



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, January 7, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

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

B. Approval of Minutes

1. [Consider the Minutes of the December 17, 2024 Regular Meeting.](#)

C. Regular Hearing

2. [Regular Hearing: Lewisville Corporate Center, Lot 2R, Block A; on 6.578 Acres; Zoned Planned Development - Mixed Use \(PD-MU\) District; Located on the West Side of IH-35E Frontage Road Approximately 810 Feet South of FM 407 \(Justin Road\); Being a Replat of Lewisville Corporate Center, Lot 2, Block A. \(Case No. 24-12-11-RP\)](#)
3. [Regular Hearing: Valley Ridge Industrial Park Addition, Lots 1 and 2, Block A; on 26.8417 Acres; Zoned Light Industrial \(LI\) District; Located on the North Side of Valley Ridge Boulevard, Approximately 920 Feet West of Mill Street; Being a Replat of Valley Ridge Business Park East Addition, Lots 3, 4, and 5, Block B. \(Case No. 24-12-12-RP\)](#)
4. [Regular Hearing: T.H.D. Stuarts' Addition, Lots 14R1 and 14R2, Block B; on 0.284 Acres; Zoned Single Family Residential \(R5\) District; Located at 106 Martin Street; Being a Replat of T.H.D. Stuarts' Addition, Lot 14, Block B. \(Case No. 24-12-13-RP\)](#)

D. Public Hearing

5. [Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations And Certain Distance Requirements of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Chapter VII.3; “Supplemental Use Regulations”, Section VII.3.24, Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility, to Provide Additional Standards, and Amending Exhibit VII.2.3-4, Non-Residential Zoning Districts, to Clarify Applicability of Special Use Permit Requirements for Such Uses in Certain Zoning Districts.](#)

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

E. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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

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

Planning

MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 17, 2024

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

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, December 17, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: Vice-Chair Erum Ali, Jack Tidwell

Staff members present: Richard E Luedke, Planning Director; Michele Berry, Planning Manager; Grace Martin-Young, Planner I; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

Item B1: Approval of Minutes

Consider the minutes of the December 3, 2024, Regular Meeting. A motion was made by Francisca Al-waely to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).

Item C: Regular Hearing

2. Final Plat of Vista Ridge Pointe Addition, Lot 1R, Block A; on 15.208 Acres; Zoned Light Industrial (LI) District; Being a Replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3, Block A; Located at The West End of Storage Court. (Case No. 24-11-10-RP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. There was no discussion. A motion was made by Rick Lewellen to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat when deficiencies are corrected, seconded by Ainsley Stelling. The motion passed unanimously (5-0).

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

Commissioner Francisca Al-waely stepped out of the Council Chambers at 6:41 p.m.

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The property owner Brice Hafner, 4217 Standford Ave, Dallas, Tx 75225, was present and available for questions. The Architect David Morales, 5310 Harvest Hill Rd Suite 180, Dallas, Tx 75230 was also present and available for questions. Commissioner Lewellen expressed concern about traffic and parking on

Oakbend Drive. Lewellen asked about the parking and business use at this location. Lauren confirmed that the parking requirements are being met per the City's Unified Development Code. Bryce Hefner (property owner) stated that their plan is not to have any parking on the street and that their tenants should have ample parking in front of the buildings to meet their use and if not, they could park in the rear of the building. Mr. Hefner further stated that the smaller building will be a maximum of two tenants and the bigger building will be a maximum of three tenants. Mr. Hefner further stated these will be small box trucks type users with maybe a showroom in the front of the building with some warehousing in the back and further stated this will be a low trucking type of facilities where there might be an eighteen-wheeler coming in a couple of times throughout the month. There was no discussion. A motion was made by Rick Lewellen to approve alternative standards a) and b) and recommended approval of alternative standard c), seconded by Ainsley Stelling. The motion passed (4-0), (1) Abstained – Francisca Al-waely. Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second regular hearing and a final decision on the one alternative standard.

Commissioner Francisca Al-waely returned to the Council Chambers at 6:46 p.m.

Item D: Public Hearings

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

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The property owner was present and available for questions. Commissioner Stelling stated this is an absolute necessity in Texas and thanked the property owner for going through the proper channels and for wanting to keep the house cooler in the summer. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the special use permit as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

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

Grace Martin-Young, Planner I, gave a brief overview and staff's recommendation. Grace further stated that no calls in opposition have been received and that one call in support from a neighboring business was received. 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 Ainsley Stelling to recommend approval of terminating Ordinance No. 0129-19-SUP, seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

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

Michele Berry, 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 Joshua Peterson to recommend approval of the amendments as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0). Richard E Luedke, Planning Director, stated that the item would appear before the City Council on January 6, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Other Business

7. Receive an Update on Implementation of Long Range Plans for 2024.

Michele Berry, Planning Manager, gave an update on implementations of Long Range Plans for 2024.

Item F: Announcements

- Michele Berry, Planning Manager, wished everyone happy holidays, there were no announcements.
- Chair Locke wished everyone happy holidays.

Item G: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joshua Peterson. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:06 p.m.

**MINUTES
DECEMBER 17, 2024**

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission

DRAFT MINUTES

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: January 7, 2025
SUBJECT: **Regular Hearing: Lewisville Corporate Center, Lot 2R, Block A; on 6.578 Acres; Zoned Planned Development – Mixed Use (PD-MU) District; Located on the West Side of IH-35E Frontage Road Approximately 810 Feet South of FM 407 (Justin Road); Being a Replat of Lewisville Corporate Center, Lot 2, Block A. (Case No. 24-12-11-RP)**

BACKGROUND:

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

ANALYSIS:

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

The replat of Lewisville Corporate Center, Lot 2, Block A was submitted on December 9, 2024, and has been reviewed by staff. The applicant wishes to combine the three existing lots into one lot. Staff recommends disapproval of the above plat with following reasons based on Article III, Chapter 5. Plats of the Unified Development Code:

Section 6. Final Plats

- Include correct setback lines
- Include submission dates
- Include correct R.O.W.
- Provide full title block
- Provide correct signature block

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove Lewisville Corporate Center, Lot 2R, Block A for the deficiencies listed above and delegate to staff

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

Line No.	Direction	Length
L1	S31°47'49"E	82.00'
L2	N58°12'11"E	12.00'
L3	S36°21'38"E	3.72'
L4	S21°46'42"E	90.83'
L5	N58°12'11"E	12.04'
L6	N58°12'11"E	14.34'

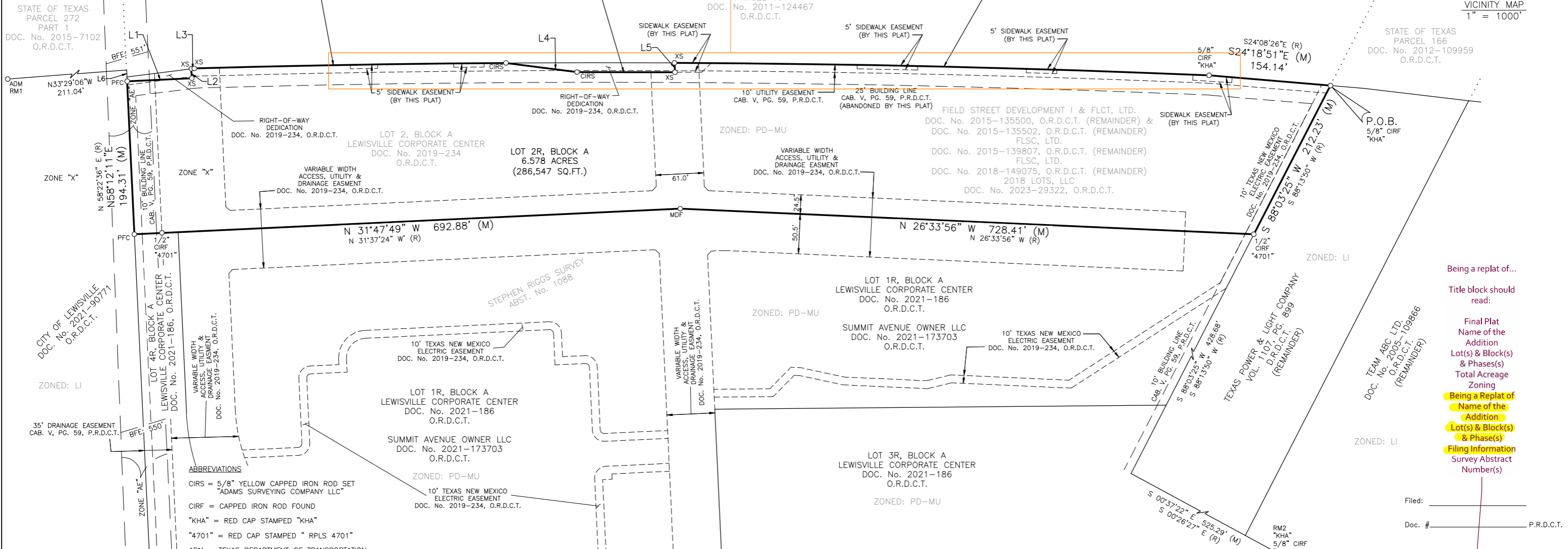
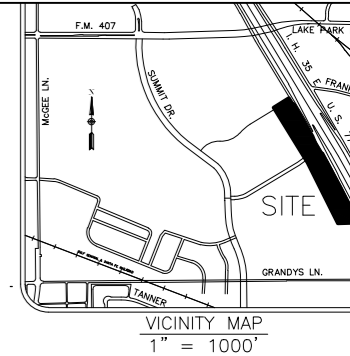
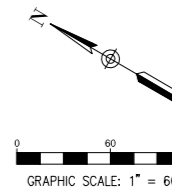
$\Delta=1^{\circ}14'12''$
 $R=18321.00'$
 $CHB=S30^{\circ}07'28"E$
 $CHD=395.40'$
 $L=395.41'$

$\Delta=0^{\circ}23'42''$
 $R=18005.10'$
 $CHB=S29^{\circ}00'55"E$
 $CHD=124.17'$
 $L=124.17'$

$\Delta=2^{\circ}07'17''$
 $R=18321.00'$
 $CHB=S27^{\circ}46'37"E$
 $CHD=678.33'$
 $L=678.37'$

Why there is a sidewalk easement in segments rather than as one continuous easement? This pertains to the Legacy Lewisville Phase II plat.

