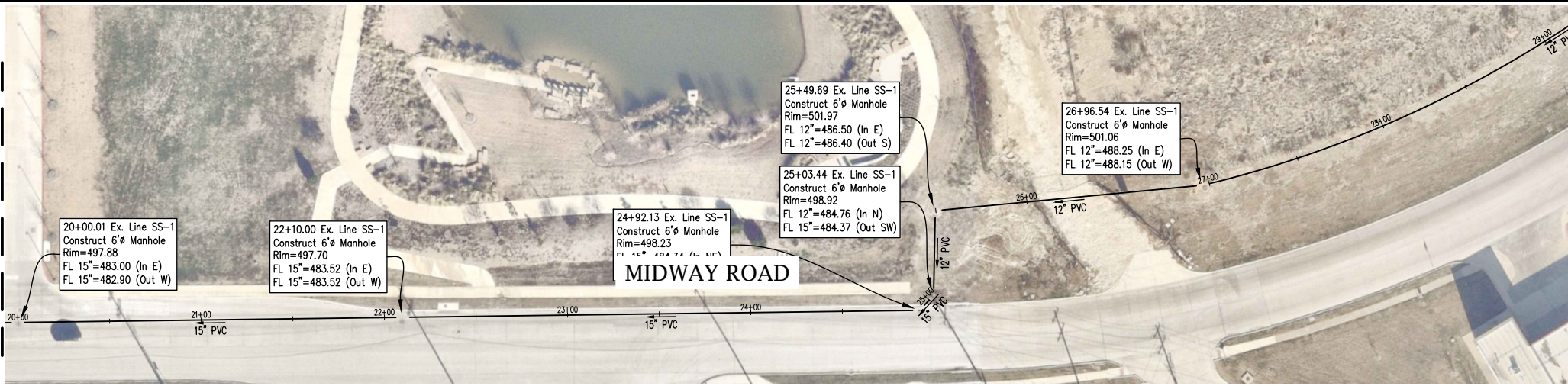
Jackie Fuller



Jackie Fuller, PE



MATCHLINE 20+00
SEE SHEET S62



MATCHLINE 29+00
SEE SHEET S64

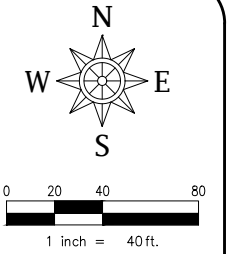
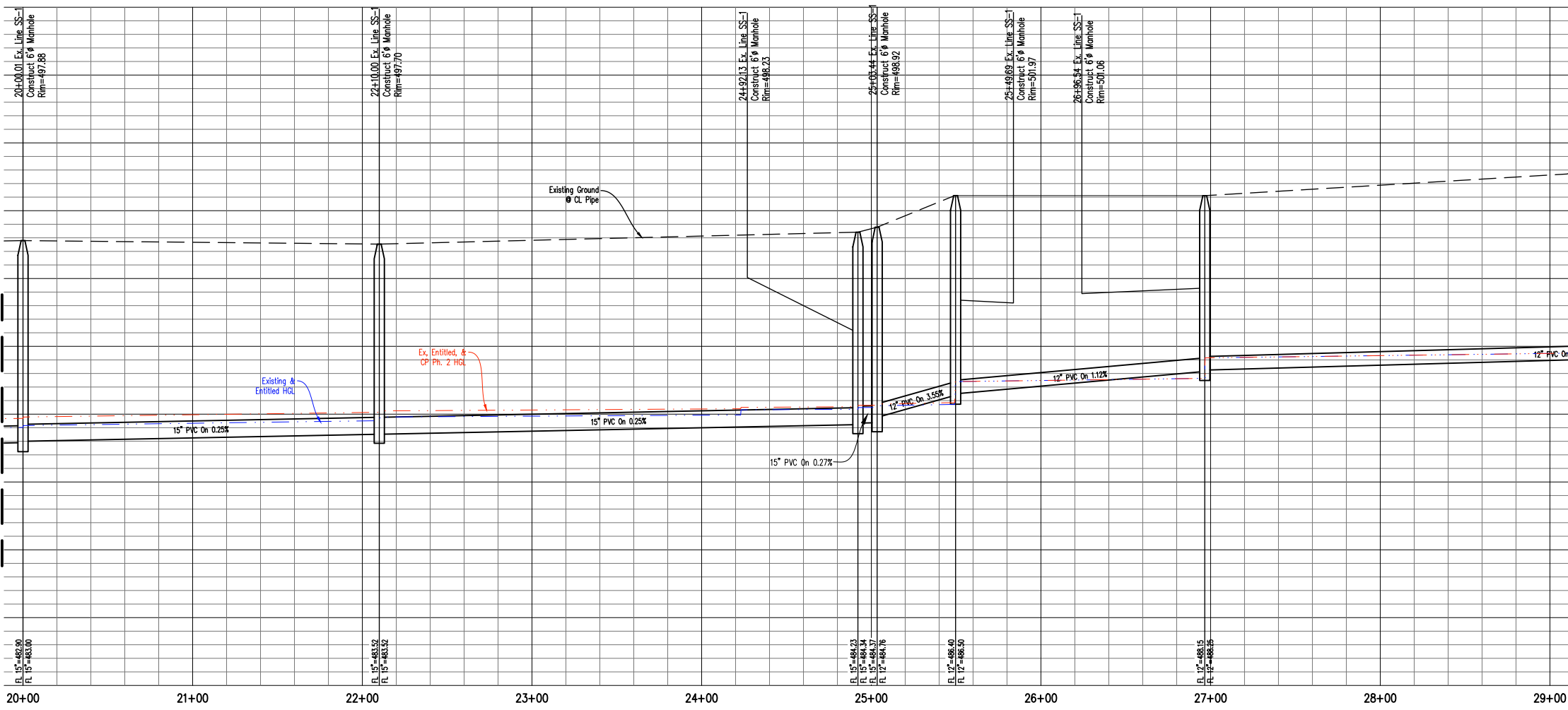


