



City of Lewisville, TX
Joint Meeting of the Planning and
Zoning Commission and
Transportation Board

151 W Church Street
Lewisville, Texas 75057

Agenda

Tuesday, July 2, 2024

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

Planning and Zoning Commission

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

B. Approval of Minutes

1. [Consider the Minutes of the June 18, 2024 Regular Meeting.](#)

C. Regular Hearing

2. [Regular Hearing: Final Plat Lewisville Business Park Addition; Lots 1-4, Block B; on 107.45 Acres, out of the Peter Harmonson Survey, Abstract 530, and the H. Turner Survey, Abstract Number 1248; Zoned Planned Development Light Industrial \(PD-LI\); Generally Located Along the South Side of Spinks Road, West of South Valley Parkway and East of Duncan Lane. \(24-06-5-FP\)](#)
3. [Consideration of two Alternative Standards Associated With Window and Awning/Canopy Requirements for a Retail Store or Shop on an Approximately 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located at the on the North Side of Justin Road \(FM 407\) Approximately 400 Feet West of IH-35E; Zoned Light Industrial \(LI\) District, as Requested by Samuel Mortimer, the Architect, on Behalf of Lewisville 407 & 35, the Property Owner. \(Case No. 24-08-9-AltStd\)](#)

D. Public Hearings

4. [Public Hearing: Consideration of a Special Use Permit for Automotive Repair \(Minor\); on Approximately 1.47 Acres, Legally Described as Lot 5R-1, Block A, Corporate Square Addition; Located at 1901 South Stemmons Freeway; Zoned Light Industrial \(LI\) District; as Requested by Moe Alsharif, Realty Austin, the Applicant, on Behalf of Christopher Goscha \(et al.\) Trust, the Property Owner. \(Case No. 24-06-9-SUP\).](#)
5. [Public Hearing: Consideration of a Zone Change From Agriculture Open Space \(AO\) District to Light Industrial \(LI\) District, on 6.364-Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Located on the Southwest Corner of State Highway 121 Business and Holfords Prairie Road at 1898 East State Highway 121 Business; as Requested by Kaylie Flynn, Half Associates, on Behalf of Clifton, & Claudia Juanita Myers et al., the Property Owners. \(24-05-6-Z\)](#)

E. Other Business

6. [Selection of Chair and Vice Chair.](#)

F. Announcements

G. Adjournment

Transportation Board

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

I. Approval of Minutes

7. [Consider the Minutes of the December 19, 2023 Joint Meeting with the Planning and Zoning Commission.](#)

J. Regular Hearing

8. [Consideration of Amending the Lewisville City Code, Section 15-87\(C\), Limitations on Turning Around, Prohibiting U-Turns at the Intersection of Garden Ridge Boulevard and Main Street and Intersection of Garden Ridge Boulevard and Evergreen at Lewisville Apartments Senior Living Driveway.](#)

9. [Consideration of Amending the Lewisville City Code Chapter 15, Section 15-127, Prohibited Parking on Specific Streets During Specific Hours, by Limiting Parking on the North Side of Southwest Parkway From 40 Feet East of the Centerline of Kia Drive to 240 Feet East of the Centerline of Kia Drive to Two Hours During the Hours of 6:00 A.M. to 11:00 P.M](#)
10. [Consideration of Amending the Lewisville City Code Chapter 15, Section 15-126, Stopping, Standing, or Parking Prohibited on Specific Streets, by Prohibiting Parking on the East Side of McCartt Drive From the Intersection of Country Ridge Road to 150 Feet South of the Intersection of Country Ridge Road.](#)

K. Other Business

11. [Selection of Chair and Vice Chair.](#)

L. Announcements

M. 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 and Transportation Board was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2024 at _____ AM.

Planning

MINUTES
PLANNING AND ZONING COMMISSION
JUNE 18, 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 MaryEllen Miksa at 6:30 p.m. on Tuesday, June 18, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa, Rick Lewellen, Karen Locke, Vice-Chair Erum Ali, Jack Tidwell and Francisca Al-waely.

Members absent: Ryan Conway

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

Item B1: Approval of Minutes

Consider the minutes from the June 4, 2024, Regular Meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).*

Item C: Regular Hearing

2. Consideration of an Alternative Standard Related to Screening for a Proposed Service Contractor on a 1.27-Acre Lot, Legally Described as Hillside Office Park, Block C, Lot 10; Located at 820 Office Park Circle; Zoned Light Industrial (LI) District, as Requested by Hunter M. Muth, LandCare, LLC, on Behalf Nick England, England Trans Properties, LLC, the Property Owner. (Case No. 24-06-8-AltStd)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. There was no discussion. *A motion was made by Rick Lewellen to recommend approval of the alternative standard as presented, seconded by Karen Locke. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 15, 2024, at 7:00 p.m. for a second hearing and a final decision.

Item D: Public Hearings

3. Public Hearing: Consideration of a Special Use Permit for Boat Sales and Service and Motorcycle Sales and Service; on a Portion of a 7.662-Acre Lot, Legally Described as Lot 5R, Block A, Crossroads Centre North, Located at 2601 East State Highway 121 Business, Suite 111; Zoned Light Industrial (LI) District; as Requested by Andrea Even, Ventura Texas Marine, the Applicant, on Behalf of AR Reddy Castle Hills LLC, the Property Owner. (Case No. 24-05-8-SUP)

Lauren Cook, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. The applicant was present and available for questions. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion on this item. A motion was made by Karen Locke to recommend approval of the special use permit as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 1, 2024, at 7:00 p.m. for a second public hearing and a final decision.

4. Public Hearing: Consideration of a Special Use Permit for Automotive Repair (Major); on a Portion of a 2.038 Acre Lot, Legally Described as Lot 2, Block A, Ratliff Masonry Addition, Located at 720 Valley Ridge Circle, Zoned Light Industrial District (LI); as Requested by Joseph Ward, DTS Interiors LLC, the Applicant, on Behalf of Hermosa Partners Ltd, the Property Owner. (Case No. 24-05-7-SUP)

Grace Martin-Young, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion on this item. A motion was made by Rick Lewellen to recommend approval of the special use permit request as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 1, 2024, at 7:00 p.m. for a second public hearing and a final decision.

5. Public Hearing: Consideration of a Zone Change From Light Industrial (LI) District and General Business (GB) District to Light Industrial (LI) District; on 1.397-Acres, Legally Described as Lots 1A and 1B, Block A, Interstate Thirty-Five North Addition; Located at 1204 North Stemmons Freeway; as Requested by Jason Kilpatrick, the Applicant, on Behalf of Bart Schott, the Property Owner. (24-03-3-Z)

Grace Martin-Young, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the zone change as presented. Staff addressed question from Chair Miksa stating no public comments and/or inquiries were received on this item. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. Staff clarified the acreage that is being rezoned. There was no further discussion on this item. A motion was made by Erum Ali to recommend approval of the zone change request as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on July 15, 2024, at 7:00 p.m. for a second public hearing and a final decision.

6. Public Hearing: Consideration of a Special Use Permit for Heavy Equipment Rental; on 1.397-Acres, Legally Described as Lots 1A and 1B, Block A, Interstate Thirty-Five North Addition; Located at 1204 North Stemmons Freeway, Zoned Light Industrial (LI) District and General Business (GB) District; as Requested by Jason Kilpatrick, the Applicant, on Behalf of Bart Schott, the Property Owner. (24-01-1-SUP)

Grace Martin-Young, Planner I, gave a brief overview of the subject property with a recommendation to recommend approval of the special use permit as presented. The applicant was present and available for questions. Staff addressed questions regarding parking, pole sign and public comment/inquiries. Chair Miksa opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no further discussion on this item. *A motion was made by Karen Locke to recommend approval of the special use permit as presented. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0).* Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on August 5, 2024, at 7:00 p.m. for a second public hearing and a final decision.

Item E: Other Business

7. Selection of a Planning and Zoning Commission Representative to the Zoning Board of Adjustment.

A motion was made by Karen Locke to nominate Rick Lewellen as the Planning and Zoning Commission Representative to the Zoning Board of Adjustment. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the appointment would be considered by the City Council on July 1, 2024 at 7:00 p.m.

Item F: Announcements

- Michele Berry, Planning Manager, thanked the commissioners who have already RSVP to Patty Dominguez for some upcoming training opportunities. A one-day workshop will be on July 26, 2024, and a State Planning Conference in October 2024. If anyone is interested and can attend, please reply to the email sent by Patty as soon as possible to get you registered.
 - Michele Berry also announced some upcoming backyard cottage programming and asked if anyone is interested in helping and/or promoting backyard cottages to let her know.
 - Lastly, Michele Berry announced that tonight is Chair Miksa last day with the Planning and Zoning Commission. Both Michele Berry and Richard Luedke thanked Miksa for many years of service to the community and dedication.
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Item G: Adjournment

A motion was made by Karen Locke to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:55 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Erum Ali, Vice-Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: June 27, 2024
SUBJECT: **Regular Hearing: Final Plat Lewisville Business Park Addition; Lots 1-4, Block B; on 107.45 Acres, out of the Peter Harmonson Survey, Abstract 530, and the H. Turner Survey, Abstract Number 1248; Zoned Planned Development Light Industrial (PD-LI); Generally Located Along the South Side of Spinks Road, West of South Valley Parkway and East of Duncan Lane. (24-06-5-FP)**

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. A public hearing is required for a replat with variances.

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.

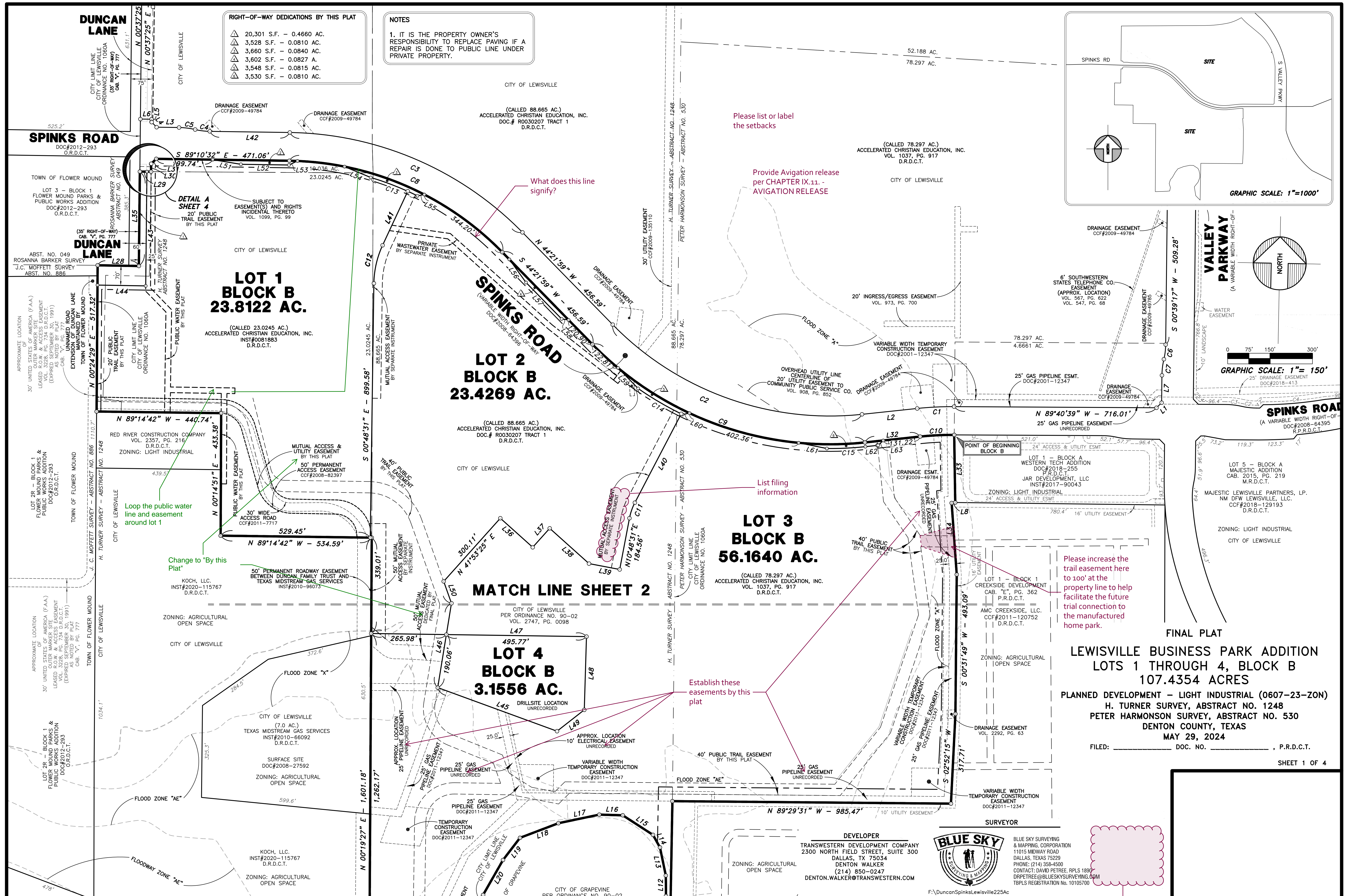
The Final Plat of Lewisville Business Park Addition Lots 1-4, Block B was submitted on June 3, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat for the following reasons based on the Lewisville Unified Development Code.

Article III – Ch. 5, Sec. 6 Final Plat

- List correct easements and filing information
- Provide a \$0 Tax Certificate
- Use the correct sheet size
- Provide Property Owners Information
- List or label setbacks
- List ROW
- Ensure correct property owner is listed on signature block

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of the of Lewisville Business Park Addition Lots 1-4, Block B for the deficiencies listed above and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.

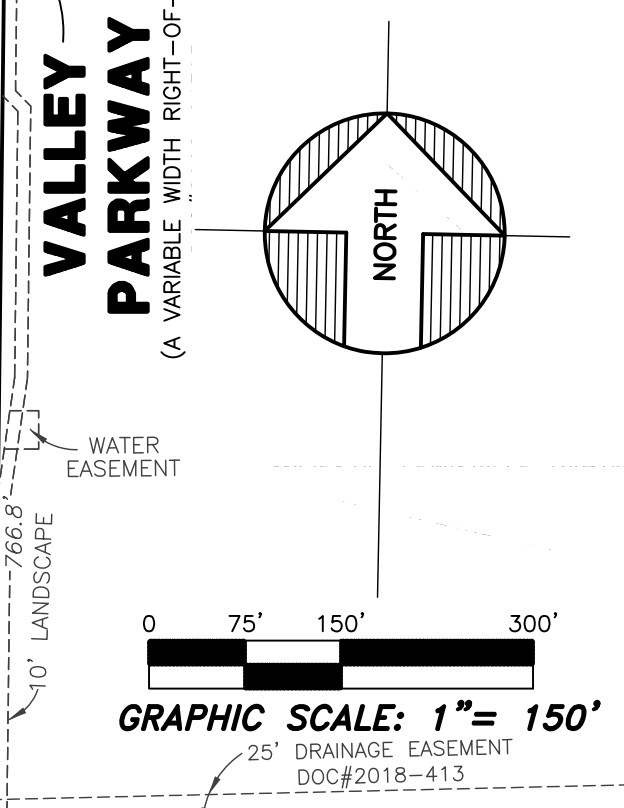
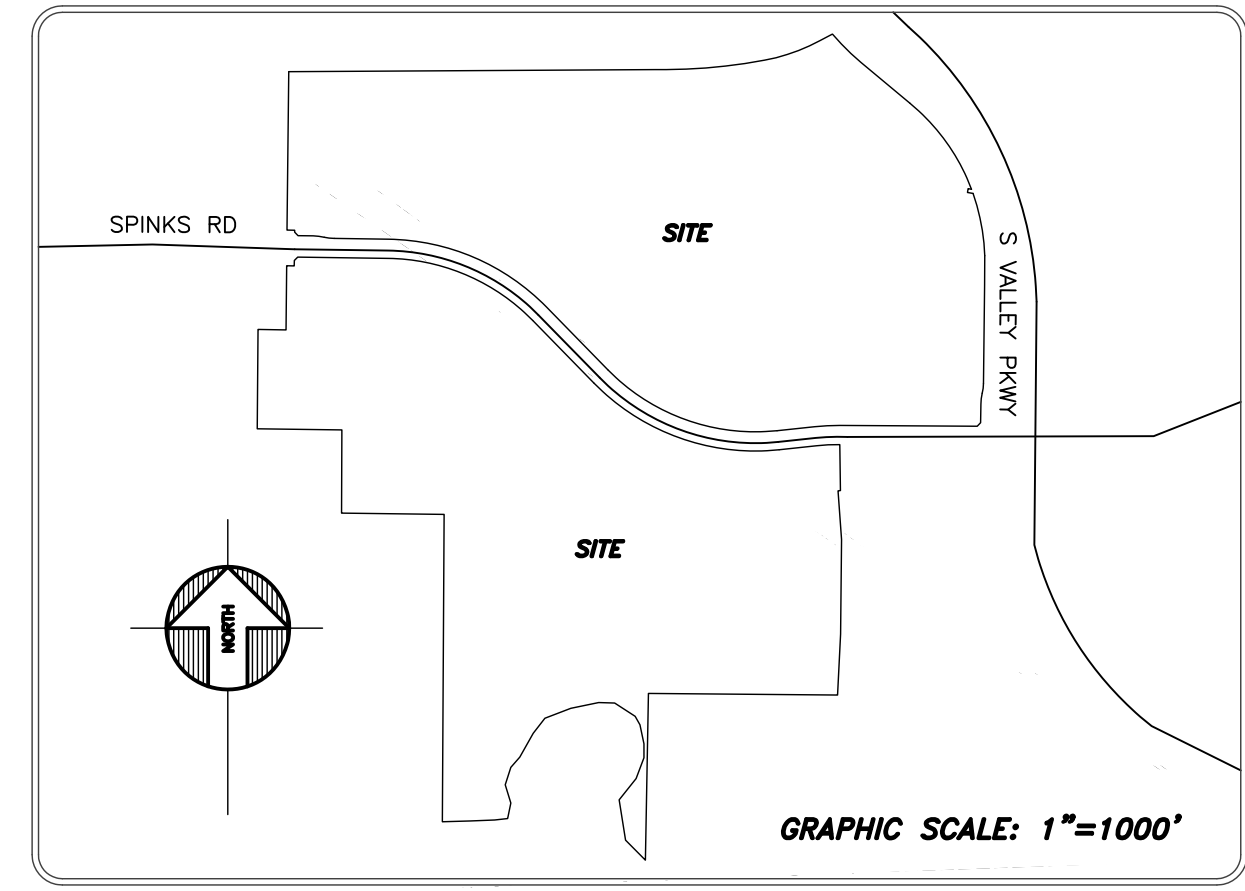