INTERSTATE HIGHWAY 35E (VARIABLE WIDTH RIGHT-OF-WAY)



STATE OF TEXAS
PARCEL 272
PART 1
DOC. No. 2015-7102
O.R.D.C.T.

STATE OF TEXAS
PARCEL 161
DOC. No. 2011-124467
O.R.D.C.T.

STATE OF TEXAS
PARCEL 166
DOC. No. 2012-109959
O.R.D.C.T.

ZONE "X"

ZONE "X"

ZONE: PD-MU

FIELD STREET DEVELOPMENT I & FLCT, LTD.
DOC. No. 2015-135500, O.R.D.C.T. (REMAINDER) &
DOC. No. 2015-135502, O.R.D.C.T. (REMAINDER)
FLSC, LTD.
DOC. No. 2015-139807, O.R.D.C.T. (REMAINDER)
FLSC, LTD.
DOC. No. 2018-149075, O.R.D.C.T. (REMAINDER)
2018 LOTS, LLC
DOC. No. 2023-29322, O.R.D.C.T.

CITY OF LEWISVILLE
DOC. No. 2021-907771
O.R.D.C.T.

ZONE: LI

LOT 2, BLOCK A
LEWISVILLE CORPORATE CENTER
DOC. No. 2019-234
O.R.D.C.T.

LOT 2R, BLOCK A
6.578 ACRES
(286,547 SQ.FT.)

VARIABLE WIDTH
ACCESS, UTILITY &
DRAINAGE EASEMENT
DOC. No. 2019-234, O.R.D.C.T.

LOT 1R, BLOCK A
LEWISVILLE CORPORATE CENTER
DOC. No. 2021-186
O.R.D.C.T.

SUMMIT AVENUE OWNER LLC
DOC. No. 2021-173703
O.R.D.C.T.

LOT 3R, BLOCK A
LEWISVILLE CORPORATE CENTER
DOC. No. 2021-186
O.R.D.C.T.

LOT 1R, BLOCK A
LEWISVILLE CORPORATE CENTER
DOC. No. 2021-186
O.R.D.C.T.

SUMMIT AVENUE OWNER LLC
DOC. No. 2021-173703
O.R.D.C.T.

10' TEXAS NEW MEXICO
ELECTRIC EASEMENT
DOC. No. 2019-234, O.R.D.C.T.

10' TEXAS NEW MEXICO
ELECTRIC EASEMENT
DOC. No. 2019-234, O.R.D.C.T.

TEXAS POWER & LIGHT COMPANY
VOL. 1107, PG. 809
D.R.D.C.T. (REMAINDER)

TEAM ABC LTD.
DOC. No. 2005-108866
(REMAINDER)

ABBREVIATIONS
 CIRS = 5/8" YELLOW CAPPED IRON ROD SET
 "ADAMS SURVEYING COMPANY LLC"
 CIRF = CAPPED IRON ROD FOUND
 "KHA" = RED CAP STAMPED "KHA"
 "4701" = RED CAP STAMPED "RPLS 4701"
 ADM = TEXAS DEPARTMENT OF TRANSPORTATION
 ALUMINUM DISK MONUMENT FOUND
 MDF = MAG NAIL FOUND WITH SHINER STAMPED:
 "RINGLEY & ASSOC. RPLS 4701"
 XS = "X" CUT SET IN CONCRETE
 P.O.B. = POINT OF BEGINNING
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY,
 TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY,
 TEXAS
 SQ.FT. = SQUARE FEET
 VOL. = VOLUME
 PG. = PAGE
 DOC. No. = DOCUMENT NUMBER
 ABST. No. = ABSTRACT NUMBER
 LI = LIGHT INDUSTRIAL
 PD-MU = PLANNED DEVELOPMENT
 MIXED USE
 (R) = RECORD CALL PER PLAT
 (M) = MEASURED BEARING & DISTANCE PER
 BEARING BASIS TEXAS STATE PLANE
 COORDINATE SYSTEM, NORTH CENTRAL ZONE
 4202, NAD 83 (2011), EPOCH 2010.00,
 GIVING THE SOUTH LINE OF THIS PARCEL A
 BEARING OF SOUTH 89°23'48" WEST.

GENERAL NOTES

- All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00.
- The purpose of this replat is to abandon various easements and dedicate new easements.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The property owner will be responsible for maintaining the below grade detention system.
- The property is zoned PD-MU. Ordinance Number: 0562-23-ZON

FLOOD STATEMENT

According to Map No. 48121C0535G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "AE" and Zone "X". Zone "AE" is defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RECORD MONUMENTS

- RM 1: Texas Department of Transportation monument found in the southwest right-of-way line of Interstate Highway 35E and bearing North 33 degrees 29 minutes 06 seconds West, a distance of 211.04 feet from the north corner of Lot 2, Block A of Lewisville Corporate Addition, Phase 2, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2019-234, Official Records, Denton County, Texas.
- RM 2: 5/8-inch red capped iron rod found stamped "KHA" found in the north right-of-way line of Grandy Lane (a variable width right-of-way) and for the southernmost southeast corner of Lot 1R, Block A of Lewisville Corporate Center, Phase 1, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2021-186, Official Records, Denton County, Texas.

APPLICANT
 CC HWY 121 LEWISVILLE LLC
 2305 Cedar Springs Rd., Suite 208
 Dallas, Texas 75201
 Contact: Spence Miller
 Phone: (214) 497-4329
 Email: spence@chaparralpartners.com

ENGINEER
 ML CLARK CONSULTING, LLC
 P.O. Box 170
 Addison, Texas 75001
 Contact: Michael L. Clark, P.E.
 Phone: (214) 675-1960
 Email: mclark@mlclarkconsulting.com

SURVEYOR
 Adams Surveying Company, L.L.C.
 1475 Richardson Drive, Suite 255
 Richardson, Texas 75080
 Contact: JT Truong
 Phone: (469) 317-0250
 Email: surveytx@txasc.com

Being a replat of...
 Title block should read:
 Final Plat
 Name of the
 Addition
 Lot(s) & Block(s)
 & Phase(s)
 Total Acreage
 Zoning
 Being a Replat of
 Name of the
 Addition
 Lot(s) & Block(s)
 & Phase(s)
 Filing Information
 Survey Abstract
 Number(s)

Filed: _____
 Doc. # _____ P.R.D.C.T.

FINAL PLAT

LEWISVILLE CORPORATE
 CENTER
 LOT 2R, BLOCK A

6.578 ACRES / 286,547 SQ.FT.
 (ZONING DESIGNATION: PD-MU)
 STEPHEN RIGGS SURVEY, ABSTRACT No. 1088
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PAGE 1 OF 2
 DECEMBER 02, 2024

PRELIMINARY
 This document shall not be recorded
 for any purpose and shall not be
 used or viewed or relied upon
 as a final survey document.

LEGEND

○ MONUMENT (IRON ROD,
 NAIL, X FOUND/SET)

Adams
 Surveying
 Company, LLC

TBPELS Firm Registration No. 10177500

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS FIELD STREET DEVELOPEMENT I, FLCT, LTD., FLSC, LTD., FLSC, LTD., & 2018 LOTS, LLC are the owners of a 6.578-acre tract of land in the Stephen Riggs Survey, Abstract Number 1088, City of Lewisville, Denton County Texas, being a portion of those certain tracts of land as described in a Special Warranty Deed to Field Street Development and FLCT Ltd., as recorded under Document Number 2015-135500 and 2015-135502, Official Records, Denton County, Texas (O.R.D.C.T.), being a portion of that certain tract of land described in a Deed without Warranties to FLSC, Ltd., as recorded under Document Number 2015-139807, O.R.D.C.T., being a portion of that certain tract of land described in a Warranty Deed to FLSC, Ltd., as recorded under Document Number 2018-149075, O.R.D.C.T., and being that certain tract of land described in a Special Warranty Deed to 2018 Lots, LLC, as recorded under Document Number 2023-29322, O.R.D.C.T., same being Lot 2, Block A of Lewisville Corporate Center, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2019-234, O.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch red capped iron rod found stamped "KHA" in the southwest line of Interstate Highway 35E (a variable width right-of-way), being the southeast corner of the herein described tract, being the southwest corner of Parcel 161 as described in a Special Warranty Deed to the State of Texas, as recorded under Document Number 2011-124467, O.R.D.C.T. and being the northwest corner of Parcel 163 as described in a Special Warranty Deed to the State of Texas, as recorded under Document Number 2012-109959, O.R.D.C.T., said point being in the north line of that certain tract of land described in a Warranty Deed to Texas Power & Light Company, as recorded in Volume 1107, Page 899, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE South 88 degrees 03 minutes 25 seconds West (Record: South 88 degrees 13 minutes 50 seconds West), departing the southwest right-of-way line of said Interstate Highway 35E, with the south line of the herein described tract and the north line of said Texas Power & Light Company tract, a distance of 212.23 feet to a 1/2-inch red capped iron rod found stamped "RPLS 4701" for the southwest corner of the herein described tract, being the southeast corner of Lot 1R, Block A of Lewisville Corporate Center, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2021-186, O.R.D.C.T.;