EXHIBIT 'A'

MATCHLINE 20+00
SEE SHEET S62



MATCHLINE 29+00
SEE SHEET S64

**CAUTION !!!
EXISTING UTILITIES**

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered. The contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

Note:

The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

LEGEND

—○— Existing Waste Water & Manhole

REV NO.	DATE	DESCRIPTION	BY

EXISTING SANITARY SEWER EXHIBIT

CP MIDWAY/121-2 MULTIFAMILY
LOT 1, BLOCK A

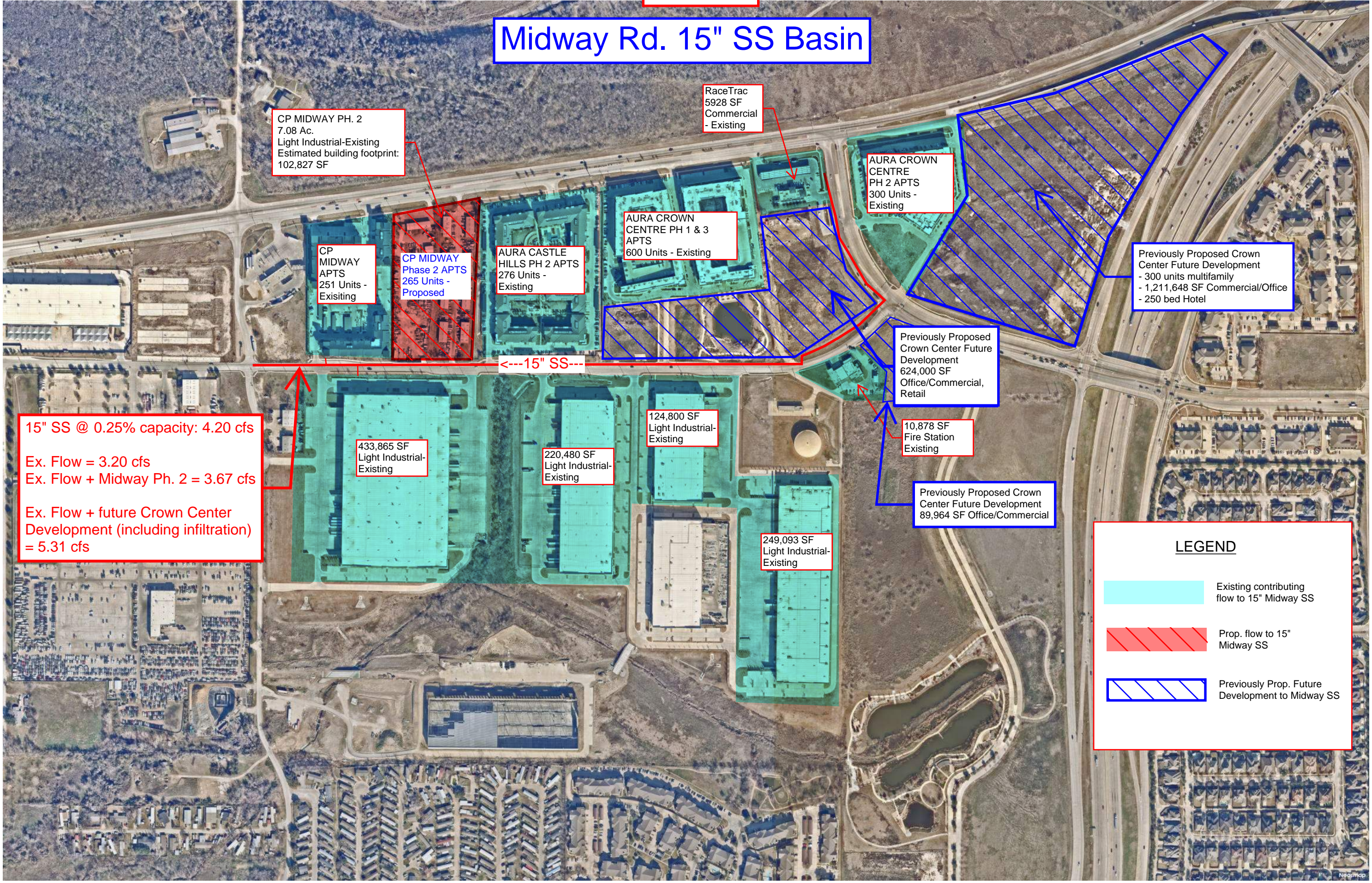
7.082 ACRES, ZONED: LI
1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056

