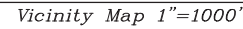




Existing Trees to Remain



EXISTING ZONING: OTMU-2; OLD TOWN MIXED USE 2

PROPOSED ZONING: PD-OTMU-2; PLANNED DEVELOPMENT OLD TOWN MIXED USE 2

PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED

LOT AREA: 26,780 SF (0.614 AC)

ROW DEDICATION: 696 SF (0.016 AC)

PROPOSED BUILDING AREA: 10,572 SF

MAXIMUM BUILDING HEIGHT: 45' OR 3.5 STORIES

PROPOSED BUILDING HEIGHT: 46.16'

MINIMUM DWELLING UNIT SIZE: 1,000 SF

ZONING SETBACKS:

FRONT: 5'

SIDE: 5'

REAR: 4'

LANDSCAPE AREA : 8,477 SF (31.65 %)

PARKING REQUIRED: 2 OFF-STREET GARAGE SPACES PER UNIT +
1/2 GUEST SPACE PER UNIT

PARKING PROVIDED: 26 OFF-STREET GARAGE SPACES, 7 GUEST SPACES



**Know what's below.
Call before you dig.**

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

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.

STEVEN R. HOMEYER, PE # 86942
DATE: 09/08/2025

0.614 ACRES
13 RESIDENTIAL LOTS
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

ZONING PLAN

DRAWN: MI

DATE: 02/02/2024

HEI #: 24-0101

SHEET NO:
C2



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