THENCE North 26 degrees 33 minutes 56 seconds West (Record: North 26 degrees 33 minutes 56 seconds West), departing the north line of said Texas Power & Light Company tract, with the common line of said Lot 1R and said Lot 2, a distance of 728.41 feet to a mag nail found with a washer stamped "Ringley & Assoc. RPLS 4701", being an angle point in the western line;

THENCE North 31 degrees 47 minutes 49 seconds West (Record: North 31 degrees 37 minutes 24 seconds West), continuing with the common line of said Lot 1R and said Lot 2, and passing a 1/2-inch red capped iron rod found stamped "RPLS 4701" for a distance of 662.88 feet and continuing, in all, for a total distance of 692.88 feet to a point for corner in a drainage channel, being the northwest corner of the herein described tract and the northeast corner of Lot 4R of said Block A (Document Number 2021-186), and being in the southern line of that certain tract of land described in a Special Warranty Deed to the City of Lewisville, Texas, a home-rule municipality, as recorded under Document Number 2021-90771, O.R.D.C.T.;

THENCE North 58 degrees 12 minutes 11 seconds East (Record: North 58 degrees 22 minutes 36 seconds East), being within a drainage channel and with the common line of said Lot 2 and said City of Lewisville tract, a distance of 194.31 feet to the northeast corner of the herein described tract, same being the northeast corner of said Lot 2 and lying in the southwest right-of-way line of said Interstate Highway 35E;

THENCE departing the southern line of said City of Lewisville tract, in a southeastern direction with the southwest right-of-way line of said Interstate Highway 35E the following nine (9) calls:

South 31 degrees 47 minutes 49 seconds East, a distance of 82.00 feet to an "X" cut set in concrete;

North 58 degrees 12 minutes 11 seconds East, a distance of 12.00 feet to an "X" cut set in concrete;

South 36 degrees 21 minutes 38 seconds East, a distance of 3.72 feet to an "X" cut set in concrete, said point being at the beginning of a non-tangent curve to the right having a radius of 18,321.00 feet, with a central angle of 01 degree 14 minutes 12 seconds, whose long chord bears South 30 degrees 07 minutes 28 seconds East, a distance of 395.41 feet;

Continuing with said curve to the right, an arc length of 395.41 feet to a 5/8-inch yellow capped iron rod set stamped "Adams Surveying Company LLC" (CIRS) for corner;

South 21 degrees 46 minutes 42 seconds East, a distance of 90.83 feet to a CIRS for corner, being at the beginning of a non-tangent curve to the right having a radius of 18,005.10 feet, with a central angle of 00 degrees 23 minutes 42 seconds, whose long chord bears South 29 degrees 00 minutes 55 seconds East, a distance of 124.17 feet;

Continuing with said curve to the right, an arc length of 124.17 feet to an "X" cut set in concrete for corner;

North 58 degrees 12 minutes 11 seconds East, a distance of 12.04 feet to a point for corner, being at the beginning of a non-tangent curve to the right having a radius of 18,321.00 feet, with a central angle of 02 degrees 07 minutes 17 seconds, whose long chord bears South 27 degrees 46 minutes 37 seconds East, a distance of 678.33 feet;

Continuing with said curve to the right, an arc length of 678.37 feet to a 5/8-inch red capped iron rod found stamped "KHA" for corner;

South 24 degrees 18 minutes 51 seconds East (Record: South 24 degrees 08 minutes 26 seconds East), a distance of 154.14 feet to the POINT OF BEGINNING and CONTAINING 6.578-acres (or 286,547 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That FIELD STREET DEVELOPEMENT I, FLCT, LTD., FLSC, LTD., FLSC, LTD., & 2018 LOTS, LLC, the undersigned authority, Owners, do hereby adopt this plat designating the herein above described property as "LEWISVILLE CORPORATE CENTER, LOT 2R, BLOCK A", an Addition to the City of Lewisville, Denton/Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting, and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Owners

FIELD STREET DEVELOPEMENT I

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

FLCT, LTD.

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

FLSC, LTD.

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

2018 LOTS, LLC

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, John Truong, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Lewisville Development Code.

Dated this the _____ day of _____, 2024.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____

Notary Public, State of Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the LEWISVILLE CORPORATE CENTER, LOT 2R, BLOCK A to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 2024, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness my hand this _____ day of _____, 2024.

Thomas Harris III, City Secretary
City of Lewisville, Texas

APPROVED

Mary Ellen Miksa, Chairwoman
Planning & Zoning Commission
Date

Karen Locke

Filed: _____

Doc. # _____ P.R.D.C.T.

FINAL PLAT

LEWISVILLE CORPORATE CENTER
LOT 2R, BLOCK A

6.578 ACRES / 286,547 SQ.FT.
(ZONING DESIGNATION: PD-MU)
STEPHEN RIGGS SURVEY, ABSTRACT No. 1088
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PAGE 2 OF 2
DECEMBER 02, 2024

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



TBPELS Firm Registration No. 10177500

APPLICANT
CC HWY 121 LEWISVILLE LLC
2305 Cedar Springs Rd., Suite 208
Dallas, Texas 75201
Contact: Spence Miller
Phone: (214) 497-4329
Email: spence@chaparralpartners.com

ENGINEER
ML CLARK CONSULTING, LLC
P.O. Box 170
Addison, Texas 75001
Contact: Michael L. Clark, P.E.
Phone: (214) 675-1960
Email: mclark@mlclarkconsulting.com

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080
Contact: JT Truong
Phone: (469) 317-0250
Email: surveyjtx@txasc.com

Lewisville Corporate Center_Markup Summary

Jon Beckham (4)

in addition by metes and bounds is a violation of state platting statutes and is subject to building permits.

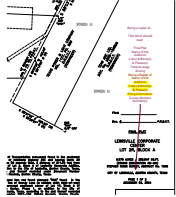
be responsible for maintaining the below ground

3-MU. Ordinance Number: 0562-23-ZON

Author: Jon Beckham

Ordinance Number: 0562-23-ZON

C0535G, dated April 18, 2011 of the National Flood Insurance Administration, this property is within a Special Flood Hazard Area (SFHA) sub



Author: Jon Beckham

Mary Ellen Miksa, Chairwoman
Planning & Zoning Commission

Karen Locke

Author: Jon Beckham

Karen Locke

Is this duplicate an error?

), FLSC, LTD.; FLSC, LTD., & 2018 L
y, Abstract Number 1088. City of Lewis
d in a Special Warranty Deed to Field S
and 2015-135502, Official Records, C

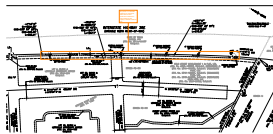
Author: Jon Beckham

Is this duplicate an error?

RChaudhary (1)

Author: RChaudhary

Why there is a sidewalk easement in segments rather than as one continuous easement? This pertains to the Legacy Lewisville Phase II plat.



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: January 7, 2025
SUBJECT: **Regular Hearing: Valley Ridge Industrial Park Addition, Lots 1 and 2, Block A; on 26.8417 Acres; Zoned Light Industrial (LI) District; Located on the North Side of Valley Ridge Boulevard, Approximately 920 Feet West of Mill Street; Being a Replat of Valley Ridge Business Park East Addition, Lots 3, 4, and 5, Block B. (Case No. 24-12-12-RP)**

BACKGROUND:

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

ANALYSIS:

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

The replat of Vista Ridge Business Park East Addition, Lots 3, 4, and 5, Block B was submitted on December 9, 2024, and has been reviewed by staff. The applicant wishes to combine the three existing lots into one lot. Staff recommends disapproval of the above plat with following reasons based on Article III, Chapter 5. Plats of the Unified Development Code:

Section 6. Final Plats

- Vicinity Map should be at 1 in = 1,000 ft scale
- Reformat sheet to be 34 inches by 22 inches
- Include correct setback lines
- Include submission dates
- Show ROW calculations
- Label all lines
- Preserve access to cemetery and show associated easement.
- Provide cross-access easements
- Include all necessary contact information
- Include the zoning of all adjacent properties

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove Vista Ridge Industrial Park Addition, Lots 1 and 2, Block A for the deficiencies listed above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, LEWISVILLE DEVELOPMENT, L.P., is the owner of a tract of land situated in the J. Wagner Survey, Abstract No. 1399 and E. Brown Survey, Abstract No. 62 and being all of Lots 3, 4 and 6, Block B, Valley Ridge Business Park East, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 281, Plat Records, Denton County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said Lot 3;

THENCE South 00°28'15" East, along the east line of said Lot 3, a distance of 502.89 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the southeast corner of said Lot 3, and being in the north right-of-way line of Valley Ridge Boulevard, a 90-foot right-of-way;

THENCE South 89°45'59" West, along the south line of said Lot 3 and said north right-of-way line, a distance of 47.60 feet to a 1/2-inch iron rod with cap stamped "GRAHAM AND ASSOC. INC." found at the beginning of a tangent curve to the left with a radius of 1,045.00 feet, a central angle of 41°39'53", and a chord bearing and distance of South 68°56'03" West, 743.28 feet;

THENCE in a westerly direction, continuing along said north right-of-way line and with said tangent curve to the left, an arc distance of 759.91 feet to a point for corner;

THENCE South 48°06'07" West, continuing along said north right-of-way line, a distance of 34.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 5/8-inch iron rod found bears North 34°02'33" West, a distance of 0.98 feet;

THENCE North 41°53'53" West, departing said north right-of-way line and along the southwest line of said Lot 6, a distance of 185.03 feet to a point at the beginning of a tangent curve to the left with a radius of 300.00 feet, a central angle of 47°53'18", and a chord bearing and distance of North 65°50'32" West, 243.51 feet;