RIGHT-OF-WAY DEDICATIONS BY THIS PLAT

△	20,301 S.F. - 0.4660 AC.
△	3,528 S.F. - 0.0810 AC.
△	3,660 S.F. - 0.0840 AC.
△	3,602 S.F. - 0.0827 AC.
△	3,548 S.F. - 0.0815 AC.
△	3,530 S.F. - 0.0810 AC.

NOTES

1. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REPLACE PAVING IF A REPAIR IS DONE TO PUBLIC LINE UNDER PRIVATE PROPERTY.



Please list or label the setbacks

Provide Avigation release per CHAPTER IX.11. - AVIGATION RELEASE

What does this line signify?

List filing information

Establish these easements by this plat

Please increase the trail easement here to 100' at the property line to help facilitate the future trial connection to the manufactured home park.

Loop the public water line and easement around lot 1

Change to "By this Plat"

FINAL PLAT
LEWISVILLE BUSINESS PARK ADDITION
LOTS 1 THROUGH 4, BLOCK B
107.4354 ACRES
PLANNED DEVELOPMENT - LIGHT INDUSTRIAL (0607-23-ZON)
H. TURNER SURVEY, ABSTRACT NO. 1248
PETER HARMONSON SURVEY, ABSTRACT NO. 530
DENTON COUNTY, TEXAS
MAY 29, 2024

FILED: _____ DOC. NO. _____, P.R.D.C.T.

SHEET 1 OF 4

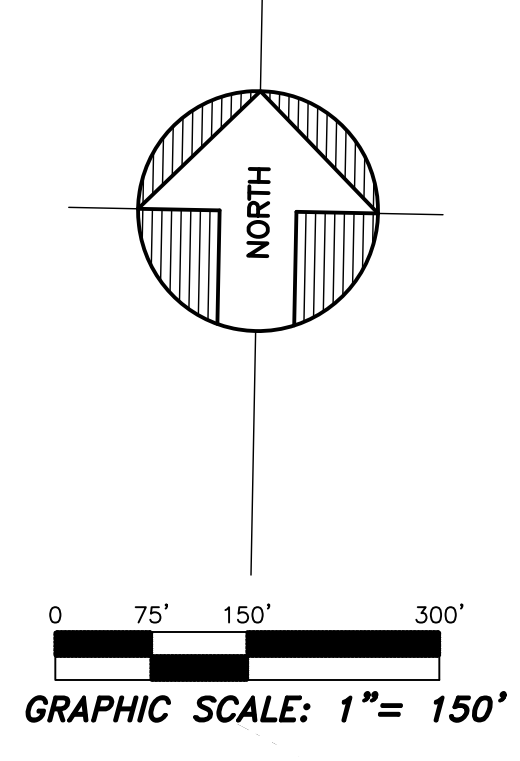
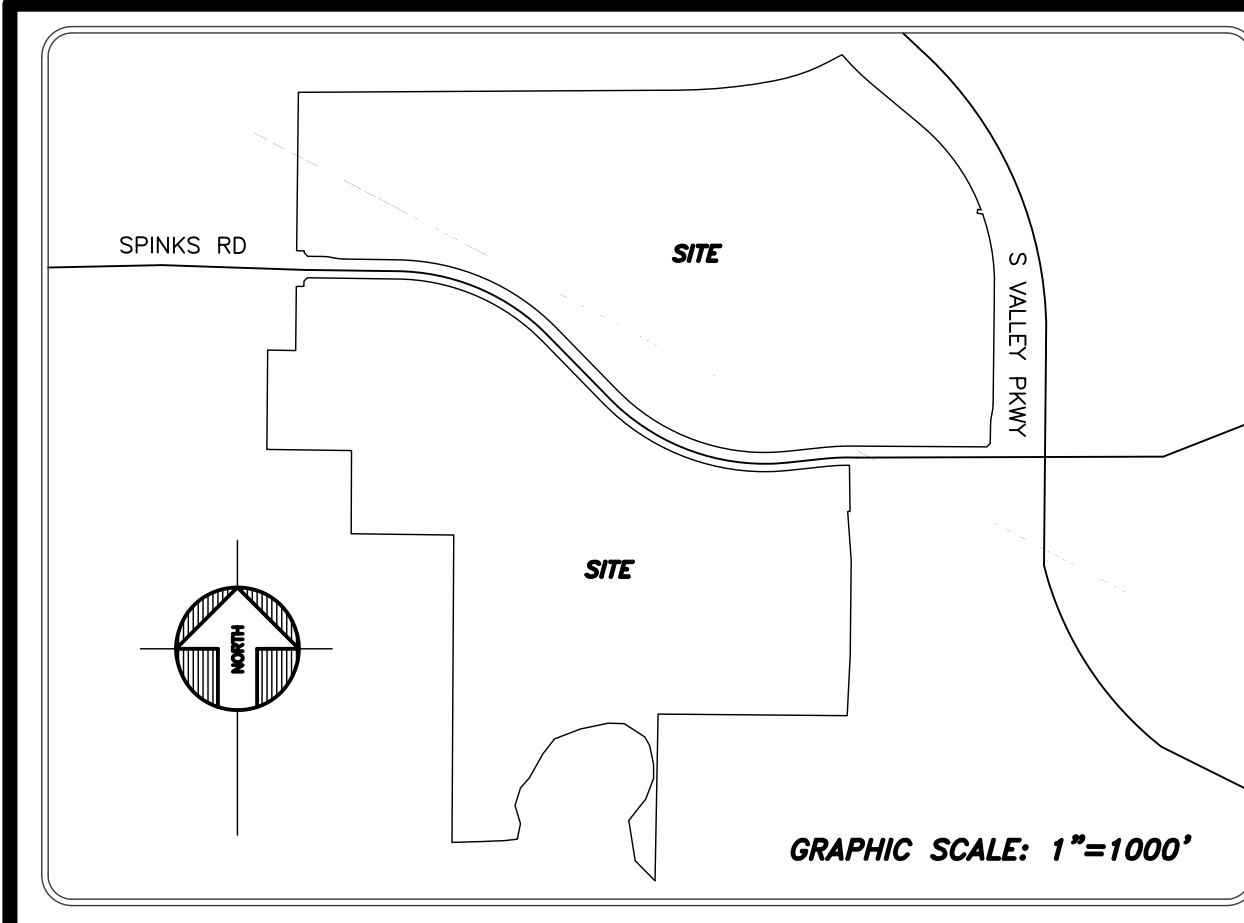
DEVELOPER
 TRANSWESTERN DEVELOPMENT COMPANY
 2300 NORTH FIELD STREET, SUITE 300
 DALLAS, TX 75034
 DENTON WALKER
 (214) 850-0247
 DENTON.WALKER@TRANSWESTERN.COM



SURVEYOR
 BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 388-4500
 CONTACT: DAVID PETREE, RPLS 1899
 DRIPETREE@BLUESKYSURVEYING.COM
 TPLS REGISTRATION No. 10105700

Add property owner information as well

F:\DuncanSpinksLewisville225Ac



**LOT 2
BLOCK B
23.4269 AC.**

(CALLED 88.665 AC.)
ACCELERATED CHRISTIAN EDUCATION, INC.
DOC.# R0030207 TRACT 1
D.R.D.C.T.

**LOT 3
BLOCK B
56.1640 AC.**

(CALLED 78.297 AC.)
ACCELERATED CHRISTIAN EDUCATION, INC.
VOL. 1037, PG. 917
D.R.D.C.T.

**LOT 4
BLOCK B
3.1556 AC.**

DRILLSITE LOCATION
UNRECORDED

MATCH LINE SHEET 1

RIGHT-OF-WAY DEDICATIONS BY THIS PLAT

△	20,301 S.F. - 0.4660 AC.
△	3,528 S.F. - 0.0810 AC.
△	3,660 S.F. - 0.0840 AC.
△	3,602 S.F. - 0.0827 AC.
△	3,548 S.F. - 0.0815 AC.
△	3,530 S.F. - 0.0810 AC.

FINAL PLAT
LEWISVILLE BUSINESS PARK ADDITION
LOTS 1 THROUGH 4, BLOCK B
107.4354 ACRES
PLANNED DEVELOPMENT - LIGHT INDUSTRIAL (0607-23-ZON)
H. TURNER SURVEY, ABSTRACT NO. 1248
PETER HARMONSON SURVEY, ABSTRACT NO. 530
DENTON COUNTY, TEXAS
MAY 29, 2024

FILED: _____ DOC. NO. _____, P.R.D.C.T.

SHEET 2 OF 4

NOTES

- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REPLACE PAVING IF A REPAIR IS DONE TO PUBLIC LINE UNDER PRIVATE PROPERTY.

DEVELOPER
TRANSWESTERN DEVELOPMENT COMPANY
2300 NORTH FIELD STREET, SUITE 300
DALLAS, TX 75034
DENTON WALKER
(214) 850-0247
DENTON.WALKER@TRANSWESTERN.COM



SURVEYOR
BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 388-4500
CONTACT: DAVID PETREE, PLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TRPLS REGISTRATION NO. 10105700

F:\DunconSpinksLewisville225Ac

Staff is still waiting on a signed copy of the agreement to shrink the gas pad site per preliminary plat comments

Recorded by this plat?

also list the ROW per Lewisville's thoroughfare plan

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TRANSWESTERN DEVELOPMENT COMPANY IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE PETER HARMONSON SURVEY, ABSTRACT NO. 530 AND H. TURNER SURVEY, ABSTRACT NO. 1248, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AND BEING PART OF 88.665 ACRE PARCEL CALLED TRACT 1; 19.036 ACRE PARCEL CALLED TRACT 2; 78.297 ACRE; AND 23.0245 ACRE TRACTS OF LAND CONVEYED TO ACCELERATED CHRISTIAN EDUCATION, INC. BY DEED RECORDED IN INSTRUMENT NO. R0030207, VOLUME 1037, PAGE 917 AND INSTRUMENT NO. 81883 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SPINKS ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 1, IN BLOCK A OF WESTERN TECH ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018-255 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING IN THE EAST LINE OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 78.297 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO JAR DEVELOPMENT, LLC BY DEED RECORDED IN INSTRUMENT NO. 2017-90043 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00° 51' 38" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SPINKS ROAD AND FOLLOWING ALONG THE EAST LINE OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 78.297 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, IN BLOCK A OF WESTERN TECH ADDITION AND JAR DEVELOPMENT, LLC TRACT FOR A DISTANCE OF 239.24 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH LINE OF LOT 1, IN BLOCK 1 OF CREEKSIDE DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 362 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO AMC CREEKSIDE, LLC BY DEED, RECORDED IN COUNTY CLERK'S FILE NO. 2011-120752 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, IN BLOCK 1 OF CREEKSIDE DEVELOPMENT ADDITION AND AMC CREEKSIDE, LLC, TRACT;

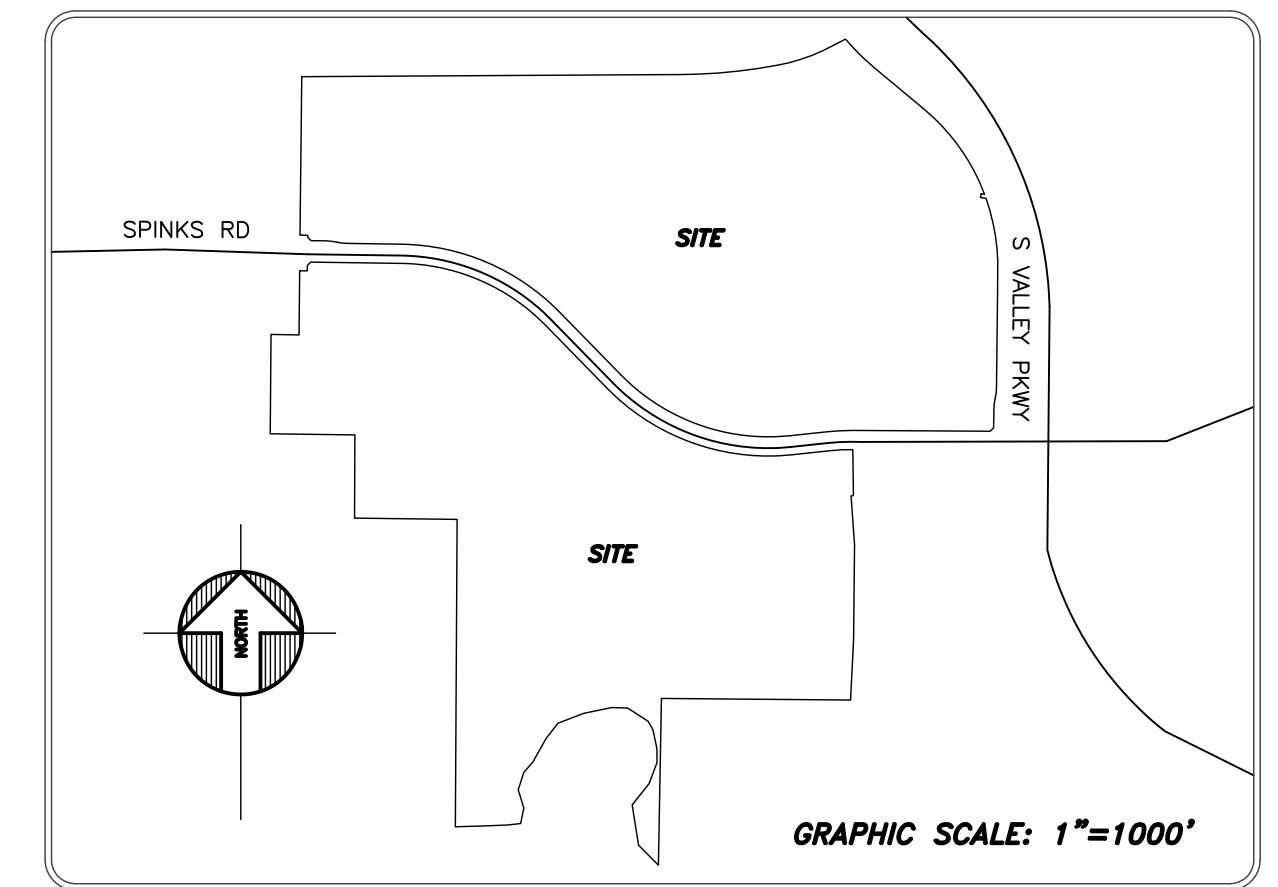
THENCE SOUTH 82° 03' 49" WEST AND CONTINUING ALONG THE EAST LINE OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 78.297 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, IN BLOCK 1 OF CREEKSIDE DEVELOPMENT ADDITION AND SAID AMC CREEKSIDE, LLC TRACT FOR A DISTANCE OF 12.80 FEET TO A 5/8" IRON ROD SET AT THE NORTHWESTERLY CORNER OF SAID LOT 1, IN BLOCK 1 OF CREEKSIDE DEVELOPMENT ADDITION AND SAID AMC CREEKSIDE, LLC, TRACT;

