

## **FRONTERRA DEVELOPMENT STANDARDS**

### **I. PROJECT LOCATION**

The Fronterra project consists of 35.825 acres of land located at northeast corner of Interstate 35 and FM 407, and more generally described in Exhibit A.

### **II. PURPOSE AND INTENT**

**A. Purpose:** The purpose of the Planned Development is to create a mixed-use development comprised of but not limited to townhomes, urban living units, and commercial uses.

1. The purpose of this development is:
  - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
2. The intent of this development is:
  - a. To create a space that provides a variety of living options and commercial businesses which will create a high-quality development at the IH-35 corridor as an entrance into Lewisville.
  - b. To provide an attractive amenity; including trails and activated open space areas, in addition to a walkable urban street design.
  - c. To stimulate positive economic growth in the surrounding area and create a high-quality development at the IH-35 Core gateway into Lewisville.
3. The Development and Design Standards herein shall apply to the entire Fronterra development unless indicated otherwise.
4. The Fronterra development shall be developed in multiple phases over a period of time.
5. The total number of multifamily dwellings shall not exceed seven hundred and fifty-nine (759) units.

**B. Applicability:** These standards shall apply to all development within the Fronterra boundaries as defined in Exhibit A. This Planned Development shall comply with the IH 35 Corridor Overlay unless stated herein.

- C. **Zoning Ordinance:** All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect November 12, 2020.

### III. **DEFINITIONS**

The definitions as listed in the IH-35 Corridor Overlay Ordinance shall apply to the Fronterra development in addition to the definitions provided below:

#### **1. Live/work units.**

- a. Definition. A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.
- b. Provisions.
  - i. The commercial component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; home-based office workers, insurance, real estate and travel agents; one-on-one instructors; photographers, and similar occupations.
  - ii. In addition to the permitted uses above, Director of Planning may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law.
  - iii. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
  - iv. Residential areas are permitted above the commercial component, to the side or in back of the business component, provided that there is internal access between the residential and commercial space.
  - v. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
  - vi. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.

- vii. Signage intended to promote on-site commercial uses shall be restricted to two square foot signs permanently affixed to door or wall of the business component.
- viii. Signage shall be developed in accordance with a master sign plan for the overall development site.
- ix. All advertising for on-site commercial uses shall clearly state “by appointment only” if the live/work address is used.
- x. The total number of occupations at one address is not limited, except the cumulative impact of all such commercial uses shall not exceed the limits set forth in this section for a live/work unit.
- xi. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit separate from the living space. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.
- xii. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.
- xiii. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
- xiv. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
- xv. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.

c. Prohibited Commercial Uses in Live/Work Units.

- i. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation.
  - ii. Entertainment, drinking, and public eating establishments.
  - iii. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale.
  - iv. Businesses that involves the use of prescription drugs.
  - v. Adult-oriented businesses, astrology palmistry, massage, head shops, and similar uses.
  - vi. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
  - vii. Trade or Private Schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring). (Ord. 2920-10 § 1).
  - viii. General Retail.
2. Primary Building Material: A material that is either brick or stone, and makes up a minimum amount of façade area as specified in the districts below.

#### **IV. DEVELOPMENT REGULATIONS**

The Fronterra development includes three districts as shown on Exhibit B.2., as specified below: The base zoning for this Planned Development shall be MU-Mixed-Use.

##### **A. AREA A: Townhome District Requirements:**

- 1. Purpose: This district is designated to allow attached single-family dwelling units.
- 2. Permitted Uses:
  - a. Townhome Dwelling Units; and
  - b. Club House/Pool.
- 3. Height Regulations: No building shall exceed thirty-five feet (35') or three (3) stories in height.
- 4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit: The minimum dwelling unit size shall be 1,250 square feet

Lot Coverage: Not applicable

Front Yard: Required for the following:

- a) Along Type A streets shall be a minimum of 14.5-feet
- b) Along Type B streets shall be a minimum of 12.5-feet
- c) Along Open Space shall be a minimum of 11.5-feet; except along the Atmos easement shall be 2- feet
- d) Along McGee shall be a minimum of 15-feet.