THENCE in a northwesterly direction, continuing along the said southwest line, with said tangent curve to the left, an arc distance of 250.74 feet to a point for corner, being in the south line of said Lot 4;

THENCE North 89°47'11" West, along the said south line of Lot 4, a distance of 556.78 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the southwest corner of said Lot 4;

THENCE North 00°12'49" East, along the west line of said Lot 4, a distance of 843.56 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the northwest corner of said Lot 4, from which a 3/8-inch iron rod found bears North 50°56'26" East, a distance of 1.00 feet;

THENCE South 80°04'26" East, along the northerly line of said Lot 4, a distance of 314.25 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 1/2-inch iron rod found bears North 59°56'04" West, a distance of 0.71 feet;

THENCE South 00°09'02" East, continuing along the northerly line of said Lot 4, a distance of 260.24 feet to a railroad rail for corner;

THENCE North 89°16'39" East, continuing along the said northerly line of Lot 4, a distance of 208.84 feet to a steel fence corner post for corner, from which a 1/2-inch iron rod found bears South 48°57'56" East, a distance of 1.34 feet;

THENCE North 00°09'02" West, continuing along the said northerly line of Lot 4, a distance of 221.22 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 1/2-inch iron rod found bears North 46°42'34" East, a distance of 0.45 feet;

THENCE South 80°07'17" East, continuing along the said northerly line, a distance of 1160.89 feet to the **POINT OF BEGINNING** and containing 1,169,223 square feet or 26.8417 acres of land, more or less.

NOTES:

- 1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 2. Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum).

FLOOD STATEMENT:

According to Map No. 48121C0545G dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

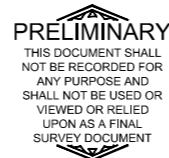
FEMA NOTES:

- 1. "ZONE AE" graphically located based on FEMA Firm Map No. 48121C0545G dated April 18, 2011, as updated on LOMR 23-06-0197P, effective October 30, 2023.
- 2. "ZONE X" (SHADED) graphically located based on FEMA Firm Map No. 48121C0545G dated April 18, 2011, as updated on LOMR 23-06-0197P, effective October 30, 2023.

KNOW ALL MEN BY THESE PRESENTS:

I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lewisville, Texas.

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET, UNIT 11, #1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Joshua D. Wargo, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the ____ day of _____, 20__.

Notary Public in and for The State of Texas

Printed Name

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEWISVILLE DEVELOPMENT, L.P., the undersigned authority, does hereby adopt this plat designating the herein above described property as **Valley Ridge Industrial Park, Lot 1 and Lot 2**, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

LEWISVILLE DEVELOPMENT, L.P., a Texas limited partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the ____ day of _____, 20__.

Notary Public In And For The State Of Texas

Printed Name

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

All Variances (if any) from the General Development Ordinance Approved by City Council.

_____, Date: _____

MaryEllen Miksa, Chairman
Planning and Zoning Commission
City of Lewisville, Texas

Karen Locke

SIGNATURE	
PLANNING & ZONING	
ENGINEERING	
BUILDING INSPECTION	
FIRE PREVENTION	

Please remove

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of Valley Ridge Industrial Park, Lot 1 and Lot 2, an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ____ day of _____, 20__, and including acceptance of the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

Witness my hand on this the ____ day of _____, 20__.

Thomas Harris III
City Secretary
City of Lewisville, Texas

FINAL PLAT

**Valley Ridge Industrial Park
Lot 1 and Lot 2**

BEING A REPLAT OF LOTS 3, 4 AND 6, BLOCK B
VALLEY RIDGE BUSINESS PARK EAST
CABINET F, SLIDE 281

CONTAINING 26.8417 TOTAL ACRES

ZONED: (LI-LIGHT INDUSTRIAL)?

SITUATED IN THE
J. WAGNER SURVEY, ABSTRACT NO. 1399 AND
E. BROWN SURVEY, ABSTRACT NO. 62
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DEVELOPER:
Constellation Operating Company &
Lewisville Development, L.P.
2021 McKinney Avenue, Suite 300
Dallas, Texas 75201
Phone: xxx
Contact: John DeVac

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 N. Central Expwy, Suite 400
Richardson, Texas 75080
Phone: 972-770-1312
Contact: Patrick J. Hogan, P.E.

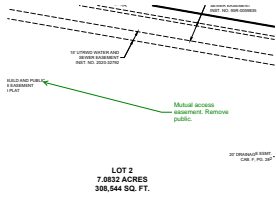
Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SB	JDW	10/29/2024	068923903	2 OF 2

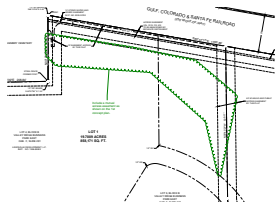
Valley Ridge Industrial Park_Markup Summary

DRussell (5)



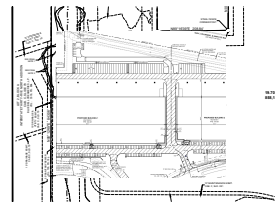
Author: DRussell

Mutual access easement. Remove public.

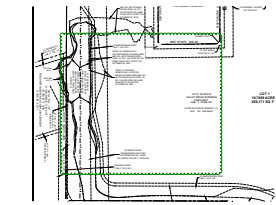


Author: DRussell

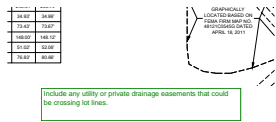
Include a mutual access easement as shown on the 1st concept plan.



Author: DRussell



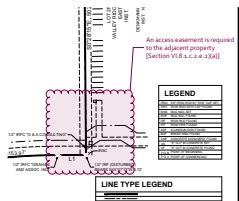
Author: DRussell



Author: DRussell

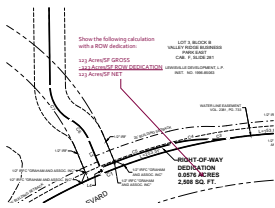
Include any utility or private drainage easements that could be crossing lot lines.

Jon Beckham (11)



Author: Jon Beckham

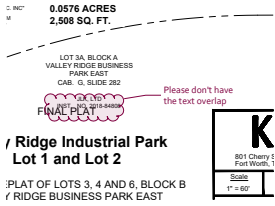
An access easement is required to the adjacent property [Section VI.8.1.c.2.e.2)(a)]



Author: Jon Beckham

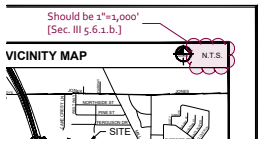
Show the following calculation with a ROW dedication:

123 Acres/SF GROSS
 - 123 Acres/SF ROW DEDICATION
 123 Acres/SF NET



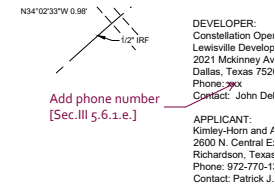
Author: Jon Beckham

Please don't have the text overlap



Author: Jon Beckham

Should be 1"=1,000'
 [Sec. III 5.6.1.b.]



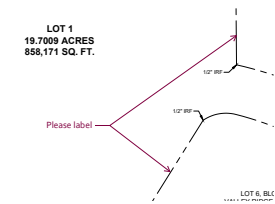
Author: Jon Beckham

Add phone number
 [Sec. III 5.6.1.e.]

Sheet size must be 22" x 34"
 [Sec. III 5.6.1.f.]

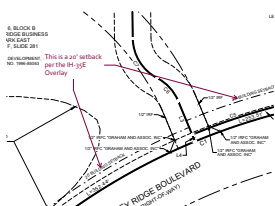
Author: Jon Beckham

Sheet size must be 22" x 34"
 [Sec. III 5.6.1.f.]



Author: Jon Beckham

Please label



Author: Jon Beckham

This is a 20' setback per the IH-35E Overlay

List the zoning of adjacent lots
[Sec.III 5.6.2.d.]

Author: Jon Beckham

List the zoning of adjacent lots
[Sec.III 5.6.2.d.]

is the person
and the same for

All Varian

Author: Jon Beckham

Karen Locke

Karen Locke

MaryEller
Planning
City of Le

PLAN

PLANNING

Author: Jon Beckham

Please remove

PLANNING

Lot #	Adjacent Lot #	Zoning
1	2	
2	3	
3	4	
4	5	
5	6	
6	7	
7	8	
8	9	
9	10	

PLANNING

PLANNING

PLANNING

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: January 7, 2025
SUBJECT: **Regular Hearing: T.H.D. Stuarts' Addition, Lots 14R1 and 14R2, Block B; on 0.284 Acres; Zoned Single Family Residential (R5) District; Located at 106 Martin Street; Being a Replat of T.H.D. Stuarts' Addition, Lot 14, Block B. (Case No. 24-12-13-RP)**

BACKGROUND:

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

ANALYSIS:

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

The replat of T.H.D. Stuarts' Addition, Lot 14, Block B was submitted on December 9, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on the Unified Development Code:

Article III, Chapter 5. Plats Section 6. Final Plats

- Vicinity Map should be at 1 in = 1,000 ft scale
- Include correct setback lines
- Include submission dates
- Include all necessary contact information
- Include correct R.O.W. including corner clips dedication and centerline information.
- Provide full title block
- Provide correct signature block

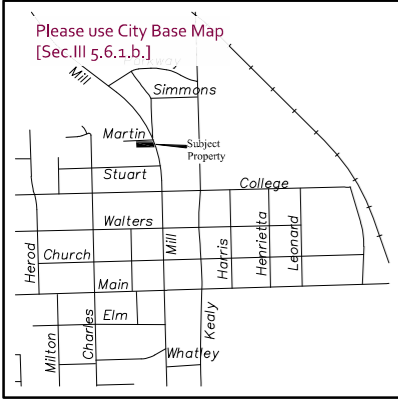
R-5 Zoning standards

- Include previously granted variances by the Zoning Board of Adjustment

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

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove T.H.D. Stuarts' Addition, Lots 14R1 and 14R2, Block B for the deficiencies listed above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.