THENCE CONTINUING ALONG THE EAST LINE OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 78.297 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, IN BLOCK 1 OF CREEKSIDE DEVELOPMENT ADDITION AND SAID AMC CREEKSIDE, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 4;

- 1. SOUTH 04° 04' 13" EAST FOR A DISTANCE OF 253.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 2. SOUTH 00° 31' 49" WEST FOR A DISTANCE OF 493.09 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 3. SOUTH 02° 52' 15" WEST FOR A DISTANCE OF 317.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 4. NORTH 89° 29' 31" WEST FOR A DISTANCE OF 985.47 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF AFORESAID ACCELERATED CHRISTIAN EDUCATION, INC. - 88.665 ACRE TRACT;
- THENCE SOUTH 01° 02' 16" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 88.665 ACRE TRACT AND THE WEST LINE OF AFORESAID LOT 1, IN BLOCK 1 OF CREEKSIDE DEVELOPMENT ADDITION AND AFORESAID AMC CREEKSIDE, LLC TRACT FOR A DISTANCE OF 868.63 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 88.665 ACRE TRACT;
- THENCE FOLLOWING ALONG THE SOUTH LINE OF SAID ACCELERATED CHRISTIAN EDUCATION, INC. - 88.665 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 5 THROUGH 24;
- 5. NORTH 44° 35' 39" WEST FOR A DISTANCE OF 146.54 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 6. NORTH 09° 05' 46" WEST FOR A DISTANCE OF 211.97 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 7. NORTH 38° 14' 19" EAST FOR A DISTANCE OF 142.12 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 8. NORTH 21° 05' 33" EAST FOR A DISTANCE OF 115.36 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 9. NORTH 00° 32' 36" WEST FOR A DISTANCE OF 72.51 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 10. NORTH 11° 43' 54" WEST FOR A DISTANCE OF 101.43 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 11. NORTH 29° 02' 48" WEST FOR A DISTANCE OF 50.90 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 12. NORTH 57° 04' 29" WEST FOR A DISTANCE OF 127.42 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 13. NORTH 88° 23' 27" WEST FOR A DISTANCE OF 83.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 14. SOUTH 78° 08' 15" WEST FOR A DISTANCE OF 147.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 15. SOUTH 69° 11' 48" WEST FOR A DISTANCE OF 145.21 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 16. SOUTH 37° 28' 38" WEST FOR A DISTANCE OF 98.84 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 17. SOUTH 29° 40' 10" WEST FOR A DISTANCE OF 142.13 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 18. SOUTH 40° 53' 20" WEST FOR A DISTANCE OF 71.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 19. SOUTH 17° 41' 59" WEST FOR A DISTANCE OF 95.21 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 20. SOUTH 17° 02' 53" EAST FOR A DISTANCE OF 99.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 21. SOUTH 11° 43' 57" WEST FOR A DISTANCE OF 82.83 FEET TO A 5/8" IRON ROD SET FOR CORNER;

OWNER'S CERTIFICATE CONTINUED

- 22. SOUTH 83° 31' 16" WEST FOR A DISTANCE OF 67.80 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 23. SOUTH 87° 37' 04" WEST FOR A DISTANCE OF 125.99 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 24. SOUTH 88° 22' 39" WEST FOR A DISTANCE OF 146.73 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- THENCE FOLLOWING ALONG THE WEST LINE OF AFORESAID ACCELERATED CHRISTIAN EDUCATION, INC. - 88.665 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 25 THROUGH 27;
- 25. NORTH 00° 19' 27" EAST FOR A DISTANCE OF 1601.18 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 26. NORTH 89° 14' 42" WEST FOR A DISTANCE OF 534.59 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 27. NORTH 00° 14' 51" EAST AND FOLLOWING ALONG THE WEST LINE OF AFORESAID ACCELERATED CHRISTIAN EDUCATION, INC. - 88.665 ACRE TRACT AND THE EAST LINE OF A TRACT OF LAND CONVEYED TO RED RIVER CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 2357, PAGE 216 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS FOR A DISTANCE OF 433.38 FEET TO A 5/8" IRON ROD SET AT THE NORTHEAST CORNER OF SAID RED RIVER CONSTRUCTION COMPANY TRACT;
- THENCE NORTH 89° 14' 42" WEST ALONG THE NORTH LINE OF SAID RED RIVER CONSTRUCTION COMPANY TRACT, FOR A DISTANCE OF 440.74 FEET TO A PK NAIL SET IN ASPHALT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF DUNCAN LANE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID RED RIVER CONSTRUCTION COMPANY TRACT;
- THENCE FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID DUNCAN LANE, THE FOLLOWING COURSES AND DISTANCES NUMBERED 28 THROUGH 33;
- 28. NORTH 00° 24' 29" EAST FOR A DISTANCE OF 517.32 FEET TO A PK NAIL SET IN ASPHALT SET FOR CORNER;
- 29. SOUTH 89° 02' 04" EAST FOR A DISTANCE OF 145.84 FEET TO A PK NAIL SET IN ASPHALT SET FOR CORNER;
- 30. NORTH 00° 36' 27" EAST FOR A DISTANCE OF 333.91 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 31. SOUTH 89° 40' 08" EAST FOR A DISTANCE OF 39.66 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 32. NORTH 00° 16' 06" EAST FOR A DISTANCE OF 27.59 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 33. NORTH 45° 44' 01" EAST FOR A DISTANCE OF 25.42 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID SPINKS ROAD;
- THENCE FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SPINKS ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED 34 THROUGH 39;
- 34. SOUTH 89° 10' 32" EAST FOR A DISTANCE OF 471.06 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 44° 48' 33", A CHORD BEARING SOUTH 66° 46' 15" EAST AT A DISTANCE OF 819.46 FEET;
- 35. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 840.72 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 36. SOUTH 44° 21' 59" EAST FOR A DISTANCE OF 456.59 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 51° 41' 19", A CHORD BEARING SOUTH 70° 12' 39" EAST AT A DISTANCE OF 1024.43 FEET;
- 37. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 1060.01 FEET TO A 5/8" IRON ROD SET FOR CORNER;
- 38. NORTH 83° 56' 42" EAST FOR A DISTANCE OF 196.38 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1075.16 FEET, A CENTRAL ANGLE OF 06° 25' 52", A CHORD BEARING NORTH 87° 09' 40" EAST AT A DISTANCE OF 120.62 FEET;
- 39. NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 120.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 107.4354 ACRES OF LAND, MORE OR LESS.



NOTES
1. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REPLACE PAVING IF A REPAIR IS DONE TO PUBLIC LINE UNDER PRIVATE PROPERTY.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48121C0685G, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN IN ZONE "X" SHADED (OTHER FLOOD AREAS), PARTIALLY IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), PARTIALLY IN ZONE "AE" (SFHAs), AND ALSO LIES PARTIALLY IN A FLOODWAY AREA IN ZONE "AE".
ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE "A" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD".
ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.
THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

FINAL PLAT
LEWISVILLE BUSINESS PARK ADDITION
LOTS 1 THROUGH 4, BLOCK B
107.4354 ACRES
PLANNED DEVELOPMENT - LIGHT INDUSTRIAL (0607-23-ZON)
H. TURNER SURVEY, ABSTRACT NO. 1248
PETER HARMONSON SURVEY, ABSTRACT NO. 530
DENTON COUNTY, TEXAS
MAY 29, 2024

FILED: _____ DOC. NO. _____, P.R.D.C.T.
SHEET 3 OF 4

DEVELOPER
TRANSWESTERN DEVELOPMENT COMPANY
2300 NORTH FIELD STREET, SUITE 300
DALLAS, TX 75034
DENTON WALKER
(214) 850-0247
DENTON.WALKER@TRANSWESTERN.COM



SURVEYOR
BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 388-4500
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

F:\DuncanSpinksLewisville225Ac

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CAL TDC LEWISVILLE 121, LLC, THROUGH THE UNDERSIGNED AUTHORITIES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1, 2, 3, 4, BLOCK B, LEWISVILLE BUSINESS PARK ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEY 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 (OTHER THAN PAVING, CURBING AND OTHER PARKING LOT 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 SUCH 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 FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) 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 EXPECTATIONS 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.

CAL TDC LEWISVILLE 121, LLC.

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2024 BY _____ AS _____ OF CAL TDC LEWISVILLE 121, LLC. THEY ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

PRINT NAME: _____

NOTARY PUBLIC, STATE OF _____

COMMISSION #: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LEWISVILLE, TEXAS.

DAVID PETREE,
REGISTERED PROFESSIONAL
SURVEYOR NO. 1890

CITY SECRETARY

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY VERIFIES THAT THE FOREGOING FINAL PLAT OF THE LEWISVILLE BUSINESS PARK 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 _____, 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 BY MY HAND THIS ____ DAY OF _____, 2024.

THOMAS HARRIS III, CITY SECRETARY
CITY OF LEWISVILLE, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT

MARYELLEN MIKSA, PLANNING & ZONING COMMISSION DATE _____

DCAD still shows Accelerated Christian Education, Inc is the current property owner. Do you have a document showing that this entity is the current owner?

Is not longer the Chair as of 6.18, please leave blank until a new chair is chosen

~ CURVE TABLE ~

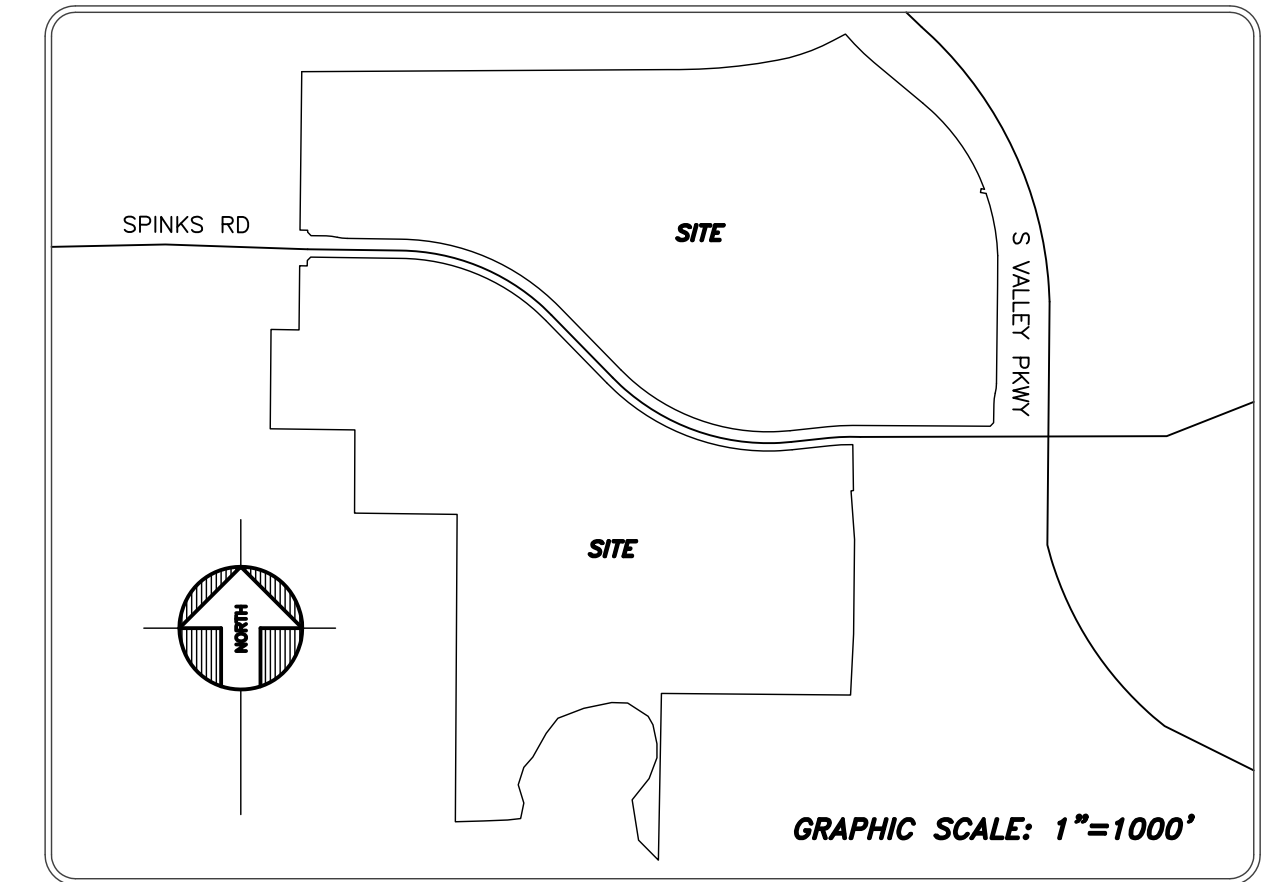
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	1175.00'	06°22'38"	130.78'	S 87°08'01" W	130.71'
C2	1075.00'	51°41'19"	969.80'	N 70°12'39" W	937.24'
C3	1175.00'	44°48'33"	918.93'	N 66°46'15" W	895.69'
C4	237.50'	12°34'41"	52.14'	N 82°53'12" W	52.03'
C5	262.50'	12°34'44"	57.63'	N 82°53'11" W	57.51'
C6	237.50'	12°34'41"	52.14'	S 06°56'37" W	52.03'
C7	262.50'	12°34'41"	57.63'	S 06°56'37" W	57.51'
C8	1075.00'	44°48'33"	840.72'	S 66°46'15" E	819.46'
C9	1175.00'	51°41'19"	1060.01'	S 70°12'39" E	1024.43'
C10	1075.16'	06°25'52"	120.68'	N 87°09'40" E	120.62'
C11	200.00'	16°44'26"	58.44'	N 19°10'44" E	58.23'
C12	330.00'	24°11'10"	139.30'	N 12°54'06" E	138.27'
C13	1060.00'	09°35'37"	177.49'	S 68°34'27" E	177.28'
C14	1190.00'	08°46'38"	182.30'	S 59°37'11" E	182.12'
C15	1190.00'	06°34'30"	136.56'	N 87°13'58" E	136.48'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 45°29'19" W	25.53'
L2	S 83°56'42" W	196.38'
L3	N 89°10'32" W	79.40'
L4	N 44°15'59" W	25.50'
L5	N 00°38'35" E	10.00'
L6	N 89°21'25" W	39.63'
L7	S 00°39'17" W	96.80'
L8	S 82°03'49" W	12.80'
L9	N 44°35'39" W	146.54'
L10	N 38°14'19" E	142.12'
L11	N 21°05'33" E	115.36'
L12	N 00°32'36" W	72.51'
L13	N 11°43'54" W	101.43'
L14	N 29°02'48" W	50.90'
L15	N 57°04'29" W	127.42'
L16	N 88°23'27" W	83.00'
L17	S 78°08'15" W	147.96'
L18	S 69°11'48" W	145.21'
L19	S 37°28'38" W	98.84'
L20	S 29°40'10" W	142.13'
L21	S 40°53'20" W	71.04'
L22	S 17°41'59" W	95.21'
L23	S 17°02'53" E	99.23'
L24	S 11°43'57" W	82.83'
L25	S 83°31'16" W	67.80'
L26	S 87°37'04" W	125.99'
L27	S 88°22'39" W	146.73'
L28	S 89°02'04" E	145.84'
L29	S 89°40'08" E	39.66'
L30	N 00°16'06" E	27.59'