Rear Yard: Required for the following:

- a) Along Type A alleys shall be a minimum of 1.5-feet.
- b) Along Type B alleys shall be a minimum of 2-feet.

Side Yard: Required for the following:

- a) Along Type A streets shall be a minimum of 14.5-feet
- b) Along Type B streets shall be a minimum of 12.5-feet
- c) Townhome buildings shall be separated from each other by a minimum of 10.0-feet
- d) 0-feet, between units within the same buildings

Min. Lot Area: 1,320 square feet

Min. Lot Width: 22-feet

Min. Lot Depth: 64-feet

**5. Garage Requirements:**

- a. Residential townhome lots shall be rear entry with a minimum two (2) car garage accessed from an alley.
- b. Off-street guest/overflow parking shall be provided at one (1) stall per every four (4) units.

6. Architectural Requirements: The townhome buildings shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:
- a. All townhomes shall be rear entry.
  - b. A minimum of 80% of each street facing façade shall consist of a Primary Building Materials however this may be reduced to 70% provided that the remaining 30% of said façade is stucco (3/4" cement based).
  - c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
  - d. All windows shall maintain a rhythm/pattern across street or front facing façades (excluding side facades) and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.
  - e. All windows shall provide sills and headers.

**B. AREA B: Urban Living District Requirements:**

1. Purpose: This district is designated to allow for multi-family dwelling units and shall have a minimum of 5,000 square feet of live/work units.
2. Permitted Uses:
- a. Multifamily Dwelling Units; and
  - b. Live/Work Units (minimum of 5,000 square feet)
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit: The dwelling unit size shall be a minimum of five hundred (500) square feet.

Average Dwelling Unit: The average square footage of all dwelling units combined shall be a minimum of 650 square feet.

Lot Coverage: Not applicable

Required Setbacks:

Front Yard: Required for the following:

- a) Along Type A streets shall be a minimum of 14.5-feet
- b) Along Type B streets shall be a minimum of 12.5-feet
- c) Along Moccasin shall have a build-to-zone ranging from 14.5'-35' with a minimum of 70% of the building frontage within the build-to-zone.

Rear Yard:	None
Side Yard:	None
Min. Lot Area:	None
Min. Lot Width:	None
Min. Lot Length:	None
Max. Building Height:	80.0-feet

4. Parking Requirements:

- a. A minimum of 90% of the required parking for multifamily units shall be located in a combination of the following: the parking garage(s), tuck under garages, and surface parking areas that are internal to the block.
- b. A maximum of 10% of the required parking for multifamily units may be located on the private access drive.
- c. The parking ratio for the multifamily use shall be 1.45 parking stalls per unit.

5. Architectural Requirements: The multifamily building(s) shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. A minimum of 80% of each outward facing façade shall consist of Primary Building Materials but may be reduced to a minimum of 60% provided that a minimum 35% of said façade is stucco (3/4" cement based). The remaining area of said façade may consist of secondary materials.
- b. Internal courtyards are not required to meet the minimum Primary Building Material standards, this shall also include internally located parking structures that do not have street frontage.
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall maintain a rhythm/pattern across the entire outward facing façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on outward facing façade.

**C. AREA C: Commercial Core District Requirements:**

1. Purpose: This district shall allow for a minimum of 35,000 square feet of ground floor commercial uses and above ground floor multifamily units. Ground floor multifamily uses are limited to the west side of Building 1 only.
2. Permitted Uses: In addition to the uses permitted in the MU-Mixed-Use Zoning District, the following uses shall also be permitted:

- a. Business/Commercial Schools;
- b. Day Care Center;
  - i. All activity pertaining to the day care must be contained within the building.
- c. Nightclub, bar (SUP required);
- d. Hotels.
- e. Hotel, Extended Stay shall require a SUP.
- f. Multifamily Dwelling Units;
- g. Live/Work space; and

3. Restricted Uses: The following uses are not permitted:

- a. Restaurant with Drive-Thru;
- b. Single Family;
- c. Convenience Store with Gas Pumps; and
- d. Automotive Repair.