Vicinity Map (1" = 1000')

- NOTES:**
- Bearings and coordinates shown herein are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
 - The purpose of this plat is to create 2 lots of record from a previously recorded Lot.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480195-0585 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).
 - This plat was prepared without the benefit of a current title search, therefore no search of recorded easements was performed on subject property.

For all residential subdivisions, a plan summary table, to include total acreage per phase, total number of lots and number of lots per phase and zoning classification, minimum lot size, minimum dwelling size and density per acre. [Sec.III 5.6.1.d.]

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the T.H.D. STUARTS' ADDITION, LOTS 14R1 & 14R2, BLOCK B of the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ___ day of ___, 2024, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements, water and sewer lines, as shown and set forth in and upon said plat.

Witness my hand this ___ day of ___, 2024.

Thomas Harris III, City Secretary,
City of Lewisville, Texas

APPROVED

Mary Ellen Miksa, Chair,
Planning and Zoning Commission

Date: _____

Should Read:
Variances Approved by the Zoning Board of Adjustment on April 3, 2024:
a. To Allow an Existing House Encroach 10 Feet into the Required 20-Foot Rear Yard Setback
b. To Allow a Reduced Lot Depth from 80 Feet to 67 Feet requested

Recommended for Approval

Karen Locke, Chair, Planning & Zoning Commission Date _____

Approved

TJ Gilmore, Mayor, City of Lewisville, Texas Date _____

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Inez Aquirre is the owner of Lot 14, Block B of T.H.D. Stuarts' Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Cabinet E, Page 179, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southeast corner of said Lot 14, same point being in the west right-of-way line of N. Mill Street, and being the northeast corner of a tract of land described by deed to Esteban Rodriguez, recorded under Instrument Number 2017-95236, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 05 minutes 44 seconds West, a distance of 198.44 feet to a 1/2 inch iron rod found for corner being the southwest corner of said Lot 14, same point being in the north line of a tract of land described by deed to Haven Homes Group, LLC., recorded under Instrument Number 2021-117057, O.P.R.D.C.T., same point being the southeast corner of a tract of land described by deed to Sebastian Rivera, recorded in Volume 1065, Page 872, Deed Records, Denton County, Texas;

THENCE North 00 degrees 58 minutes 42 seconds West, a distance of 67.91 feet to a 1/2 inch iron rod found for corner being in the south right-of-way line of Martin Street, same point being in the east line of said Rivera tract, and being the northwest corner of said Lot 14;

THENCE North 89 degrees 45 minutes 23 seconds East, with the south right-of-way line of said Martin Street, a distance of 73.04 to a 1/2 inch iron rod found for corner;

THENCE South 87 degrees 58 minutes 46 seconds East, with the south right-of-way line of said Martin Street, a distance of 101.08 feet to a 1/2 inch iron rod found for corner;

THENCE South 52 degrees 11 minutes 17 seconds East, a distance of 12.17 feet to a 1/2 inch iron rod found for corner being in the west right-of-way line of said N. Mill Street;

THENCE South 16 degrees 23 minutes 49 seconds East, with the west right-of-way line of said N. Mill Street, a distance of 56.34 feet to the **POINT OF BEGINNING** and containing 0.284 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **INEZ AQUIRRE** the undersigned authority, do hereby adopt this Plat designating the herein above described property as **T.H.D. STUARTS' ADDITION, LOTS 14R1 & 14R2, BLOCK B**, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown hereon. And does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using the same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at anytime of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

WITNESS my hand this ___ day of ___, 2024.

By: _____
Inez Aquirre, Owner

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

Notary Public in and for the State of Texas

Final Plat
Name of the Addition
Lot(s) & Block(s) & Phase(s)
Total Acreage
Zoning
Being a Replat of
Name of the Addition
Lot(s) & Block(s) & Phase(s)
Filing Information
Survey Abstract Number(s)

Zoned Single Family Residential R5 [Sec.III 5.6.1.a.]

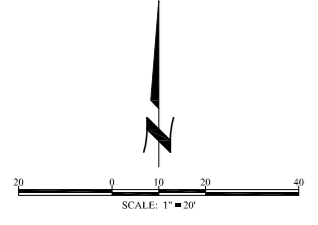
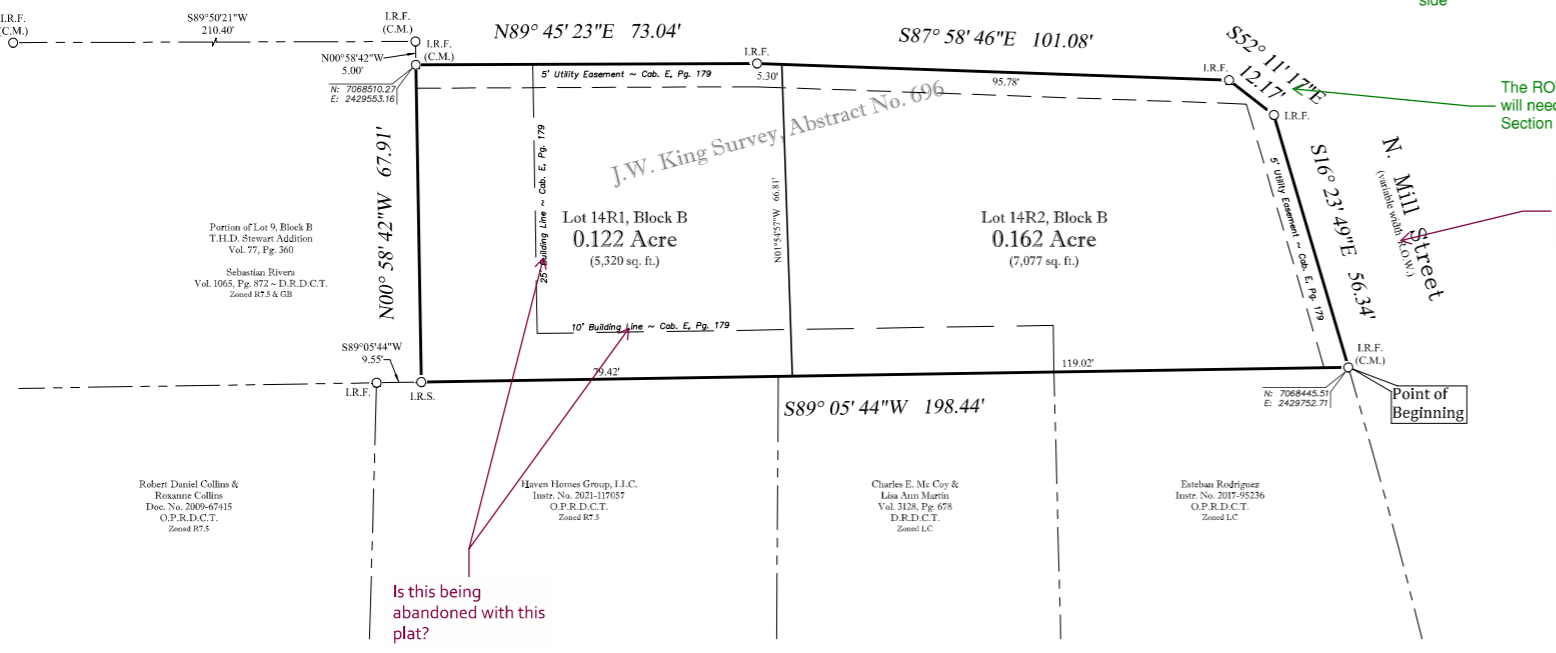
OWNER
Inez Aquirre
106 Martin Street
Lewisville, TX 75057

SURVEYOR



FINAL PLAT
of
T.H.D. STUARTS' ADDITION
Lots 14R1 & 14R2, Block B
Being a Replat of Lot 14, Block B of
T.H.D. Stuarts' Addition, an addition to the
City of Lewisville, Denton County, Texas
J.W. King Survey, Abstract Number 696
Zoned R5

Prepared: December 9, 2024
Job No.: 202201167-3 Date: 03/03/2022 Drafted By: JJ



- LEGEND**
- I.R.F. - 1/2" Iron Rod Found
 - I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
 - C.M. - Controlling Monument
 - R.O.W. - Right-of-Way
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - R.P.R.D.C.T. - Real Property Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

Notary Public in and for the State of Texas

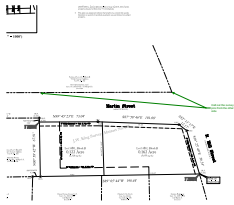
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

THD Stuarts_Markup Summary

DRussell (3)

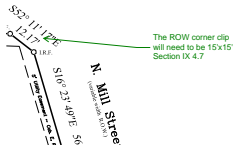
Author: DRussell

Call out the survey pins from the other side



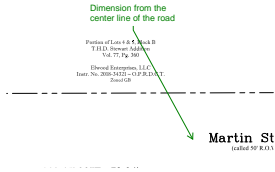
Author: DRussell

The ROW corner clip will need to be 15'x15' Section IX 4.7



Author: DRussell

Dimension from the center line of the road



Jon Beckham (8)

Author: Jon Beckham

Variations Approved by the Zoning Board of Adjustment on April 3, 2024:
 a. To Allow an Existing House Encroach 10 Feet into the Required 20-Foot Rear Yard Setback
 b. To Allow a Reduced Lot Depth from 80 Feet to 67 Feet requested

Recommended for Approval

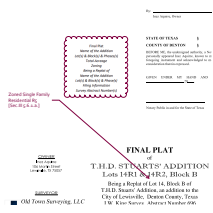
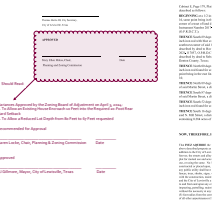
 Karen Locke, Chair, Planning & Zoning Commission Date

Approved

 TJ Gillmore, Mayor, City of Lewisville, Texas Date

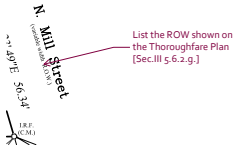
Author: Jon Beckham

Zoned Single Family Residential R5 [Sec.III 5.6.1.a.]