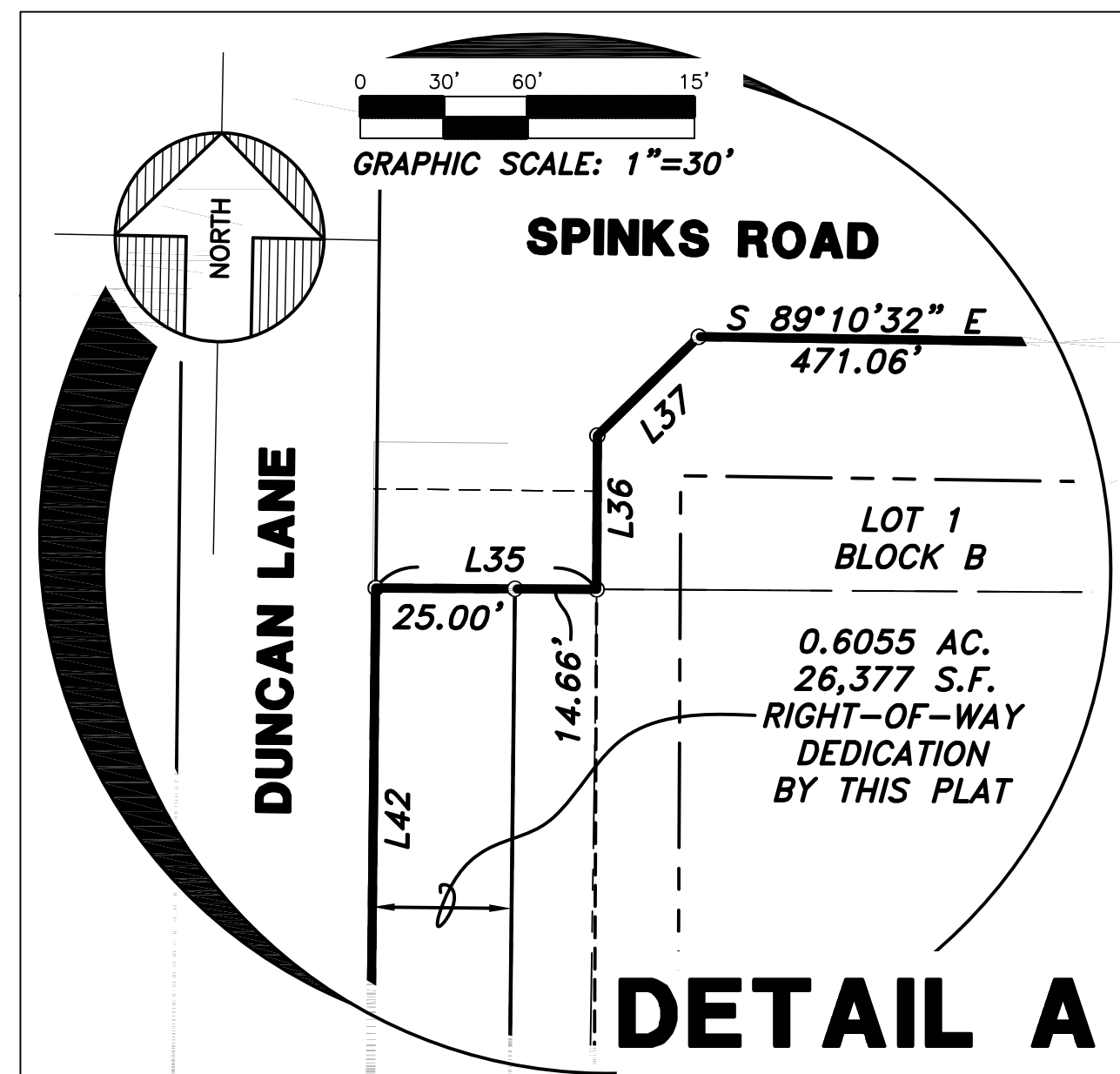
~ LINE TABLE ~

NO.	BEARING	DISTANCE
L31	N 45°44'01" E	25.42'
L32	N 83°56'42" E	196.38'
L33	S 00°51'38" E	239.24'
L34	S 04°04'13" E	253.71'
L35	N 00°36'27" E	333.91'
L36	S 48°06'35" E	153.90'
L37	N 41°53'25" E	90.00'
L38	S 48°06'35" E	186.82'
L39	S 79°11'29" E	110.49'
L40	N 27°32'57" E	354.34'
L41	N 24°59'41" E	210.75'
L42	N 89°10'32" W	283.14'
L43	S 00°36'28" W	404.19'
L44	N 89°02'04" W	170.59'
L45	N 69°55'36" W	449.33'
L46	N 09°15'07" E	302.26'
L47	S 89°10'25" E	761.75'
L48	S 01°44'11" W	259.32'
L49	S 51°56'31" W	122.40'
L50	N 19°35'11" W	82.15'
L51	N 80°38'40" W	101.13'
L52	N 89°10'31" W	170.00'
L53	S 64°50'22" W	33.37'
L54	N 67°27'08" W	100.41'
L55	S 79°41'38" W	24.90'
L56	N 35°50'07" W	101.16'
L57	N 44°21'58" W	180.00'
L58	N 81°14'09" W	25.01'
L59	N 44°19'14" W	101.81'
L60	S 78°48'35" W	25.12'
L61	S 78°34'09" E	101.84'
L62	N 83°56'43" E	45.16'
L63	N 47°04'32" E	25.02'



NOTES

1. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REPLACE PAVING IF A REPAIR IS DONE TO PUBLIC LINE UNDER PRIVATE PROPERTY.



FINAL PLAT
LEWISVILLE BUSINESS PARK ADDITION
LOTS 1 THROUGH 4, BLOCK B
107.4354 ACRES
PLANNED DEVELOPMENT - LIGHT INDUSTRIAL (0607-23-ZON)
H. TURNER SURVEY, ABSTRACT NO. 1248
PETER HARMONSON SURVEY, ABSTRACT NO. 530
DENTON COUNTY, TEXAS
MAY 29, 2024

FILED: _____ DOC. NO. _____, P.R.D.C.T.

SHEET 4 OF 4

DEVELOPER
 TRANSWESTERN DEVELOPMENT COMPANY
 2300 NORTH FIELD STREET, SUITE 300
 DALLAS, TX 75034
 DENTON WALKER
 (214) 850-0247
 DENTON.WALKER@TRANSWESTERN.COM

SURVEYOR

 BLUE SKY SURVEYING
 & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 388-4500
 CONTACT: DAVID PETREE, RPLS 1890
 DRIPETREE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION No. 10105700

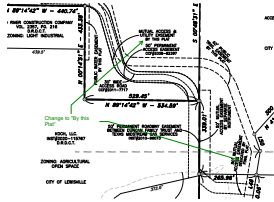
F:\DuncanSpinksLewierville225Ac



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

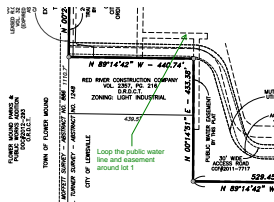
Lewisville Business Park - 1st FP Summary

DRussell (3)



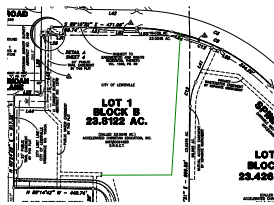
Author: DRussell

Change to "By this Plat"



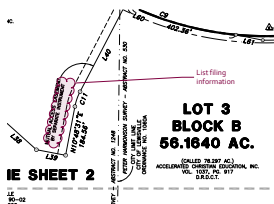
Author: DRussell

Loop the public water line and easement around lot 1



Author: DRussell

Jon Beckham (14)



Author: Jon Beckham

List filing information

Author: Jon Beckham

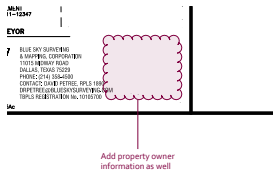
Please provide a \$0 balance tax cert

Please provide a so balance tax cert

Author: Jon Beckham

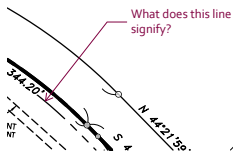
Sheet size of 34x22" reqk

Sheet size of 34x22" reqk



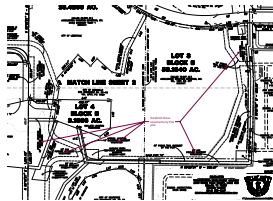
Author: Jon Beckham

Add property owner information as well



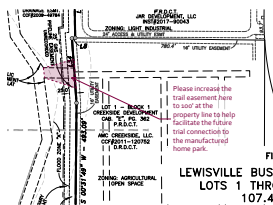
Author: Jon Beckham

What does this line signify?



Author: Jon Beckham

Establish these easements by this plat



Author: Jon Beckham



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Author: Jon Beckham

Please list or label the setbacks

Please list or label the setbacks

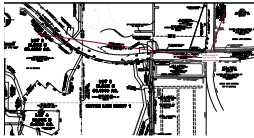
Author: Jon Beckham

Provide Avigation release per CHAPTER IX.11. - AVIGATION RELEASE

Provide Avigation release per CHAPTER IX.11. - AVIGATION RELEASE

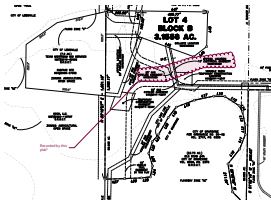
Author: Jon Beckham

also list the ROW per Lewisville's thoroughfare plan



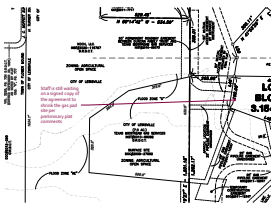
Author: Jon Beckham

Recorded by this plat?



Author: Jon Beckham

Staff is still waiting on a signed copy of the agreement to shrink the gas pad site per preliminary plat comments



MEMORANDUM

TO: Planning & Zoning Commission
FROM: Michele Berry, Planning Manager
DATE: July 2, 2024
SUBJECT: **Consideration of two Alternative Standards Associated With Window and Awning/Canopy Requirements for a Retail Store or Shop on an Approximately 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located at the on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH-35E; Zoned Light Industrial (LI) District, as Requested by Samuel Mortimer, the Architect, on Behalf of Lewisville 407 & 35, the Property Owner. (Case No. 24-08-9-AltStd)**

BACKGROUND:

This proposed development lies in the IH-35E Corridor Overlay Core Sub-District, and as such has enhanced requirements to the design requirements. Six alternative standards were previously granted due to multiple easements within the site related to the primary pedestrian street and other site features due to significant easement constraints. The two standards requested now are not related to the easement constraints but are due to a new prototype elevation and layout being design for Spec's Wine, Spirits & Finer Foods (Spec's). The new layout include new racking systems which are not conducive to windows.

ANALYSIS:

To proceed with the permitting process, the property must comply with all standards specified by the UDC, including section VI.8 referenced above.

Requested Alternative Standard:

- a) To replace the required 40% ground floor window along the primary pedestrian street with a 12% windows and utilizing a second brick color to mimic the pattern and rhythm of windows required by Subsection B.3.a.5) .
- b) To reduce the 75% canopy coverage along the primary pedestrian street to 18%.

The purpose of the window and awning requirements is to be more engaging to pedestrians passing by. The pedestrian route is along the west side of the building where other methods of interest are being provided in brick patterning. While some foot traffic is expected here as the area developed the majority will be along Summit Avenue where there is a signal to cross FM 407 (Justin Road). The alternative standards being requested align with the purposes and intentions of the UDC and they are consistent with the comprehensive plan. Moreover, it maintains harmony with the overall objectives and intent of relevant

development regulations and the character of the zoning district. Additionally, it adheres to all other applicable standards and requirements specified in the UDC. The modification being sought is kept to the minimum necessary to address the unique condition related to the proposed development. The requested alternative standard will not have any adverse effects on adjacent properties and uses. Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC.

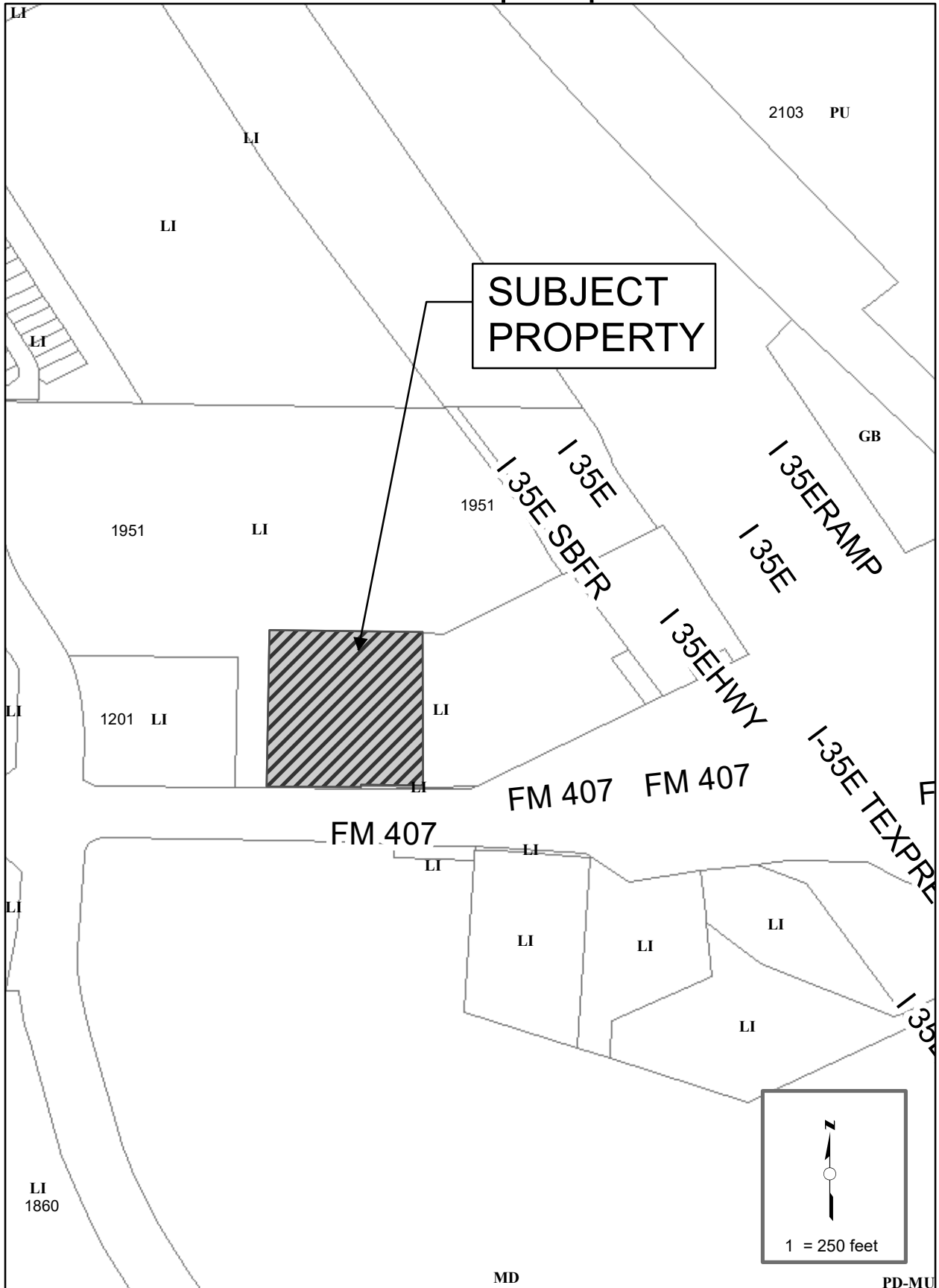
CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission recommend approval of Alternative Standard as presented.

Aerial Map - Spec's



Location Map - Spec's



Alternative Standard Request # APP-PL-45133 (24-06-9-AltStd)

Project Address: 100 FM 407 (Justin Road)
Lewisville, Texas 75067

Applicant: Samuel Mortimer
Planning Agency LLC

Request #1:

Deviation from Subsection B.3.a.5) minimum 40% windows on the ground floor on the west facade as that is the private vehicular route.

Proposal: We will provide 12.1% glazing on west façade (calculated to 12'-6" AFF). In addition, we will revise the western façade to integrate 670SF of accent brick at window heights to replicate this desired urban pattern and rhythm. In aggregate with provided glass, the total area of improvements is 54.5% of the western façade.