4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Coverage:	None
Front Yard:	Not required except for the following: <ul style="list-style-type: none"> <li>a) Along I-35E shall be a minimum of 25-feet</li> <li>b) Along Moccasin shall have a build-to-zone ranging from 14.5'-35' with a minimum of 70% of the building frontage within the build-to-zone.</li> </ul>
Rear Yard:	None
Side Yard:	None
Lot Area:	None
Lot Width:	None
Lot Depth:	None
Building Height:	80.0-feet



5. Parking Requirements:

- a. The parking ratio for the multifamily use shall be 1.4 parking stalls per unit.

6. Architectural Requirements: The commercial core building(s) shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. A minimum of 80% of each outward facing façade shall consist of Primary Building Materials but may be reduced to a minimum of 60% provided that a minimum of 35% of said façade is stucco (3/4" cement based). The remaining area of said façade may consist of secondary materials.
- b. Internal courtyards are not required to meet the minimum masonry standards, this shall also include internally located parking structures that do not have street frontage.
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall maintain rhythm/pattern across the entire outward facing façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on outward facing façade.
- e. All windows shall provide sills and headers.

V. **DEVELOPMENT AND DESIGN STANDARDS**

- A. **Streets:** The development shall be served by two different street types that have been designed to best serve the development.

1. **Street Types:** The following street types shall guide the street design for Fronterra. Exhibit B.3 shall be the conceptual guide of street alignment and configuration of the proposed street network.

<b>Fronterra Street Standards</b>	<b>Type A (Summit &amp; Moccasin)</b>	<b>Type B</b>
<b>Public ROW Width (feet)</b>	41.0-feet	39.0-feet
<b>Minimum Pavement Width</b>	41.0-feet	39.0-feet
<b>On-Street Parking</b>	Parallel	Parallel
<b>Building Setback</b>	14.5-feet	12.5-feet
<b>Landscape &amp; Irrigation Easement</b>	5.0-feet	5.0-feet

<b>Street Trees with Root Barriers</b>	Required	Required
<b>Utility &amp; Pedestrian Access Easement</b>	9.5-feet	7.5-feet
<b>Parkway Width</b>	5.0-feet	5.0-feet
<b>Sidewalk Width</b>	7-feet/12-feet (north side of Moccasin only)	5.0-feet
<b>ROW Clips</b>	15-feet x 15-feet	15-feet x 15-feet
<b>Clear Visibility Area</b>	40' x 40'	40'x 40'

<b>Fronterra Alley Standards</b>	<b>Type A</b>	<b>Type B</b>
<b>Public ROW Width (feet)</b>	29.0-feet	20.0-feet
<b>Minimum Pavement Width</b>	24.0-feet	15.0-feet
<b>Building Setback</b>	1.5-feet	2-feet

The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis. All other exceptions to the Street Design Standards shall be approved by the City Council.

1. All public streets, as shown on Exhibit "B.8", will be owned and maintained by the City of Lewisville.
2. All landscape strips and improvements within the sidewalk easement shall be maintained by the Property Owners Association.
3. In the event the POA/HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the city agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public rights-of-way, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its maintenance.

- B. **Screening and Fences:** All development within Fronterra shall comply with the IH-35 Overlay District regulations.

1. Perimeter fencing may be provided along the northern and southern property lines of the Fronterra Planned Development Boundary as shown on Exhibit B.7 – Screening Plan. Perimeter fencing may be ornamental metal or board on board, with a minimum height of six (6) feet.
2. The Homeowners Association/Property Owners Association shall be responsible for the maintenance of all required screening devices and fencing on privately owned property (not within the ROW).

C. **Landscape and Pedestrian Standards:** All development within the Fronterra development shall comply with the City of Lewisville’s Landscape Ordinance and the IH-35 Corridor Overlay requirements, except for the following:

1. Parking lots adjacent to IH-35 shall have a minimum of 15-foot wide landscape area along the frontage.
2. Parking lots adjacent to a Primary Street may have a minimum of 4-foot wide landscape area between the sidewalk and parking lot.
3. Landscape islands may be a minimum of 9’ wide.
4. Parking garages and surface parking lots internal to blocks located within the Urban Living District are excluded from the 1 tree per every 8 spaces requirement. Surface parking lots visible to public streets shall provide parking lot trees as required.
5. When townhome garage doors are facing open space, additional landscaping shall be provided to screen the view of the garage doors.