Author: Jon Beckham

List the ROW shown on the Thoroughfare Plan [Sec.III 5.6.2.g.]



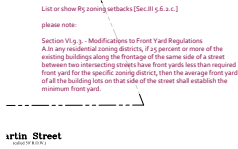
Author: Jon Beckham

List or show R5 zoning setbacks [Sec.III 5.6.2.c.]

please note:

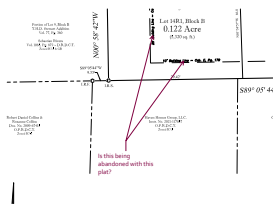
Section VI.9.3. - Modifications to Front Yard Regulations

A. In any residential zoning districts, if 25 percent or more of the existing buildings along the frontage of the same side of a street between two intersecting streets have front yards less than required front yard for the specific zoning district, then the average front yard of all the building lots on that side of the street shall establish the minimum front yard.



Author: Jon Beckham

Is this being abandoned with this plat?



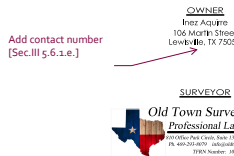
Author: Jon Beckham

For all residential subdivisions, a plan summary table, to include total acreage per phase, total number of lots and number of lots per phase and zoning classification, minimum lot size, minimum dwelling size and density per acre. [Sec.III 5.6.1.d.]

For all residential subdivisions, a plan summary table, to include total acreage per phase, total number of lots and number of lots per phase and zoning classification, minimum lot size, minimum dwelling size and density per acre. [Sec.III 5.6.1.d.]

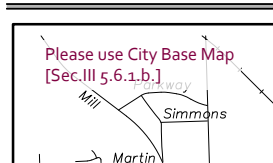
Author: Jon Beckham

Add contact number [Sec.III 5.6.1.e.]



Author: Jon Beckham

Please use City Base Map [Sec.III 5.6.1.b.]



Author: mberry

-



Author: mberry

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mberry verifies that
CK B to the City
Council as req
, 2024, and s

Author: mberry

-

Author: mberry

2025

ille, Texas, hereby verifies that the foregoing final plat
482, BLOCK B, of the City of Lewisville was
sion or City Council as required by the ordinances of
2024, and shall body by formal action,
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_____, 2024.

2025

Author: mberry

2025

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al.

_____, 2024.

2025

Author: mberry

2025

of constructing, reconstructing, inspecting and

_____, 2024.

2025

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Richard E. Luedke, AICP, Planning Director

DATE: January 7, 2025

SUBJECT: **Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article VII, “Uses, Parking Requirements, Supplemental Use Regulations And Certain Distance Requirements of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Amending Chapter VII.3; “Supplemental Use Regulations”, Section VII.3.24, Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility, to Provide Additional Standards, and Amending Exhibit VII.2.3-4, Non-Residential Zoning Districts, to Clarify Applicability of Special Use Permit Requirements for Such Uses in Certain Zoning Districts.**

BACKGROUND

Demand for warehouse distribution facilities and manufacturing facilities have greatly increased over the past few years due to variable market changes and the trends resulting from the COVID 19 pandemic, e.g., remote working, shrinking office space needs, workforce shortages, and supply chain issues.

Demand for these uses has been particularly high in Lewisville since a large portion of the properties in the City have Light Industrial District (LI) zoning, which allows Manufacturing, Light Intensity uses and Warehouse Distribution Facilities by right and allows Manufacturing, Medium Intensity with approval of a special use permit (SUP). The Warehouse District (WH), for which very few properties are zoned, allows Manufacturing, Light Intensity and Manufacturing, Medium Intensity by right and allows Manufacturing, Heavy Intensity and Warehouse Distribution Facilities with approval of an SUP. The Heavy Industrial District (HI) also has very few properties with such zoning designation and allows Manufacturing, Light Intensity; Manufacturing, Medium Intensity; and Warehouse Distribution Facilities by right and allows Manufacturing, Heavy Intensity with approval of an SUP. Since Lewisville is nearing buildout, most vacant properties zoned LI have either been developed or are in the process of being developed.

The LI District is a historically cumulative zoning district that allows many of the same uses allowed in lesser-intensity, non-residential zoning districts such as the Office District (OD), Local Commercial District (LC), and the General Business District (GB). A large percentage of the area of the City with LI zoning has historically been developed with office, retail, and service uses that are typically found in the OD, LC, and GB districts. Developed properties occupied by existing

office, retail and services uses with LI zoning have demand and potential to be redeveloped for high-demand manufacturing uses or warehouse distribution facilities. In such cases, the tear down of existing office, retail and services uses for redevelopment of new manufacturing and warehouse distribution facilities would have the potential to occur in areas adjacent to or in proximity to dissimilar uses. New supplemental use regulations are needed to ensure compatibility between new development and redevelopment of Warehouse Distribution Facilities and Manufacturing uses adjacent to or in proximity to lower intensity uses such office, retail and service uses and particularly sensitive uses such as residential, parks and open space, and schools.

On December 9, 2024, the City Council adopted amendments to the Unified Development Code (UDC) that established new supplemental use regulations for Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity and Warehouse Distribution Facilities along with the addition of new definitions, an amended use chart, and an amended understory tree chart. These new supplemental standards require a 50-foot landscape strip adjacent to all streets and adjacent to any property containing an open space or park, schools, or residential uses or zoning with specific plantings and a 5-foot-tall berm. In addition to the landscape strip, truck docks shall not face any streets, open space or parks, schools, or residential uses or zoning. The open sides of truck courts shall be screened with a minimum 12-foot masonry or concrete tilt-wall screening wall, unless the open sides of the truck court face other high intensity industrial uses listed in the ordinance.

ANALYSIS

To provide for the desired compatibility and to mitigate harmful impacts associated with future development or redevelopment of Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facilities, amended supplemental use regulations are proposed for these uses that will require the approval of a special use permit (SUP) for these uses when located within 500 feet of lesser intensity uses.

On December 27, 2024, notices were mailed to over 2,400 property owners that currently own property zoned LI, HI or WH; business owners that have business personal property registered with Denton County associated with a property zoned LI, HI or WH; and where certificate of occupancy records indicated an warehouse or manufacturing uses on properties with other zoning classifications. These notices are required by the State of Texas and must contain the following language in 14-point bold font: **THE CITY OF LEWISVILLE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.** At the time of this staff report, staff has received over 60 phone calls, emails, and in-person inquiries related to the proposed amendments and has responded to all inquiries by clarifying that the proposed supplemental

standards apply only at the expansion of existing manufacturing and warehouse uses or the development of new manufacturing or warehouse uses.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the proposed Unified Development Code amendments as set forth in the caption above.

Proposed Amendments to the Unified Development Code

Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 3 “Supplemental Use Regulations,” Section VII.3.24, “Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, High Intensity; and Warehouse Distribution Facility” is hereby repealed in its entirety and replaced with a new Section VII.3.24 to read as follows:

Section 24. Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility

Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility uses are subject to the following standards:

- A. No portion of a property containing a Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; or Warehouse Distribution Facility use may be located within 500 feet (500’) of any property line containing any use listed in Section VII.2.4 except for the following uses:
 - 1. Any use in the Manufacturing and Industrial Uses category as set forth in Section VII.2.4
 - 2. Any use in the Temporary Uses category as set forth in Section VII.2.4
 - 3. Any use in the Transportation, Utility and Communications Uses category as set forth in Section VII.2.4
 - 4. Any use in the Warehouse and Storage Uses category as set forth in Section VII.2.4
 - 5. Landfill Operation and Accessory Use
 - 6. Automobile Salvage
 - 7. Junk Yard
 - 8. Motor Freight Terminal
 - 9. Truck Parking Lot
- B. In addition to the landscape strip requirements in Sections VIII.3.4.A and VIII.3.4.B and in lieu of the screening requirements in Section VIII.5.3, a 50-foot landscape strip is

required along all public or private streets and any property line adjoining all uses listed in Section VII.2.4 except for the uses listed in Subsections A.1 through A.9 above. In cases where a landscape strip is required along a public or private street under this Subsection A and the regulations set forth in this Section 24 conflict with the requirements of Sections VIII.3.4.A and VIII.3.4.B, the regulations set forth herein shall prevail. This standard may be modified or waived by an alternative standard.

- C. The turf and groundcover requirements of Section VIII.3.4.A.4 shall apply to the landscape strip. The landscape strip shall contain the following elements:
1. A landscape berm which must be a minimum of five feet above the average grade of the nearest back-of-curb/pavement edge elevation or property line elevation, whichever is applicable, and the finished floor elevation of the building;
 2. A row of evergreen understory trees a minimum of 6 feet tall at planting spaced 20 feet on center;
 3. A double row of shade trees staggered and spaced 30 feet on center; and
 4. An eight (8)-foot-tall masonry screening wall along the property line adjacent to any property occupied by any use in the Residential Uses category as set forth in Section VII.2.4 or designated as a residential zoning district listed in Exhibit VII.2.3-2, Residential Zoning Districts.
 5. This standard may be modified or waived by an alternative standard.
- D. Truck docks shall not face any: public or private street; open space, including a public park and playground; or property occupied by any use in the Residential Uses category as set forth in Section VII.2.4 or designated as a residential zoning district listed in Exhibit VII.2.3-2, Residential Zoning Districts. This standard may be modified or waived by an alternative standard.
- E. The open sides of truck courts shall be screened from any street and adjoining properties with a minimum 12-foot-tall masonry or concrete tilt wall screening wall, which may have openings to accommodate required fire lanes and access aisles. The open sides of truck courts adjoining the uses listed in Subsections A.1 through A.9 above are exempt from this screening standard. This standard may be modified or waived by an alternative standard.