DEVELOPED BY: CHAPARRAL PARTNERS, LP ARCHITECT: HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TX 75001
PH: (214) 520-8870

PREPARED BY: **SPIARS ENGINEERING INC.**
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077
TBPE REGISTRATION NO. F-2121 TBPLS REGISTRATION NO. F-10043100

DESIGN	DRAWN	DATE	SCALE	CHECK	FILE	NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355	S64

Midway Rd. 15" SS Basin



CP MIDWAY PH. 2
7.08 Ac.
Light Industrial-Existing
Estimated building footprint:
102,827 SF

RaceTrac
5928 SF
Commercial
- Existing

AURA CROWN
CENTRE
PH 2 APTS
300 Units -
Existing

CP
MIDWAY
APTS
251 Units -
Existing

CP MIDWAY
Phase 2 APTS
265 Units -
Proposed

AURA CASTLE
HILLS PH 2 APTS
276 Units -
Existing

AURA CROWN
CENTRE PH 1 & 3
APTS
600 Units - Existing

Previously Proposed Crown
Center Future Development
- 300 units multifamily
- 1,211,648 SF Commercial/Office
- 250 bed Hotel

Previously Proposed
Crown Center Future
Development
624,000 SF
Office/Commercial,
Retail

15" SS @ 0.25% capacity: 4.20 cfs

Ex. Flow = 3.20 cfs
Ex. Flow + Midway Ph. 2 = 3.67 cfs

Ex. Flow + future Crown Center
Development (including infiltration)
= 5.31 cfs

433,865 SF
Light Industrial-
Existing

220,480 SF
Light Industrial-
Existing

124,800 SF
Light Industrial-
Existing

10,878 SF
Fire Station
Existing

Previously Proposed Crown
Center Future Development
89,964 SF Office/Commercial

249,093 SF
Light Industrial-
Existing

LEGEND

- Existing contributing flow to 15" Midway SS
- Prop. flow to 15" Midway SS
- Previously Prop. Future Development to Midway SS

EXHIBIT 'C'