Request #2:

Deviation from Subsection B.3.d awnings and canopies shall be used along 75% the private vehicular route, or west elevation. They shall be made of metal or canvas.

Proposal: We will provide canopies over all provided glazing on west facade (18.0% of linear facade).



06.26.24

Planning Agency, LLC
1623 Main Street
Dallas, Texas 75201

planningagency.com
502.314.0670

GENERAL NOTES

- A. ALL CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PERFORMING WORK.
- B. DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN SHALL GOVERN LOCATION, SIZES, ETC. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE. CONSULT ARCHITECT IF CONFLICT OR QUESTIONS ARISE.
- C. ALL DIMENSIONS ARE TAKEN FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- D. ALL BUILDING ELEVATIONS ARE RELATIVE TO THE FINISHED FLOOR OF THE MAIN HOUSE, UNLESS OTHERWISE NOTED.

BUILDING ELEVATION NOTES

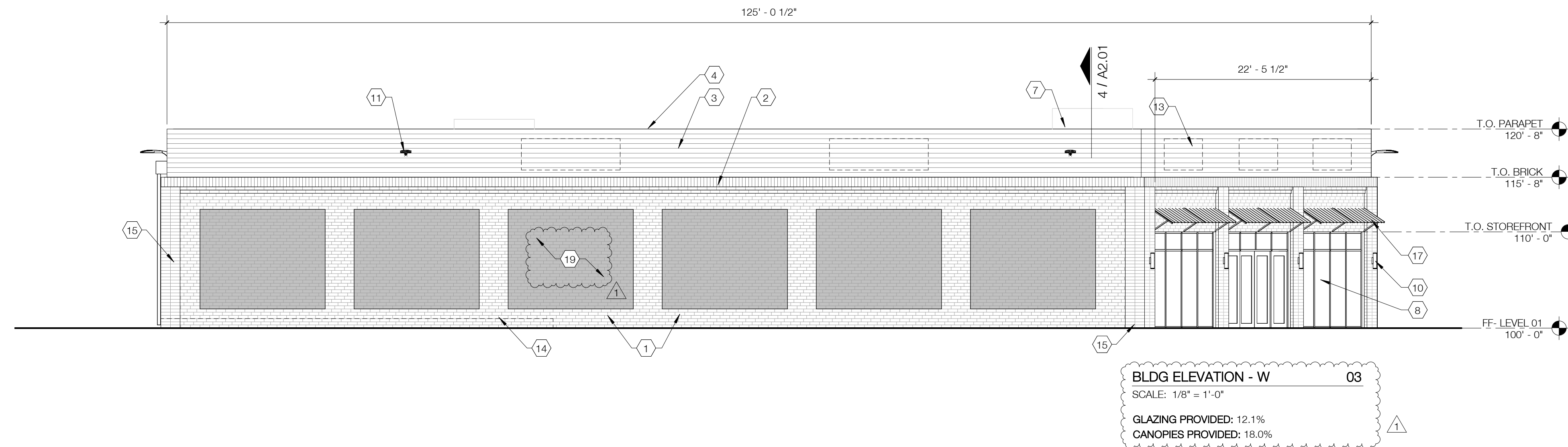
- 1. UTILITY SIZE BRICK VENEER; BRK-01
- 2. UTILITY SIZE BRICK VENEER SOLDIER COURSE; BRK-01. REF WALL SECTIONS FOR COURSING DETAIL.
- 3. JAMES HARDIE FIBER CEMENT BOARD SIDING; SG-01
- 4. PREFINISHED BROKEN METAL PARAPET COPING; MTL-01
- 5. PREFINISHED BROKEN METAL SCUPPER, OVERFLOW BOX, AND DOWNSPOUT; MTL-01. REF DETAILS FOR DIMENSIONS.
- 6. CLEAR ANODIZED OVERHEAD COILING DOOR AS SCHEDULED.
- 7. RTU EQUIPMENT BEYOND. REF MEP FOR LOCATIONS, SIZES, AND SPECIFICATIONS. ROOF-MOUNTED EQUIPMENT SCREENED FROM A VIEWPOINT MEASURED AT FIVE (5) FEET ABOVE GRADE AT THE STREET LINE ALONG ALL RIGHT-OF-WAY FRONTAGES BY A PARAPET WALL THAT IS AN INTEGRAL PART OF THE BUILDING. REF A2.01 SCREENING EXHIBITS.
- 8. CLEAR ANODIZED ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING UNIT; SF-01, GL-01
- 9. HOLLOW METAL DOOR AS SCHEDULED; PT-03
- 10. L01 EXTERIOR CYLINDER WALL LUMINAIRE CENTERED ON BRICK MASONRY PILASTER, TYP.; REF MEP FOR SPECS
- 11. L02 EXTERIOR AREA LIGHT, REF MEP FOR SPECS.
- 12. PREMANUFACTURED ALUMINUM AWNING ON ANODIZED ALUMINUM TUBE FRAME.
- 13. BACK-LIT TENANT SIGNAGE. GO TO COORDINATE TENANT REQUIREMENTS AND LOCATIONS.
- 14. 6" CONCRETE STEM WALL TO ALIGN WITH EXTERIOR FACE OF SHEATHING. REF STRUCTURAL FOR REINFORCING DETAILS AND DIMENSIONS.
- 15. STACKED BOND UTILITY BRICK VENEER PILASTER AT ALL OUTSIDE BRICK CORNERS; BRK-01
- 16. CLEAR ANODIZED ALUMINUM AUTOMATIC SLIDING ENTRY DOOR AS SCHEDULED.
- 17. PREFINISHED ALUMINUM AND STANDING SEAM AWNING; RF-02
- 18. KNOX BOX, PER FIRE DEPARTMENT REQUIREMENTS
- 19. UTILITY SIZE BRICK VENEER; BRK-02

SPEC'S WINE & SPIRITS

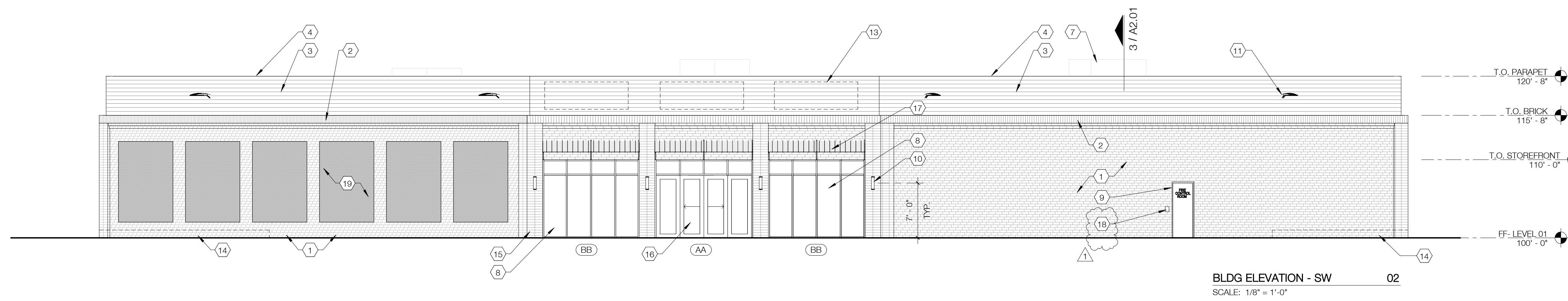
PROJECT NO. 2320
100 FM 407 (JUSTIN ROAD)
LEWISVILLE, TEXAS 75067

ISSUE AND REVISIONS:

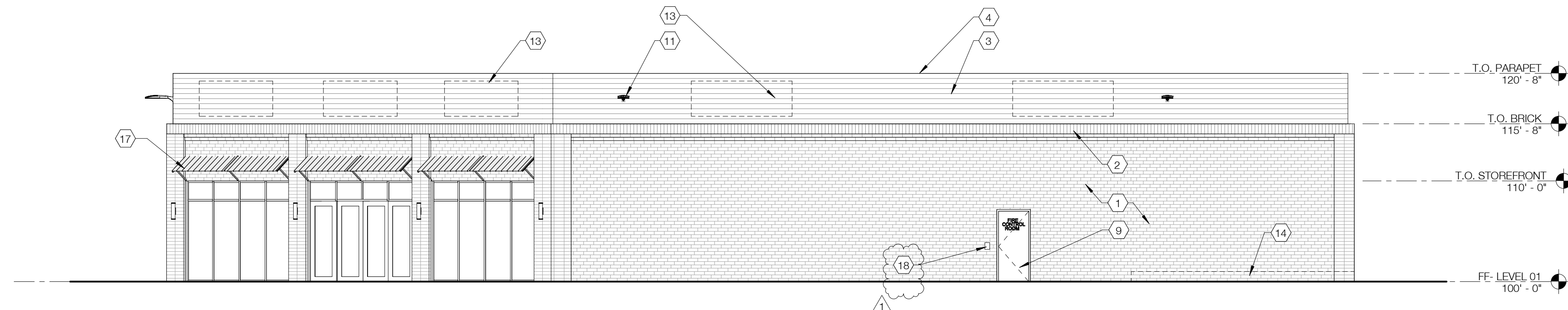
No.	Date	Item
04.29.2024		Issue for Permit
1	06.26.2024	Response to Comments



BLDG ELEVATION - W 03
SCALE: 1/8" = 1'-0"
GLAZING PROVIDED: 12.1%
CANOPIES PROVIDED: 18.0%



BLDG ELEVATION - SW 02
SCALE: 1/8" = 1'-0"



BLDG ELEVATION - S 01
SCALE: 1/8" = 1'-0"

MATERIAL TABLE

	FIBER CEMENT BOARD SIDING, SG-01	2,504 SF 27.5%
	BRICK VENEER, BRK-01	6,589 SF 72.5%
	BRICK VENEER, BRK-02 (ACCENT)	INCLUDED ABOVE

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Lauren Cook, Planner I
DATE: July 2, 2024
SUBJECT: **PUBLIC HEARING: Consideration of a Special Use Permit for Automotive Repair (Minor); on Approximately 1.47 Acres, Legally Described as Lot 5R-1, Block A, Corporate Square Addition; Located at 1901 South Stemmons Freeway; Zoned Light Industrial (LI) District; as Requested by Moe Alsharif, Realty Austin, the Applicant, on Behalf of Christopher Goscha (et al.) Trust, the Property Owner. (Case No. 24-06-9-SUP).**

BACKGROUND:

A Special Use Permit is required for an Automotive Repair (Minor) use that does not meet the supplementary standards for a vehicle or related use. The property was previously built-to-suit for National Tire & Battery (NTB), another Automotive Repair (Minor) use. NTB moved out in 2019, and the property has been vacant since. Premier 1 Auto Care, the prospective tenant, has agreed to make several improvements to the site's exterior façade, interior, and landscaping to comply with the updated Unified Development Code and I-35E Overlay District standards.

ANALYSIS:

Site

There is one building with a footprint of approximately 7,524 square feet on site. Premier 1 Auto Care plans on making several improvements to the property. Exterior improvements include: stucco paneling on the east façade, parapet addition to the east façade (max height 24 feet, stone veneer accents on all elevations, and repainting the concrete masonry. Six more service bay doors will be added on the southside of the building. This area was used for tire storage. Premier 1 Auto Care plans on preserving all existing canopy trees and adding eight additional canopy trees to the property. The existing pole sign on the northeast corner of the property will be removed. Wall signs will be added to the east and north elevations and a monument sign will be added to back entrance on the western portion of the property.

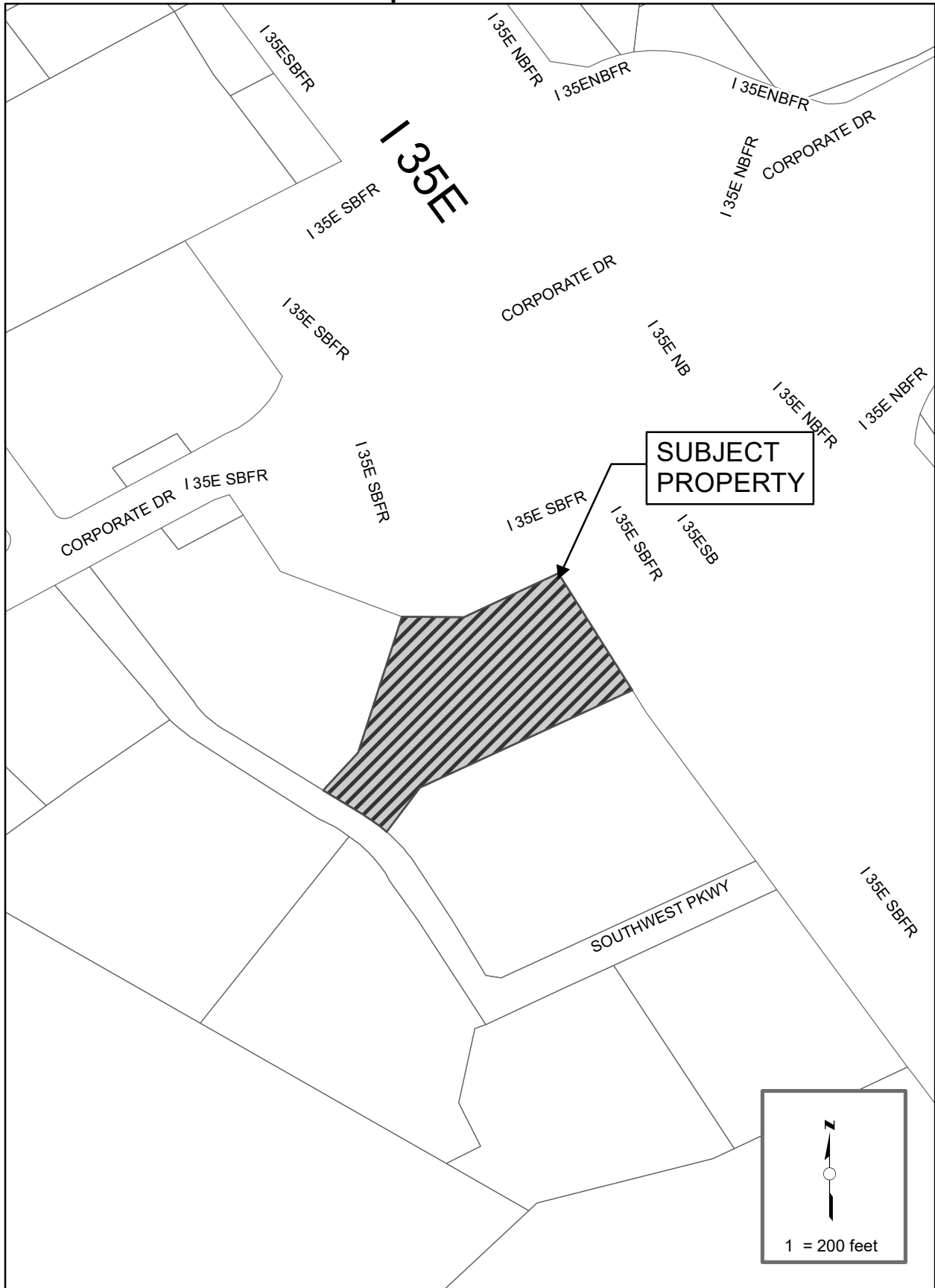
Summary

Premier 1 Auto Care intends to occupy a building already built-to-suit an Automotive Repair (Minor) use. Their proposed improvements enhance the site and meet I-35E District Overlay standards and design guidelines.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Special Use Permit.

Location Map - 1901 S Stemmons



Aerial Map - 1901 S Stemmons



Special Use Permit Application

Subject property and background

Address: 1901 S Stemmons Fwy, Lewisville, TX 75067

Legal description: CORPORATE SQUARE BLK A LOT 5R-1

Building: a rectangular concrete building (cinder block on slab foundation) measuring 56.6' in width, 131.4' in length, and approximately 19' in height.

Land: 1.47 acres, developed, concrete parking lot, and landscaped perimeter.

See attached maps, survey, and plat for detailed information about location, measurements, and metes & bounds.

The property was originally developed in the late 1990s by Gary Goscha and partners as “built to suit” for a tenant, National Tire & Battery (NTB), a national auto service center. They occupied and operated the building for about 25 years as an automotive repair center until the end of their lease term.

Current zoning

The property is currently zoned for **Light Industrial (LI)** per chapter VI.2, the official zoning map, under article VI, the zoning districts, of the city of Lewisville Unified Development Code. The use of the property as an Automotive Repair (Minor) facility is allowed but requires an approved Special Use Permit (SUP).