F. These supplemental use regulations shall be in addition to the requirements of Section VI.8.1, IH-35E Corridor Overlay District. In cases where these supplemental use regulations conflict with the requirements of Section VI.8.1, IH-35E Corridor Overlay District, these supplemental use regulations shall prevail.

Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 2 “Allowed Uses by District,” Subsection 4.C. is hereby amended by amending Exhibit VII.2-3-4, “Non-Residential Zoning Districts” by deleting the rows for “Manufacturing, Light Intensity”, “Manufacturing, Medium Intensity”, and “Warehouse Distribution Facility” entries and replacing them with the following:

EXHIBIT VII.2-3-4 NON-RESIDENTIAL ZONING DISTRICTS											
USES	OD	MD	LC	GB	GB-2	LI	WH	HI	PU	SU	USE SPECIFIC STANDARDS
MANUFACTURING AND INDUSTRIAL USES											
Manufacturing, Light Intensity						A/S	A/S	A/S			Article VII.3.24
Manufacturing, Medium Intensity						S	A/S	A/S			Article VII.3.24
WAREHOUSE AND STORAGE USES											
Warehouse Distribution Facility						A/S	S	A/S			Article VII.3.24

Property Owner or Business Personal Property Owner,

THE CITY OF LEWISVILLE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Public hearings will be held to consider amending the City's zoning ordinances to require a Special Use Permit for certain 'Warehouse Distribution Facility'; 'Manufacturing, Light Intensity'; 'Manufacturing, Medium Intensity'; and 'Manufacturing, Heavy Intensity' uses on Tuesday, January 7, 2025 at 6:30 p.m. before the Planning and Zoning Commission and Monday, January 27, 2025 at 7:00 p.m. before the City Council. Both meetings will be held at Lewisville City Hall, 151 W. Church Street, Lewisville, TX. The proposed amendments will impact only the uses listed above. Please email planning@cityoflewisville.com or call 972.219.3455 with questions. No further notice will be mailed regarding these meetings.



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Planning Department

P. O. Box 299002

Lewisville, TX 75029-9002

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Michele Berry, AICP, Planning manager

DATE: December 3, 2024

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for Licensed Massage Therapy; on Approximately 1.1601 Acres, Legally Described as Lot 2, Block A, Lewisville Plaza Phase 2, Located at 1010 Edmonds Lane; Zoned Local Commercial District (LC); as Requested by Yangjuan Zhao, Top Massage, on Behalf of Jay Maharaj LLC, the Property Owner. (Case No. 24-12-21-SUP).**

BACKGROUND:

A very similar request (Case No. 24-09-16-SUP) was heard at the December 3, 2024 meeting. Due to miscommunication, the applicant did not attend that meeting. The applicant withdrew that request and submitted a new request with additional information, including her current licensed massage business in Flower Mound, Jia Jia Foot Spa.

The applicant is requesting a Special Use Permit (SUP) to operate a License Massage Therapy Business at 1010 Edmonds Lane, Suite 107. This space was occupied by another Licensed Massage Therapy business, Top Massage. In March of 2024 that business owner and another person were arrested with four combined charges related to prostitution. The arrest of the business owner on prostitution related offenses triggers the requirement for the Special Use Permit for any other medical or massage related use at this location.

During the 2023 Texas Legislative Session, the City of Lewisville worked with state representatives to amend state statutes to allow for increased regulation of massage establishments when there are penal code offenses related to prostitution and human trafficking. Following those changes, the City Council adopted an amendment to the Unified Development Code (UDC) to require Special Use Permits (SUP) for Medical Office and Clinic, Hospital, and Licensed Massage Therapy uses if certain violations had occurred based on these changes. That UDC amendment was recommended for approval by the Planning and Zoning Commission on October 2, 2023, and approved by the City Council on November 6, 2023. That section of the UDC was then amended further on June 17, 2024 after a recommendation from the Planning and Zoning Commission on June 4, 2024. Per the memo to City Council on November 6, 2023 the amendments *“address the issue the Police Department has of illicit businesses reoccupying a space under a different owner name and utilizing the same equipment and setup.”*

ANALYSIS:

Section VII.2.23 contains supplemental standards for Medical Office and Clinic, Hospital and Licenses Massage Therapy uses. Per this section, a Special Use Permit is required for a medical office and clinic, hospital or licensed massage therapy as the previous business

owner was arrested based on charges from Section 43.02, 43.021, 43.03, 43.04, 43.05, or 71.02 of the Texas Penal Code. The Section goes on to state, “*To obtain a special use permit required by this section, in addition to the items required in Article III, Chapter 9, the owner or operator will be required to provide documentation showing what actions the owner or operator has taken to ensure that no further violations of the Texas Penal Code as listed in Subsections A.1. or A.2, above, occur at the medical office and clinic, hospital, or licensed massage therapy.*”

Any Special Use Granted will also be subject to the following conditions:

B. A special use permit required by this section shall:

- 1. require as a condition that the medical office and clinic, hospital, or licensed massage therapy limit its hours of operation to between the hours of 7:00 a.m. and 10:00 p.m.; and*
- 2. expire after two years unless otherwise provided by the City Council, except that the ordinance granting a special use permit required by this section may be revoked by the City Council as provided for in subsection D or repealed by the City Council as provided for in subsection H, below*

Section III.9.2. - Compatibility Criteria for Approval

The Planning and Zoning Commission and the City Council, in considering a special use permit shall consider:

A. Compatibility with surrounding uses and community facilities,

The subject property is a retail center with a mix of retail, restaurant, vehicle and related uses and service uses. Across Edmonds Lane is Office District (OD) zoning that includes Serve Lewisville and the Greater Lewisville Area Association of Realtors. Adjacent to the north is Vistas on the Park, a multifamily development with Multifamily 1 District (MF-1) Zoning. A License Massage Establishment operated in compliance with all state and local statutes may be compatible with these uses.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;

The Lewisville 2025 Plan calls for Diverse and Thriving Neighborhoods in this area. Part of Diverse and Thriving Neighborhood is having access to resources and services. The Local Commercial District supports this goal with its purpose of “providing areas for services and retail shopping primarily serving nearby neighborhoods and local needs.” A Licenses Massage Therapy can support a local neighborhood.

C. Enhancement or promotion of the welfare of the area;

A License Massage Therapy business can promote the local welfare of the area provided it is operated in compliance with all state and local statutes. However, one that allows illicit activities such as prostitution and human trafficking would have a negative effect on the area.

D. Whether the use will be detrimental to the public health, safety or general welfare; and

A License Massage Therapy business can promote public health, safety or general welfare of the area provided it is operated in compliance with all state and local statutes. However, one that allows illicit activities such as prostitution and human trafficking would have the opposite effect on the area. The previous business at this location was detrimental to public health, safety and general welfare.

E. Conformity with all zoning regulations and standards.

Per Section VII.3.23 the owner is required to limit hours of operation to between the hours of 7:00am to 10:00pm. The proposed business owner has provided a letter explaining her hours of operation will be further limited to between the hours of 8am to 8pm.

Per Section VII.3.23 the owner is required to “provide documentation showing what actions the owner or operator has taken to ensure that no further violations of the Texas Penal Code as listed in Subsections A.1. or A.2, above, occur at the medical office and clinic, hospital, or licensed massage therapy.” Ms. Tao has provided a copy of her State License as a Massage Therapist. She has also submitted letters stating that:

- all massage therapist hired must be licensed including those that do foot reflexology,
- therapists are required to wear medical scrubs, that no provocative clothing will be allowed at any time,
- that work rooms doors cannot be completely shut during massage sessions, and
- that signage will cover a maximum of 10% storefront windows to allow better visibility into the reception area.

State regulations require that all massage therapists be licensed and prohibits provocative clothing. Requiring medical scrubs, hiring only massage therapist for foot reflexology, limited storefront window signage and prohibiting workroom doors from being completely shut are four steps to help prevent further violations of the Texas penal code. However, staff does not find these actions are enough to ensure that no further violations of the Texas Penal Code will occur. Staff is concerned that violations of Texas Penal Code may continue based on the past issues related to prostitution at this location. There has been a pattern of facilities in Lewisville that have been closed due to prostitution and human trafficking issues and reopened by new owners to have the same issue occur again, which is why the Special Use Permit requirement was adopted. The applicant could open a licensed massage therapy business at a different location in Lewisville that has not had issues with prostitution or human trafficking without having to obtain a Special Use Permit.