Table 1 - Existing Contributing Flows

Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	Industrial	LI (Light Industrial)	102,827	1/400 SF	258	25	4.48	0.010	4	17.92	0.04	0.03
CP Midway/121 Ph. 1	PD-MU (Multifamily)	MF-1(A) (Multifamily Units)	251	2.5	628	125	54.51	0.121	4	218.06	0.49	0.31
Aura Castle Hills Ph. 2	MF3 (Mutlifamily)	MF-1(A) (Mutlifamily Units)	276	2.5	690	125	59.90	0.133	4	239.58	0.53	0.35
Aura Castle Hills Ph. 1 & 3	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	600	2.5	1500	125	130.21	0.290	4	520.83	1.16	0.75
RaceTrac	LC (Local Commercial)	MC-1 (Multiple Commercial, SF)	5928	1/400 sf	15	18	0.19	0.000	4	0.75	0.002	0.00
Aura Castl Hills Ph.2	PD-MU (Multifamily)	MF-1(A) (Multifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.580	0.38
First Park 121 Block A, Lot 6	Industrial	LI (Light Industrial)	433,865	1/400 SF	1085	25	18.84	0.042	4	75.35	0.17	0.11
First Park 121 Block A, Lot 1A	Industrial	LI (Light Industrial)	220,480	1/400 SF	552	25	9.58	0.021	4	38.33	0.085	0.06
First Park 121 Block A, Lot 2	Industrial	LI (Light Industrial)	124,800	1/400 SF	312	25	5.42	0.012	4	21.67	0.048	0.03
First Park 121 Block A, Lot 4	Industrial	LI (Light Industrial)	249,093	1/400 SF	623	25	10.82	0.024	4	43.26	0.096	0.06
Fire Station 6	PU (Public Use)	CS (Community Service, SF)	10,878	1/400 SF	28	25	0.49	0.001	4	1.94	0.004	0.00
TOTAL EX.							359.53	0.80		1438.1	3.20	2.07

Table 2 - Future Contributing Flows

Development	Land Use	DWU Classification	Lots/ Dwelling Units/Ac.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	265	2.5	663	125	57.55	0.13	4.00	230.21	0.51	0.33

Table 3 - Previously Proposed Future Flows

Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Crown Center Multifamily	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.58	0.38
Crown Center Commercial/Office	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	1,211,648	1/400 SF	3030	25	52.60	0.117	4	210.42	0.47	0.30
Crown Center Hotel	PD-MU (Hotel)	(Hotel/Motel, Per Bed)	250	2 per Bed per Unit	500	75	26.04	0.058	4	104.17	0.23	0.15
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	624,000	1/400 SF	1560	25	27.08	0.060	4	108.33	0.24	0.16
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	89,964	1/400 SF	225	25	3.91	0.009	4	15.63	0.03	0.02
TOTAL FUTURE							174.74	0.39		698.96	1.56	1.01

Table 4 - Total Flow Summary

	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Current Existing Flow	1438.1	3.20	2.07
Proposed Flow (Midway Ph. 2)	230.21	0.51	0.33
Previously Proposed Flow	698.96	1.56	1.01
Infiltration Flow	31.60	0.07	0.05
Total	2380.96	5.31	3.43

Table 5 - Existing 15" Pipe Capacity

Pipe Size (Inches)	Area (ft^2)	Perimeter (ft)	Pipe Slope (%)	Pipe Capacity (MGD)	Pipe Capacity (gpm)	Pipe Capacity (cfs)
15	1.23	3.93	0.25%	2.71	1884.58	4.20