Since the property was operating as an automotive repair facility for many years and the intended future use remains consistent with the same line of business, the applicants are not anticipating any significant change or impact on the transportation, police, water, sewer, or drainage demands in the area.

The adjacent properties, one to the south, and the other bordering the northwest corner of the property are also zoned for Light Industrial (LI). Also, all the other properties in the immediate area fall under the same zoning.

Property status & proposed use

In November of 2023, the Goscha Family Trust, the seller, entered into an agreement with the Saldi Family Trust, the buyer, to purchase the property in its current condition. The buyer and a prospective tenant, Premier 1 Auto care, entered into an agreement to completely renovate the building and improve the entire property for the tenant to use as an automotive repair facility. Since the approval of a special use permit (SUP) is an essential element of the transaction, the applicants attended two pre-submittal meetings with the City of Lewisville’s Development Review Committee (DRC) in November and December of 2023 where they learned more about the process, requirements, and compliance needed for consideration.

The buyer and the tenant, collectively referred to as “the applicants,” are requesting a Special Use Permit (SUP) for Automotive Repair (Minor), defined under Article II of the Unified Development Code as “Automotive Repair (Minor) – The repair or replacement of brakes, parts,

tires, and batteries; diagnostic services; oil and filter changes; emergency road service; performing state inspections; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles.”

Development plan

The proposed project is a complete renovation of the existing building without changing its footprint. The applicants hired Iain Dickie, Architect, and Virtual Energy Solutions (VES), to create a comprehensive architectural plan for the project that is consistent with the IH35 E Corridor Overlay District standards, the City of Lewisville’s ordinances, and the City’s 2025 vision plan. The renovation plans will create a more functional & efficient work space for the tenant and a safe, clean, and comfortable work environment for the technicians and employees. The following is a summary of the renovation plan (for more details, refer to the attached Architectural Site Plan):

Building exterior:

- Increase the height of the front of the building (east elevation) to 24’
- Install new partial height applied stone veneer covering more than 80% of the facade, add cast stone and decorative stucco with reveals.
- Complete exterior paint and restoration of the cinder block on all sides. Proposed color is Paraffin from PPG, an earthy color, beige/gray neutral tone.
- Install new refinished metal coping and new downspouts & scuppers.
- Add 14 new insulated overhead doors, 8 to replace the existing doors on the north side of the building, and 6 new doors on the south side of the building.
- Replace the entire roof with new insulated roofing materials.
- Install a new HVAC system for the service (work) area, proposed 15 ton machines X2, ground mounts and screens for the condensers at the back of the building.

Building interior:

- Service area: convert the storage area into a new work space, 6 bays and additional space, complete renovation that will include resurfacing with epoxy, full paint, upgrading light fixtures, new lifts, equipment, etc..
- Customer service area: complete renovation, new flooring, bathrooms, paint, etc..
- Staff offices and breakroom: complete renovation.

Landscaping:

- Preserve the existing canopy trees, around 14 mature oaks and elms mainly at the front and back of the property.
- Add 8 canopy trees, 2.5” in caliper or larger, 4 on the north side and 4 on the southside of the property’s perimeter.
- Add new shrubs, mainly boxwoods, to the front of the building and sections of the property’s perimeter.
- Refer to page 1 of the Architectural Site Plan to view the location of the existing and proposed trees and shrubs.

Signage:

- Remove the existing pole sign from the NE corner of the property.
- Install one large sign on the front of the building, one large sign on the north side of the building, and one monument sign near the back entrance.
- Refer to page 3 of the Architectural Site Plan to view the signs locations.
- Refer to the attached signage proposal for further details.

List of attachments

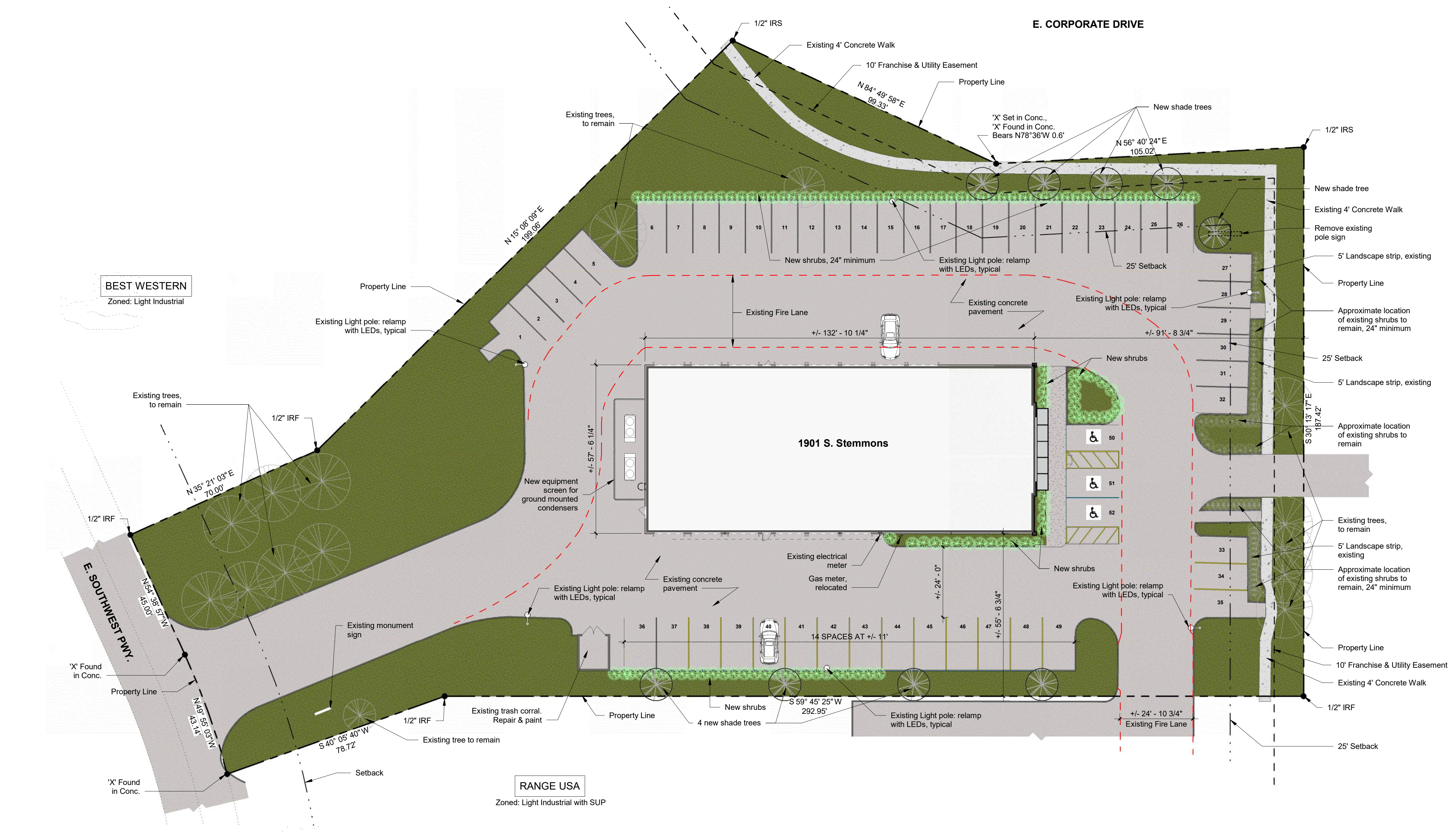
1. Location map
2. Copy of the recorded plat
3. New survey, dated in April, 2024
4. Tax certificate
5. Owner's authorization letter
6. Architectural Site Plan
7. Signage proposal
8. Landscaping proposal

Contact information

Moe Alsharif, moe@realtyaustin.com, phone: (210) 860-8010

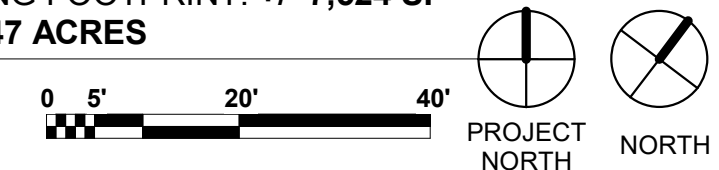
Premier 1 - Lewisville
Premier 1 Auto Care
Existing building renovation
CORPORATE SQUARE BLK A LOT 5R-1
1.47 Acres
Light Industrial (LI)
Automotive Repair (Minor)

Summary Table	
Building Square Footage	7,524 SF
Proposed Use	Automotive Repair (Minor)
Building Height	24 feet
Landscape Percentage (approximate)	35%
Number of Parking Spaces Required	20 (1:300 Office & 1 per Service Bay)
Number of Parking Spaces Provided	52 (Including 3 Accessible per TAS)



1 Proposed Site Plan
1" = 20'-0"

EXISTING BUILDING FOOTPRINT: +/- 7,524 SF
SITE AREA: +/- 1.47 ACRES



CONTEXT MAP
Scale: 1"=1000'

SITE LOCATION
1901 S STEMMONS FRWY
LEWISVILLE, TEXAS
(EXISTING BUILDING)

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VIRTUAL ENERGY SOLUTIONS
ARCHITECTURE AND ENGINEERING

444 W LAKE STREET, SUITE 1700
CHICAGO, IL. 60606
312.583.7023
WWW.VESCHICAGO.COM

Architecture Firm Texas Registration Number
BR 2490

VES project number: 240307

PREMIER 1
AUTO CARE

1901 S STEMMONS FWY
LEWISVILLE, TX
75067

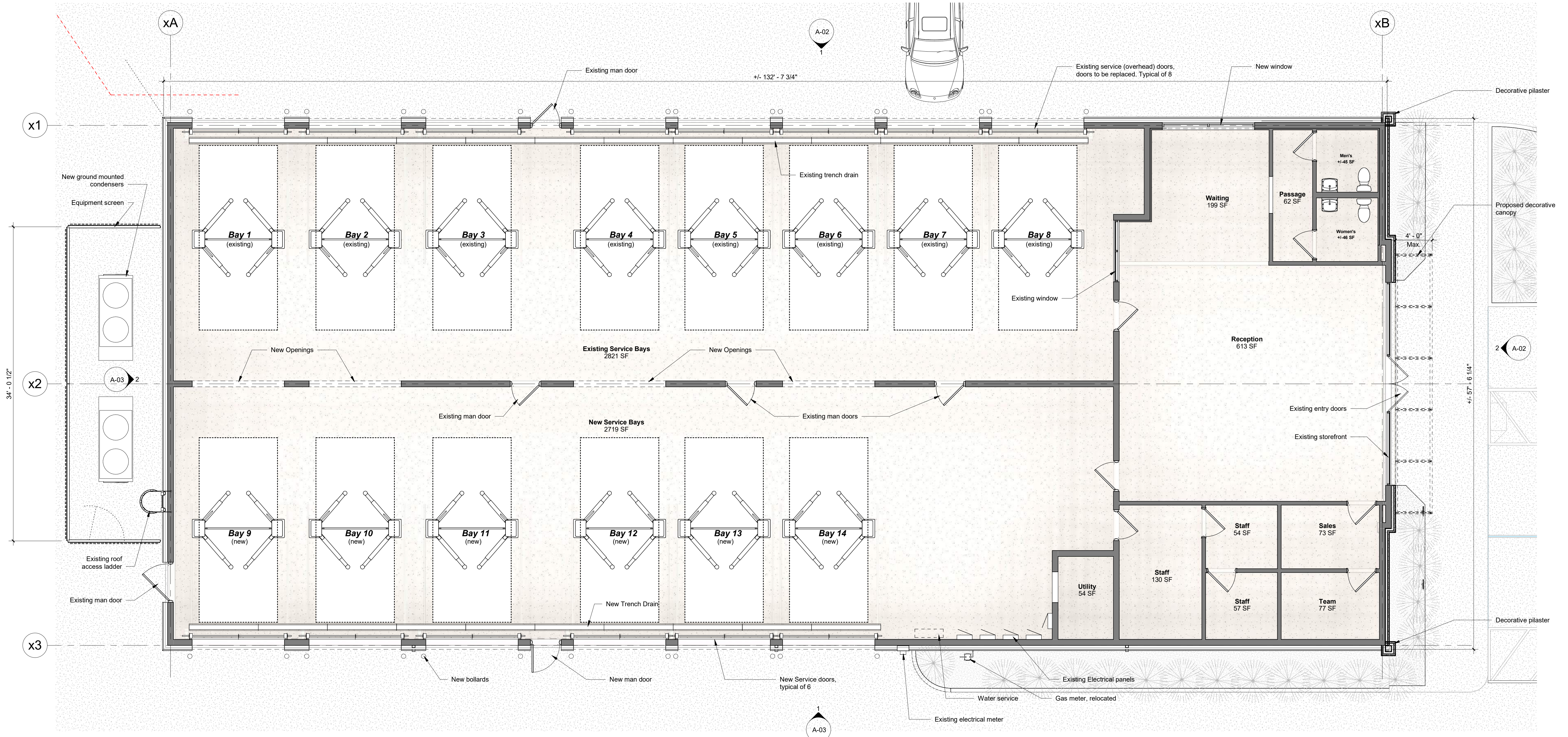
PREMIER 1 - LEWISVILLE
CORPORATE SQUARE
BLK. A, LOT SR-1
1.47 ACRES
LIGHT INDUSTRIAL
Automotive Repair (Minor)

No.	Description	Date
1	PRELIMINARY 1	04/19/2020
2	PRELIMINARY 2	05/08/2024
3	PRELIMINARY 3	05/14/2024
4	PRELIMINARY 4	05/18/2024
5	City Comments	06/12/2024

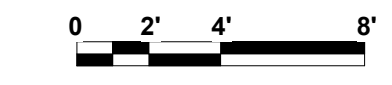
sheet title:
PROPOSED ARCHITECTURAL SITE PLAN

sheet number:
A-00

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1 PROPOSED FLOOR PLAN
3/16" = 1'-0"



- EXISTING EXTERIOR MATERIALS:**
- Existing building shell is constructed of concrete masonry units (CMU/block). The exterior walls are painted.
 - Existing roof structure is constructed using bar joists (running north to south) with metal deck.
- PROPOSED MATERIALS:**
- New partial height applied stone veneer
 - New stucco panels at East Elevation
 - Painted block

EXISTING BUILDING FOOTPRINT: +/- 7,524 SF
SITE AREA: +/- 1.47 ACRES



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Architecture Firm Texas Registration Number
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VES project number: 240307



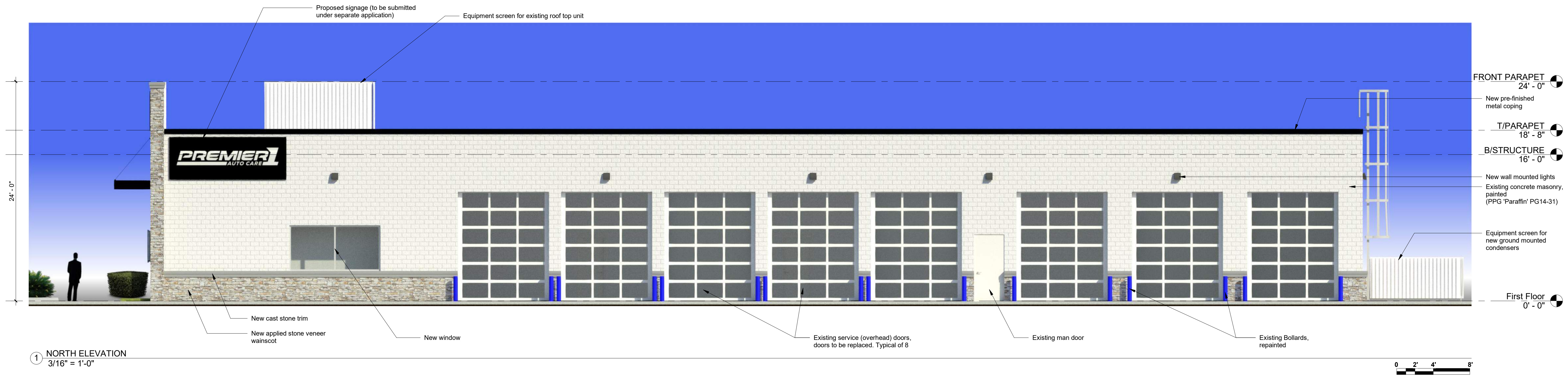
1901 S STEMMONS FWY
LEWISVILLE, TX
75067