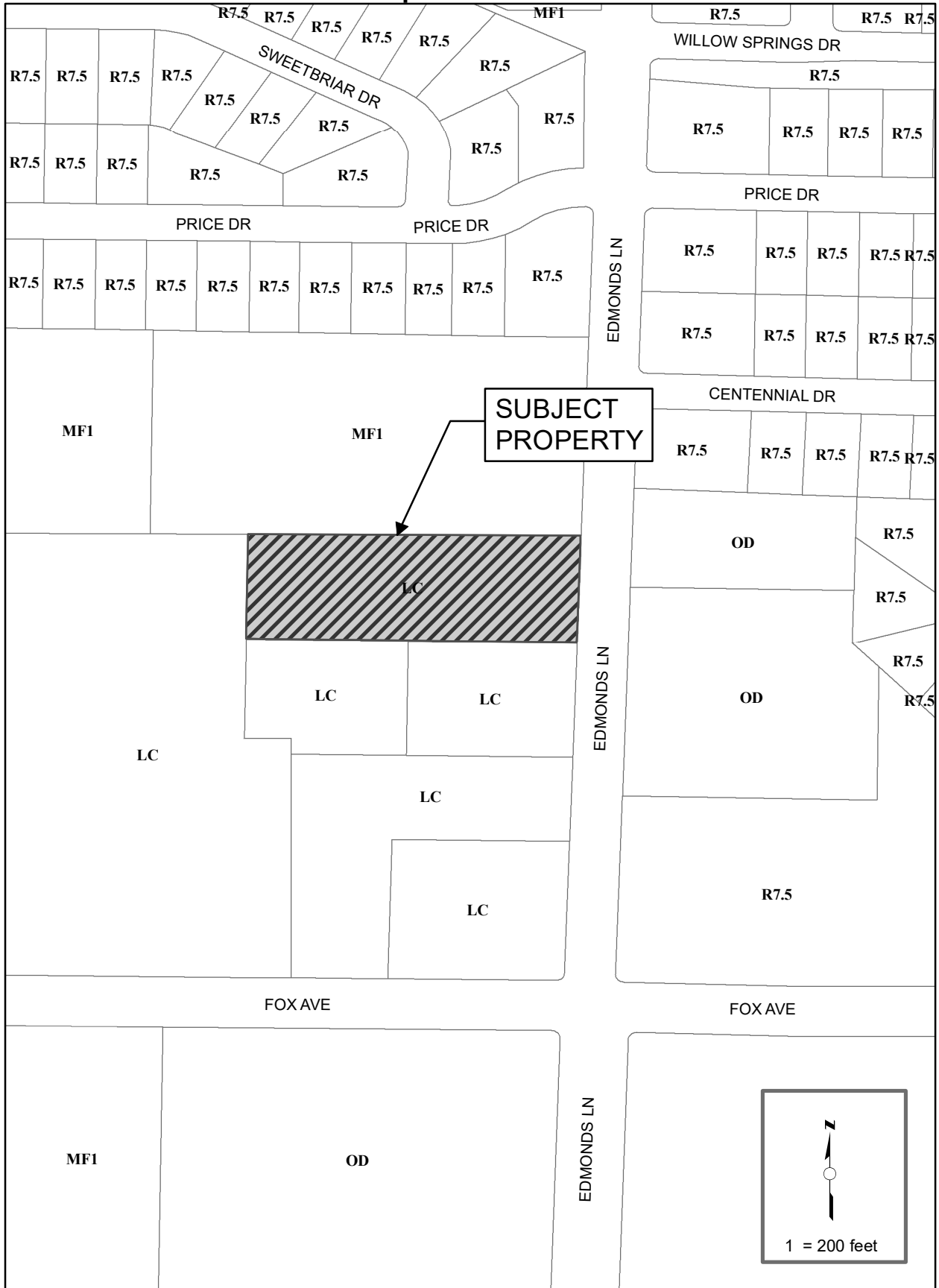
CITY STAFF’S RECOMMENDATION:

That the Planning and Zoning Commission recommend **denial** of the Special Use Permit.

Aerial Map - 1010 S Edmonds



Location Map - 1010 S Edmonds



Letter of Authorization

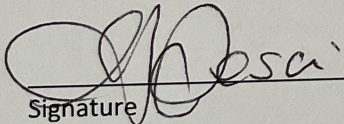
To: City of Lewisville
151 W. Church Street
Lewisville, Texas 75057

I, Gayatri Desai, Property Manager of Jay Mahara LLC which is the listed owner of 1010 S. Edmonds Ln, Lewisville, Texas 75067, hereby authorize Yangjuan Zhao of 5709 Morrow Point Drive, Argyle, Texas 76226 to apply for a Special Use Permit for a Licensed Massage Therapy business on the property at 1010 S. Edmonds Ln, Suite 107, Lewisville, Texas 75067.

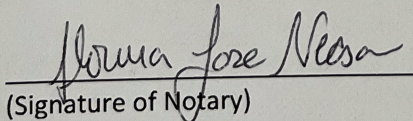
STATE OF TEXAS)
) SS.
COUNTY OF DENTON)

The foregoing Letter of Authorization was acknowledged before me on this 4 day of October, 2024 by , who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Letter of Authorization, I set my hand and seal.
Signed, sealed and delivered in the presence of:


Signature

Gayatri Desai
(Printed Name) Gayatri Desai, Property Manager


(Signature of Notary)

FLORINA LASC NECSA
(Printed Notary Name)

My Commission expires: OCTOBER 15, 2024

SEAL



December 16, 2024

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

From: Yangjuan Zhao
5709 Morrow Point Drive
Argyle, Texas 76226

Re: Special Use Permit Application: Top Massage
1010 S. Edmonds Ln, Suite 107, Lewisville, Texas 75067

Please accept my Special Permit Application. I have been a Texas Licensed Massage Therapist since July 2020, License# MT133030 and have worked as a massage therapist since then. I have also been the owner of a massage establishment in the City of Flower Mound, namely, Jia Jia Foot Spa, License# ME7438, since September 2022. I would take over the above referenced massage establishment upon the approval of the Special Use Permit. Technically, the current occupant, Ms. YX Tao, still owns the business. I had no prior involvement with the previous owner, Ms. Tao, and the business. My agreement with Ms. Tao stated that I would take over the location only after the Special Use Permit is approved. The property manager, Ms. Gita, is aware of my intent to assume the current lease upon the approval of the Special Use Permit application. I have already turned in an application for a Massage Establishment License at TDLR (Texas Dept of Licensing and Regulation) for Top Massage. It is still in the process of approval. However, I do not see any problem since my other establishment license, Jia Jia Foot Spa, has just received an approval.

Some information about the venue and myself:

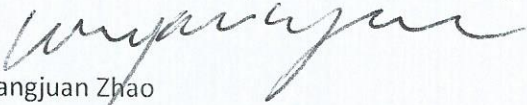
1. Hours of operation: 10am – 8pm Mon to Fri, 12 noon to 8pm Sat and Sun. No late night business will be conducted.
2. Number of people at work: Myself, one licensed therapist, and one front desk staff.
3. Number of years as a therapist: Since September 2020 when licensed.
4. Rooms in the establishment: 3 (Three)
5. Total square footage of establishment: 1000 sq. ft.
6. Services provided: Body Massage Therapy and Foot Reflexology
7. All massage therapists hired must be licensed.
8. Therapists are required to wear medical scrubs. No provocative clothing will be allowed at anytime.
9. A maximum 10% storefront windows to allow better visibility into the reception area.
10. Work room doors will not be completely shut during massage sessions.
11. I do not anticipate that this location will have a lot of foot traffic. I intend to advertise on Google, FaceBook and Groupon. I am also planning to have flyers to be distributed via mail. Therefore, I expect 80% clients are by appointment and 20% walk-ins. I will target couples clients. According to my experience, couples usually make appointments. They rarely just walk in.

My personal Texas Massage Therapist License renewal was approved sometime in December 2023. My establishment license was approved in October 2024. I had to complete an Anti Human Trafficking Training and pass criminal background checks to have my licenses renewed

by the State of Texas.

Please let me know if there's additional information I can provide. My personal phone number is (903)267-5681. My email is zhaoyangjuan463@gmail.com. Since I have very limited English capability, I have authorized Rusty Chiu to speak on my behalf. He can be reached at (972)399-6188 and his email is ppsg2001@yahoo.com.

I would like to start my business as soon as possible. Thank you,



Yangjuan Zhao

Prospective owner of Top Massage

December 27, 2024

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

From: Yangjuan Zhao
5709 Morrow Point Drive
Argyle, Texas 76226

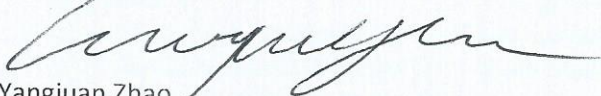
Re: Supplementary information-SUP Application: Top Massage
Project 24-12-21-SUP
1010 S. Edmonds Ln, Suite 107, Lewisville, Texas 75067

Given that all the information and claims on the Letter of Intent dated on 12/16/2024 remains unchanged, the followings are added for your consideration.

1. Approval of the zoning case associated with the exhibit of the site map 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.
2. Although in Texas, reflexologists are not required to be licensed to perform foot reflexology, I still will not hire foot reflexologist to perform foot reflexology. I will only hire licensed massage therapist who can perform both body massage and foot reflexology. They are more versatile and make more business sense.

Please let me know if there's additional information I can provide. My personal phone number is (903)267-5681. My email is zhaoyangjuan463@gmail.com. Since I have very limited English capability, I have authorized Rusty Chiu to speak on my behalf. He can be reached at (972)399-6188 and his email is ppsg2001@yahoo.com.

Thank you,



Yangjuan Zhao
Prospective owner of Top Massage





Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Licensed Massage Therapist

YANGJUAN ZHAO

License Number: MT133030



The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: January 06, 2026

Mike Arismendez, Jr.
Executive Director

Rick Figueroa
Chair

Thomas J. Butler
Vice Chair



Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gary J. Wesson, D.D.S., M.S.

Licensed Massage Therapy Establishment
JIAJIA FOOT SPA
2704 CROSS TIMBERS RD STE 126 FLOWER MOUND

YANGJUAN ZHAO

License Number: ME7438

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: October 30, 2026

Courtney Arbour
Executive Director