D. **Park and Open Space Standards:** The following section shall regulate the areas designated as Open Space as depicted on Exhibit “B.6”. The uses and design shall be in accordance with the IH-35 Corridor Overlay District

1. Open space shall be owned and maintained by the Fronterra Property Owner’s Association (POA) or Homeowner’s Association (HOA).
2. Open Space as shown as “open to the public” on Exhibit B.6 will be accessible to the public and owned and maintained by the HOA/POA. Said open space shall include a 6’ trail, shade trees, and benches.
3. A minimum of 3.0 acres of public open space shall be provided in the Fronterra Development.
4. A minimum of 1.8 acres will be provided in the townhome district and will contain at a minimum:
  - i. 5 picnic tables;
  - ii. 8 benches; and
  - iii. One graded flex field.
5. A minimum 0.8-acre public plaza will be provided in the Commercial Core Subdistrict, which will contain the following:
  - i. Hardscaping;
  - ii. Landscaping; and
  - iii. An approximate 0.25-acre pond and/or water feature.
  - iv. Adjacent restaurants may have patio seating within the plaza.

E. **Signage Standards:** All signage for this development shall comply with Chapter 11 of the Lewisville Zoning Ordinance; furthermore, the signage guidelines set forth in the IH-35 Corridor Overlay District standards shall be followed in the design of all signage within the development.

F. **Block Standards:** The following block standards shall apply:

1. The maximum perimeter block length shall be 3000’.
2. The maximum block length shall be 1,000’.

## VI. **REQUESTED DEVIATIONS**

### A. **Lot Requirement Comparison**

	<b>Townhome Lot Requirement Comparison</b>	
	<b>Required:</b>	<b>Requested:</b>
<b>Front Yard Setback</b>	Shall not exceed 25-feet	12.5-feet & 14.5 feet
<b>Side Yard Setback</b>	Shall not exceed 25-feet	None
<b>Rear Yard Setback</b>	Shall not exceed 25-feet	1.5-feet
<b>Lot Area</b>	1,700 square feet	1,320 square feet
<b>Lot Depth</b>	75-feet	64-feet
<b>Minimum Dwelling Size</b>	1,200 square feet	1,250 square feet
<b>Building Height</b>	Shall not exceed 80-feet	35-feet or 3 stories

### B. **Additional Deviations**

	<b>Requirement Comparison</b>	
	<b><u>Required</u></b>	<b><u>Requested</u></b>
<b>Landscape Standards</b>	5-foot wide landscape area between the Sidewalk and Parking Lot.	4-foot wide landscape area between the Sidewalk and Parking Lot.
	1 Tree every 8 spaces	N/A in parking garages and surface parking lots internal to blocks in Urban Living District and Commercial District. Parking Lots

		visible from public streets will meet the tree planting requirement.
<b>Landscape Islands</b>	Minimum of ten (10) feet in width with a minimum of 50% plant cover.	Minimum of nine (9) feet in width with a minimum of 50% plant cover.
<b>Clear Visibility Triangle</b>	45' x 45'	40' x 40'
<b>Build-to-Zones</b> ( <i>defined as: an area of a specified depth, parallel to and touching a specified lot line or other setback line, within which the building's Facade shall be placed.</i> )	a) 10-feet to 80*-feet along I-35E b) 0-feet to 10-feet along Primary Streets at 80% building frontage	a) Along I-35E - Setback of 25-feet b) Along Moccassin shall have a build to range of 14.5'-35' with a minimum of 70% of the building frontage within the build to zone c) Along Type A Streets 14.5' Setback d) Along Type B Streets 12.5' Setback
<b>Hotel Parking</b>	1 space per 300 feet	1 space per 2 room plus 1 space per every 200 sf of commercial space (per Art. VIII, Chp. 6)
<b>Maximum Block Length</b>	600'	1000'
<b>Maximum Perimeter Block Length</b>	1600'	3000'