**Alternative Standards
CP Midway 121 Phase Two**

VI. REQUESTED DEVIATIONS

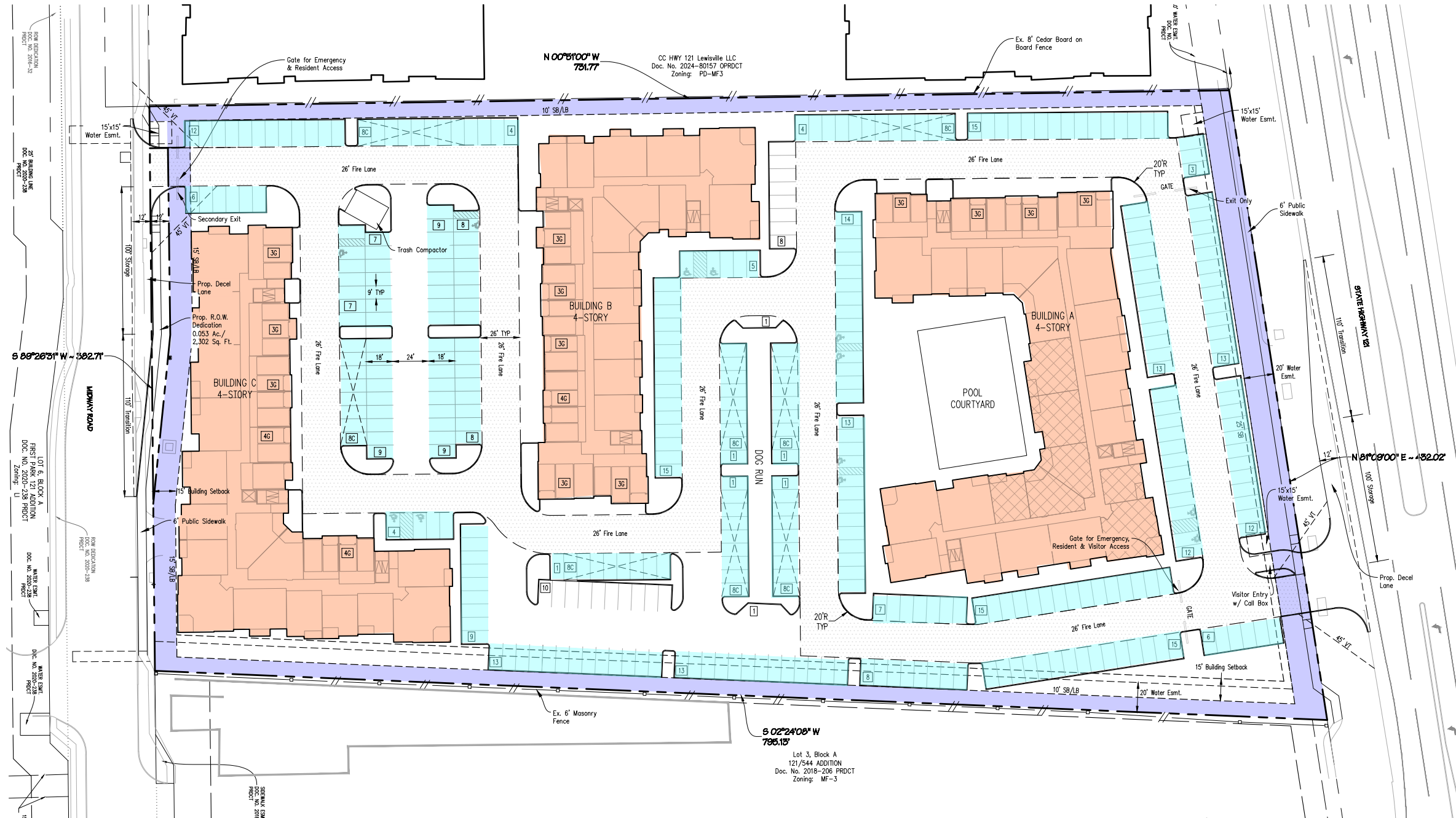
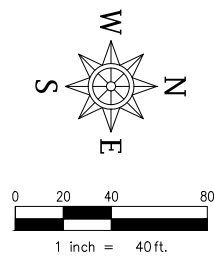
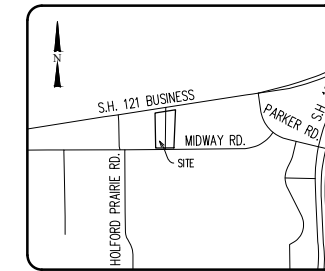
Regulation /Section	Required:	Requested:	Justification
Density	24	38	Density is necessary to make the project feasible. The increased density enables allocation of amenities, structured parking and other development features.
Building Height Exhibit VI.5.14-1	45 feet/3 stories	65 feet/4 stories	The increase in height is commensurate with the density request. The additional height will have no detrimental impact given there are no adjacent single-family neighborhoods. A greater height aligns with a higher density, which drives quality and supports amenities.
Landscape Strip/Building Materials	30' or 10' with 80% brick or stone materials	20' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing SH 121 15' wide landscape strip with a minimum of 50% brick or stone	The proposal is comprised of an appropriate balance of landscape strip width and masonry materials for those elevations that are most visible from

**Alternative Standards
CP Midway 121 Phase Two**

<p>Chapter 3, Section 4 A.1 & B.1.A</p>		<p>on the building elevation facing Midway Road</p>	<p>public view. The landscaped area along SH 121 Business varies in depth including portions that exceed 30 feet in landscape width. The proposal offers 6% more landscape area than a development that would strictly adhere to uniform minimum 30-foot wide landscape strip.</p>
<p>Parking Spaces Article VIII, Chapter 1 Exhibit VII.1.4- 1</p>	<p>2 per unit or 530 spaces</p>	<p>1.6 per unit or 424 spaces</p>	<p>The variance to parking better aligns the requirement with actual demand, avoiding overparking the property.</p>
<p>Building Setbacks, Front Yard Exhibit VI.5.14-1</p>	<p>25' minimum setback from Midway Road</p>	<p>15' minimum setback from Midway Road</p>	<p>The decreased setback is necessary to accommodate required right-of-way dedication and a right-hand deceleration lane. The proposed setback aligns with the 15' minimum building setback in Phase 1.</p>

**Alternative Standards
CP Midway 121 Phase Two**

<p style="text-align: center;">Building Setback, Side Yard</p> <p style="text-align: center;">Exhibit VI.5.14-1</p>	<p style="text-align: center;">25' side yard</p>	<p style="text-align: center;">10' side yard</p>	<p>The proposed buildings have been staggered to provide significant building-to-building separation between adjacent developments. Granting the 10' setback will best optimize development and use of the site while providing adequate separation.</p>
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SITE DATA TABLE			
SITE SUMMARY			
Current Zoning	U		
Prop. Use	Multifamily		
Total Lot Area	7.082 Ac. (308,481 Sq. Ft.)		
Total Number of Units	265 Units		
Maximum Building Height	65 Feet		
Density	37.42 Units/Ac.		
Impervious Area	72.67% (224,179 Sq. Ft.)		
LOT 1, BLOCK A			
Lot 1, Block A Area	7.082 Ac. (308,481 Sq. Ft.)		
BUILDING DATA TABULATIONS			
	Total Building Area	Building Height	Total Units
A	85,275 Sq. Ft.	65' (4 Story)	97
B	63,010 Sq. Ft.	65' (4 Story)	80
C	75,701 Sq. Ft.	65' (4 Story)	88
PARKING DATA TABULATIONS			
	Required Parking		Total Provided Parking
Surface Spaces			301
(Incl. Handicap Spaces)			12
Garage Spaces			48
Covered Spaces			64
Total Spaces	425 Spaces (1.61 Spaces/Units)		425
AREA REGULATIONS			
Min. Dwelling Unit	N/A		
Lot Coverage	None		
Front Yard	15' along public streets		
Rear/Side Yard	10' along public streets		
Garage Setback	None		

Site Plan Notes:

- According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 100-year floodplain).
- All apartment buildings shall have an NFPA 13 fire sprinkler system and NFPA 13R fire sprinkler system in the attics.
- Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
- Signs shall be permitted separately.
- Fences shall be permitted separately.

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Parking	2/unit	1.6/unit
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

LEGEND	
L/S	LANDSCAPE AREA (TYP.)
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
⊛	POWER POLE
⊙	LIGHT POLE/STANDARD
⊕	GUY WIRE ANCHOR
⊖	BOLLARD
⊗	SIGNPOST
CM	CONTROL MONUMENT
BFR	BARRIER FREE RAMP
*	ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION
⊠	NUMBER OF COVERED PARKING SPACES
⊡	NUMBER OF PARKING SPACES
—	OVERHEAD POWER LINE
—	PROP. WOOD FENCE
—	PROP. WROUGHT IRON FENCE
—	PROP. 6" MASONRY SCREENING WALL
—	FIRELANE
—	GROUND FLOOR FLEX LIVE/WORK SPACE

ALTERNATIVE STANDARDS EXHIBIT
CP MIDWAY/121-2
 LOT 1, BLOCK A
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 Current Zoning: LI

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: David Bond

OWNER / APPLICANT
 Chaparral Partners, LP
 2305 Cedar Springs Rd., Ste. 208
 Dallas, TX 75201
 Telephone: (214) 497-4329
 Contact: Spencer Miller

Drawing: G:\2025_ARCH\25-351_CP_Midway_Plan_2\CAD\Site_Plan.dwg Saved By: mllr Date: 5/17/2026 4:25:02 PM
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