PREMIER 1 - LEWISVILLE
CORPORATE SQUARE
BLK. A, LOT SR-1
1.47 ACRES
LIGHT INDUSTRIAL
Automotive Repair (Minor)

No.	Description	Date
1	PRELIMINARY	04/19/2020
2	PRELIMINARY 2	05/08/2024
4	PRELIMINARY 4	05/18/2024
5	City Comments	06/12/2024

sheet title:
PROPOSED FLOOR PLAN

sheet number:
A-01



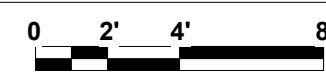
1 NORTH ELEVATION
3/16" = 1'-0"



- EXISTING EXTERIOR MATERIALS:**
- Existing building shell is constructed of concrete masonry units (CMU/block). The exterior walls are painted.
 - Existing roof structure is constructed using bar joists (running north to south) with metal deck.
- PROPOSED MATERIALS:**
- New partial height applied stone veneer
 - New stucco panels at East Elevation
 - Painted block



2 EAST ELEVATION
3/16" = 1'-0"



3 VIEW LOOKING NORTHWEST
NTS

Note: Material Colors are approximate

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Architecture Firm Texas Registration Number
BR 2490

VES project number: 240307



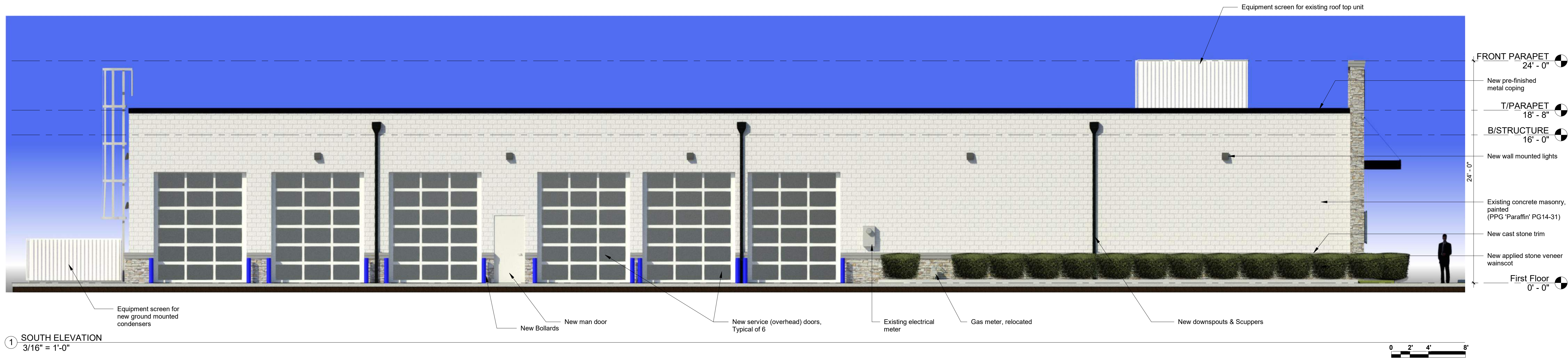
1901 S STEMMONS FWY
LEWISVILLE, TX
75067

PREMIER 1 - LEWISVILLE
CORPORATE SQUARE
BLK. A, LOT SR-1
1.47 ACRES
LIGHT INDUSTRIAL
Automotive Repair (Minor)

No.	Description	Date
1	PRELIMINARY	04/19/2020
2	PRELIMINARY 2	05/08/2024
3	PRELIMINARY 3	05/14/2024
4	PRELIMINARY 4	05/18/2024
5	City Comments	06/12/2024

sheet title: **ELEVATIONS**

sheet number: **A-02**



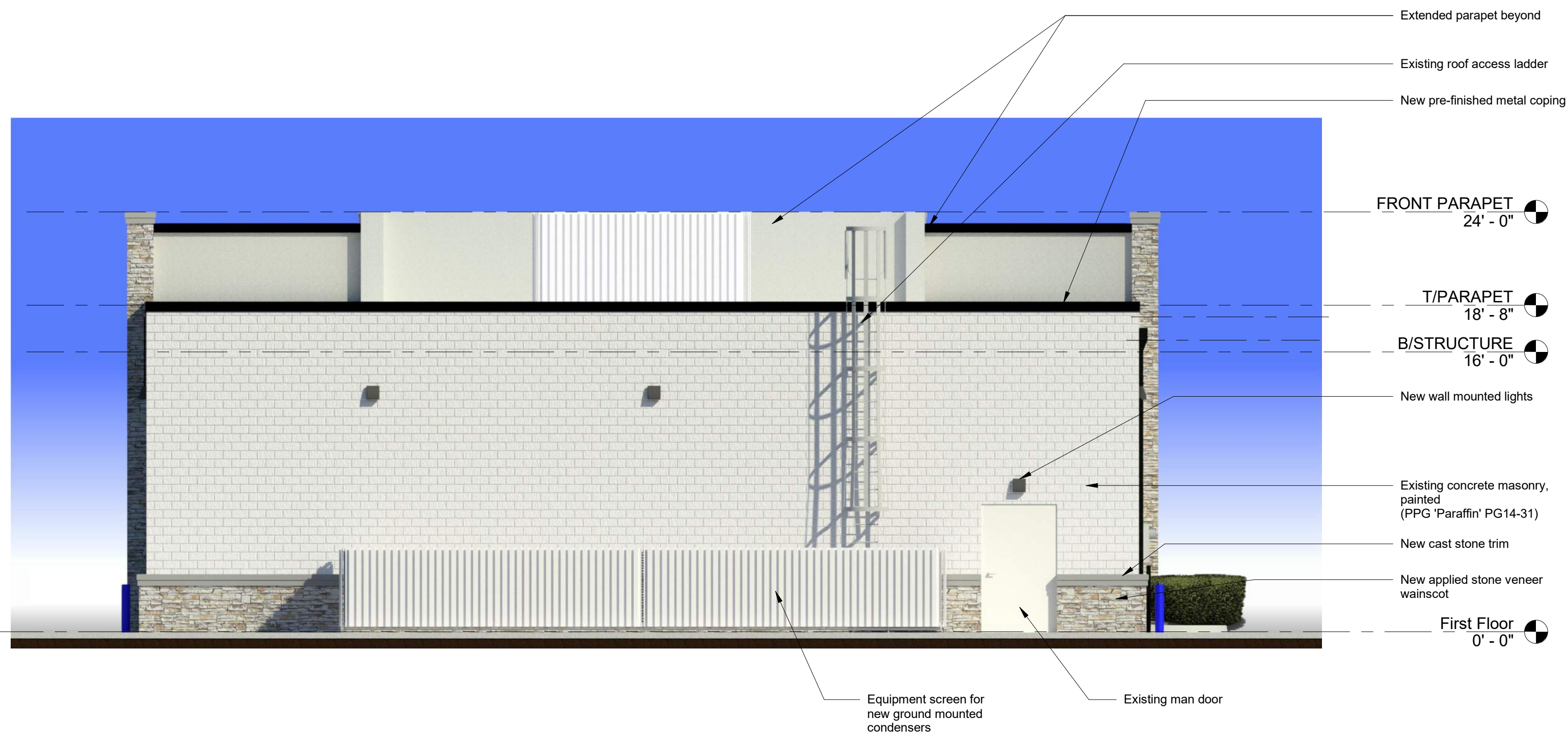
1 SOUTH ELEVATION
3/16" = 1'-0"

EXISTING EXTERIOR MATERIALS:

- Existing building shell is constructed of concrete masonry units (CMU/block). The exterior walls are painted.
- Existing roof structure is constructed using bar joists (running north to south) with metal deck.

PROPOSED MATERIALS:

- New partial height applied stone veneer
- New stucco panels at East Elevation
- Painted block



2 WEST ELEVATION
3/16" = 1'-0"



3 VIEW LOOKING NORTHEAST
NTS

Note: Material Colors are approximate



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Architecture Firm Texas Registration Number
BR 2490

VES project number: 240307



1901 S STEMMONS FWY
LEWISVILLE, TX
75067

PREMIER 1 - LEWISVILLE
CORPORATE SQUARE
BLK. A, LOT SR-1
1.47 ACRES
LIGHT INDUSTRIAL
Automotive Repair (Minor)

No.	Description	Date
1	PRELIMINARY	04/19/2020
2	PRELIMINARY 2	05/08/2024
3	PRELIMINARY 3	05/14/2024
4	PRELIMINARY 4	05/18/2024
5	City Comments	06/12/2024

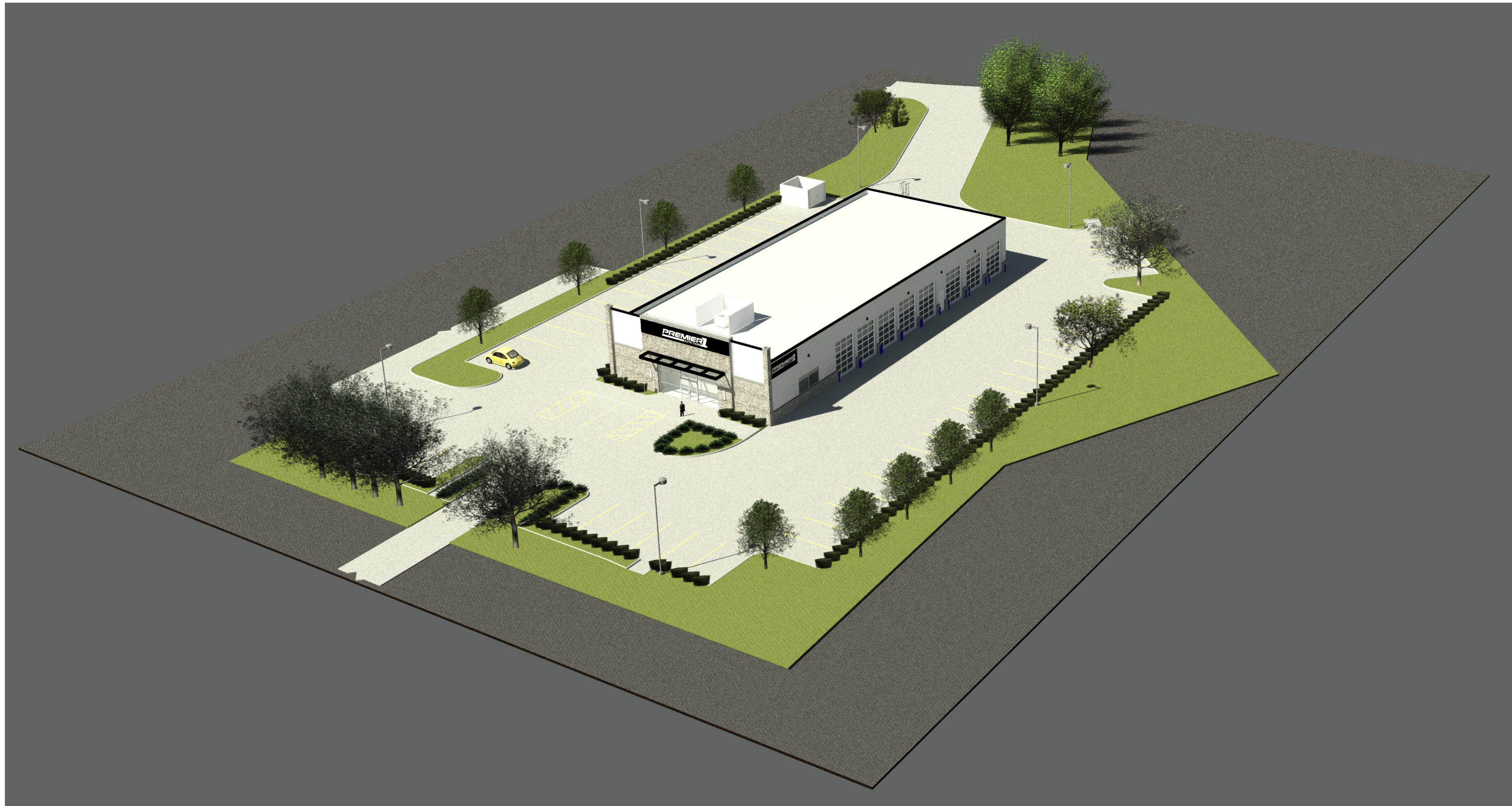
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ELEVATIONS

sheet number:

A-03

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1 SITE - VIEW LOOKING SOUTHWEST
NTS

Note: Material Colors are approximate


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Architecture Firm Texas Registration Number
 BR 2490
 VES project number: 240307



1901 S STEMMONS FWY
 LEWISVILLE, TX
 75067

PREMIER 1 - LEWISVILLE
 CORPORATE SQUARE
 BLK. A, LOT SR-1
 1.47 ACRES
 LIGHT INDUSTRIAL
 Automotive Repair (Minor)

No.	Description	Date
1	PRELIMINARY	04/19/2020
3	PRELIMINARY 3	05/14/2024
4	PRELIMINARY 4	05/18/2024
5	City Comments	06/12/2024

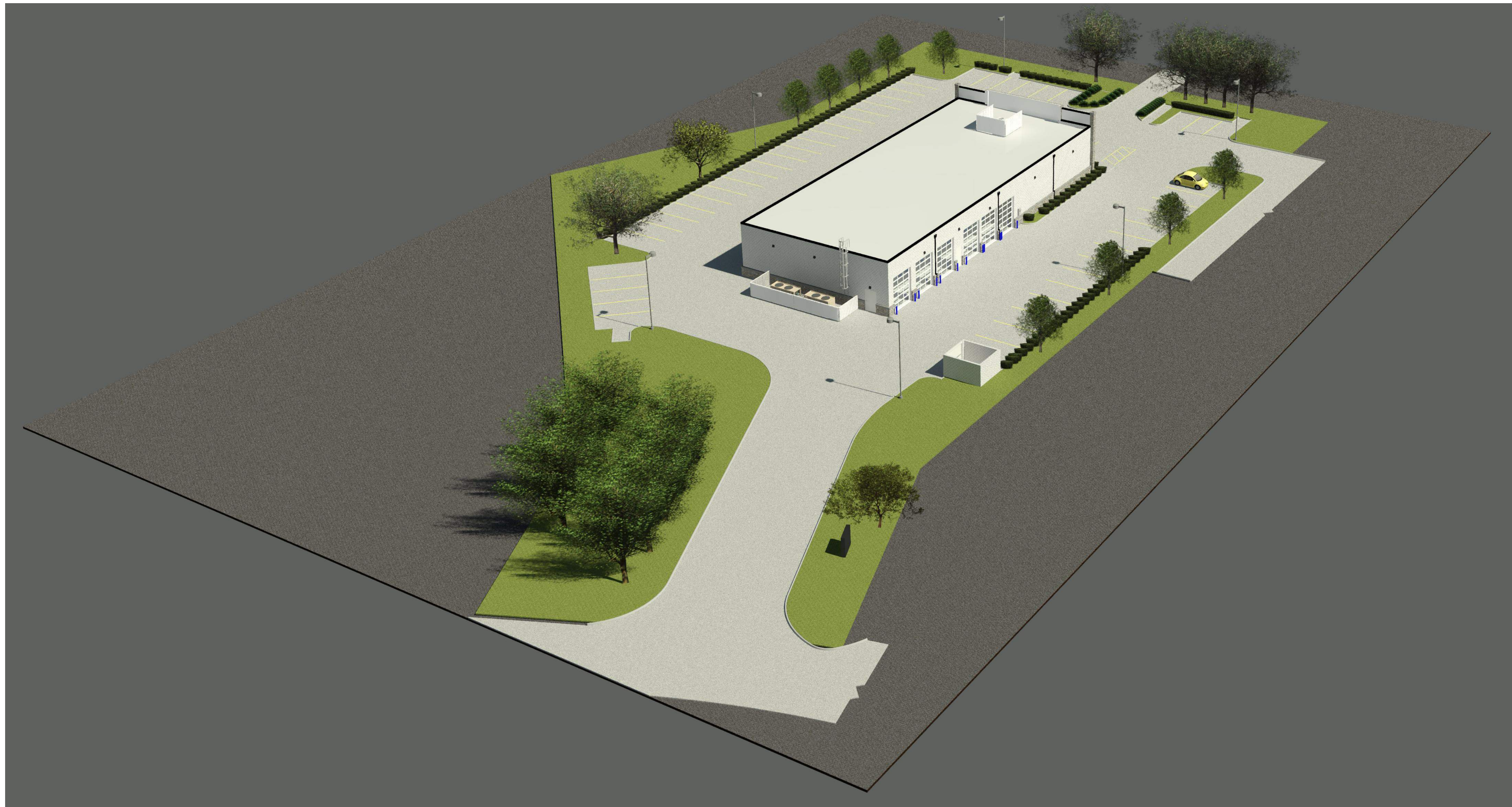
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PERSPECTIVE VIEW-SITE

sheet number:

A-04

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1 SITE - VIEW LOOKING NORTHEAST
NTS

Note: Material Colors are approximate


VIRTUAL ENERGY SOLUTIONS
 ARCHITECTURE AND ENGINEERING

444 W LAKE STREET, SUITE 1700
 CHICAGO, IL. 60606
 312.583.7023
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Architecture Firm Texas Registration Number
 BR 2490
 VES project number: 240307



1901 S STEMMONS FWY
 LEWISVILLE, TX
 75067

PREMIER 1 - LEWISVILLE
 CORPORATE SQUARE
 BLK. A, LOT SR-1
 1.47 ACRES
 LIGHT INDUSTRIAL
 Automotive Repair (Minor)

No.	Description	Date
3	PRELIMINARY 3	05/14/2024
4	PRELIMINARY 4	05/18/2024
5	City Comments	06/12/2024

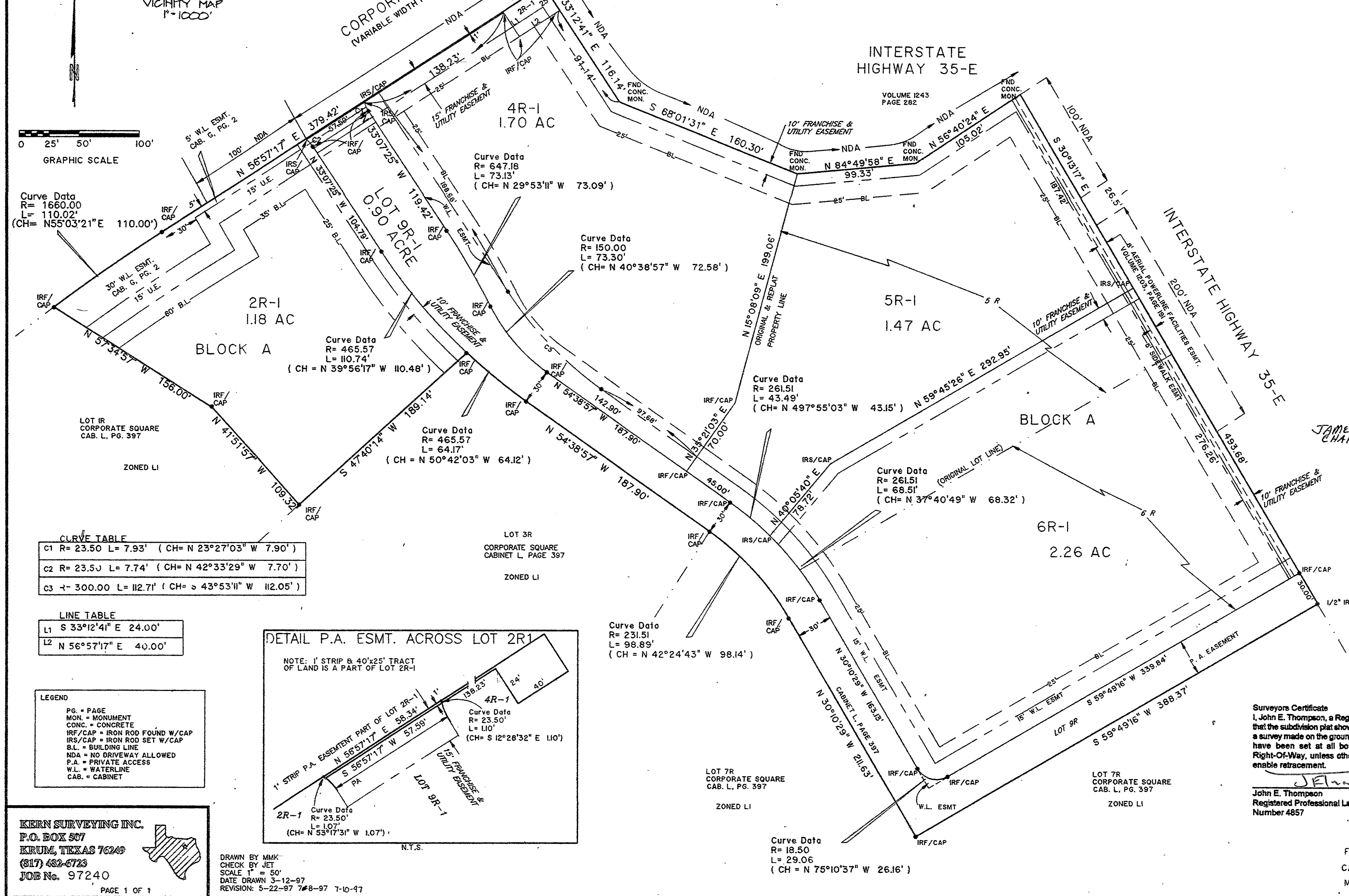
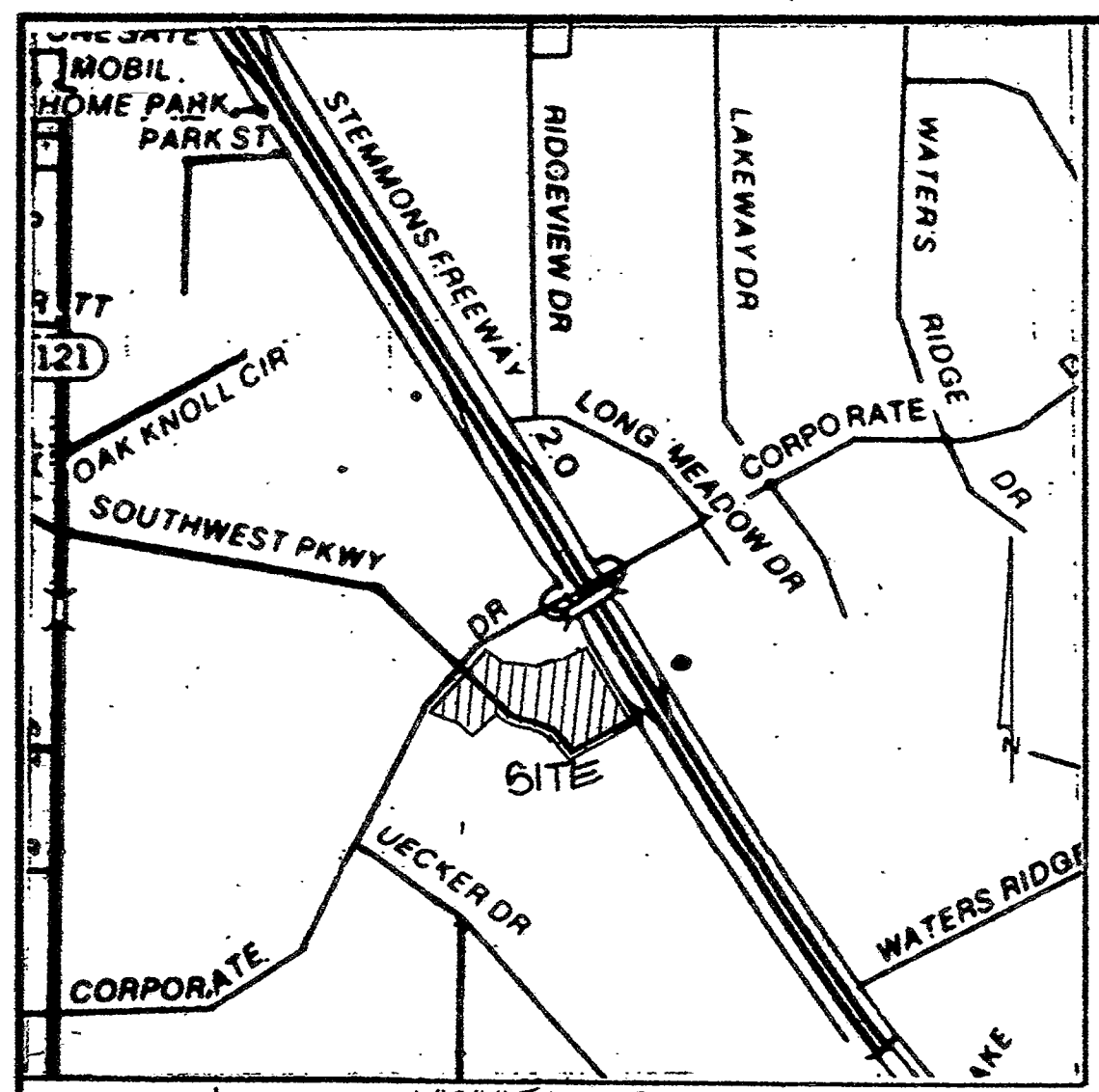
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PERSPECTIVE VIEW-SITE

sheet number:

A-05

Cabin pg 306

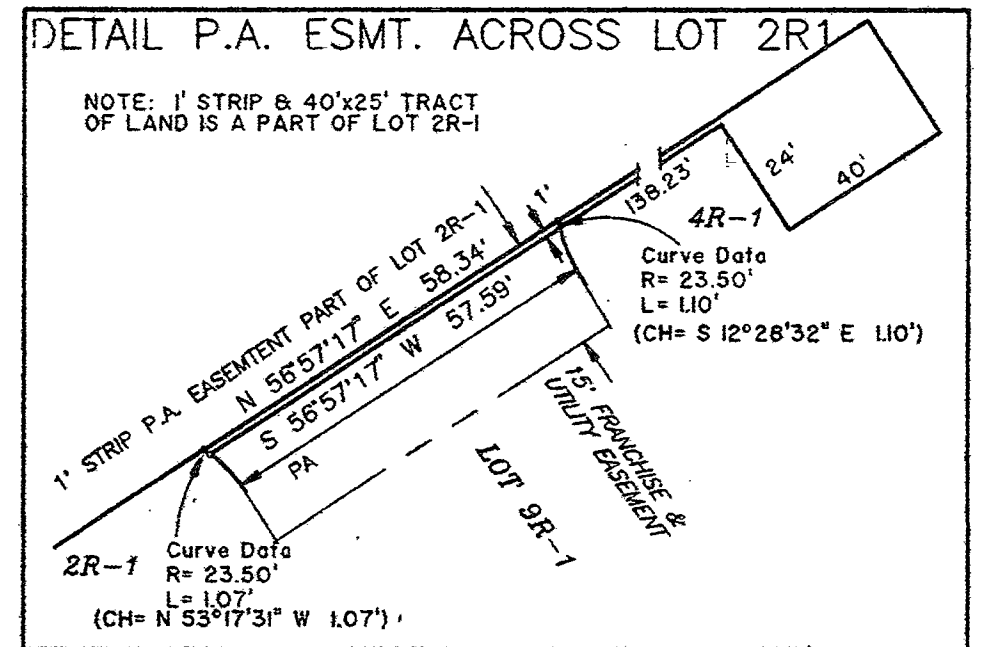


CURVE TABLE

C1	R= 23.50	L= 7.93'	(CH= N 23°27'03" W 7.90')
C2	R= 23.50	L= 7.74'	(CH= N 42°33'29" W 7.70')
C3	R= 300.00	L= 112.71'	(CH= S 43°53'11" W 112.05')

LINE TABLE

L1	S 33°12'41" E 24.00'
L2	N 56°57'17" E 40.00'



KERN SURVEYING INC.
 P.O. BOX 57
 KRUM, TEXAS 76240
 (817) 482-6723
 JOB No. 97240

DRAWN BY MMK
 CHECK BY JET
 SCALE 1" = 50'
 DATE DRAWN 3-12-97
 REVISION: 5-22-97 7#8-97 7-10-97

OWNERS CERTIFICATE

WHEREAS HENRY RIFE and DANNY W. JOHNSON are the owners of all that certain tract or parcel of land situated in the Charles Demay Survey, Abstract # 335, City of Lewisville, Denton County, Texas and being all of Lots 2R, 4R, 5R, 6R and 9R of Corporate Square, an Addition to the City of Lewisville according to the Replat thereof recorded in Cabinet L, Page 397 of the Plat Records of Denton County, Texas, being more fully described as follows:

BEGINNING at the most Northerly corner of the tract being described herein at a 1/2" iron rod found at the most Northerly corner of said Lot 4R at the intersection of the Southeastery right-of-way line of Corporate Drive and the Southeastery right-of-way line of Interstate Highway 35-E;

THENCE South 33 Degrees 12 Minutes 41 Seconds East a distance of 116.14 feet to a concrete monument found for corner at a salient corner of Interstate Highway # 35-E;

THENCE South 68 Degrees 01 Minutes 31 Seconds East a distance of 180.30 feet to a concrete monument found for corner at a salient corner of Interstate Highway # 35-E;

THENCE North 84 Degrees 49 Minutes 56 Seconds East a distance of 99.33 feet to a concrete monument found for corner at a salient corner of Interstate Highway # 35-E;

THENCE North 58 Degrees 40 Minutes 24 Seconds East a distance of 105.02 feet to a concrete monument found for corner at a re-entrant corner of Interstate Highway # 35-E;

THENCE South 30 Degrees 13 Minutes 17 Seconds East with the Southeastery right-of-way line of Interstate Highway # 35-E a distance of 493.68 feet to a 1/2" capped iron rod found for corner;

THENCE South 59 Degrees 49 Minutes 16 Seconds West a distance of 585.37 feet to a 1/2" capped iron rod found for corner;

THENCE North 30 Degrees 10 Minutes 29 Seconds West a distance of 211.83 feet to a 1/2" capped iron rod found for corner at the beginning of a curve to the left having a radius of 231.51 feet and a chord bearing and distance of North 42 Degrees 24 Minutes 43 Seconds West, 98.14 feet;

THENCE along said curve an arc distance of 88.89 feet to a 1/2" capped iron rod found for corner;

THENCE North 54 Degrees 35 Minutes 57 Seconds West a distance of 187.90 feet to a 1/2" capped iron rod found for corner at the beginning of a curve to the right having a radius of 485.57 feet and a chord bearing and distance of North 50 Degrees 42 Minutes 03 Seconds West, 64.12 feet;

THENCE along said curve an arc distance of 64.17 feet to a 1/2" capped iron rod found for corner;

THENCE South 47 Degrees 40 Minutes 14 Seconds West a distance of 185.14 feet to a 1/2" capped iron rod found for corner;

THENCE North 41 Degrees 51 Minutes 57 Seconds West a distance of 108.32 feet to a 1/2" capped iron rod found for corner;

THENCE North 57 Degrees 34 Minutes 57 Seconds West a distance of 156.00 feet to a 1/2" capped iron rod found for corner in the Southeastery right-of-way line of Corporate Drive and in of a curve to the right having a radius of 1680.00 feet and a chord bearing and distance of North 55 Degrees 03 Minutes 21 Seconds East, 110.00 feet;

THENCE along said curve and said right-of-way line an arc distance of 110.02 feet to a 1/2" capped iron rod found for corner;

THENCE North 56 Degrees 57 Minutes 17 Seconds East a distance of 379.42 feet to the POINT OF BEGINNING and enclosing 7.51 acres of land more or less.

OWNERS CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT HENRY RIFE and DANNY W. JOHNSON DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CORPORATE SQUARE LOTS 2R-1, 4R-1, 5R-1, 6R-1 and 9R-1, BLOCK A, 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, 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 THREE (3) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A TWO (2) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) 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.

Henry Rife 7-22-97 Danny W. Johnson 7-22-97
 Date Date

STATE OF TEXAS
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Henry Rife, known to me to be the person, whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 22 DAY OF JULY 1997.

Notary Public in the State of Texas
 My Commission expires _____

D. JORGE URBINA
 NOTARY PUBLIC
 STATE OF TEXAS
 My Comm. Exp. 05-21-2001

STATE OF TEXAS
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Danny W. Johnson known to me to be the person, whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 22 DAY OF JULY 1997.

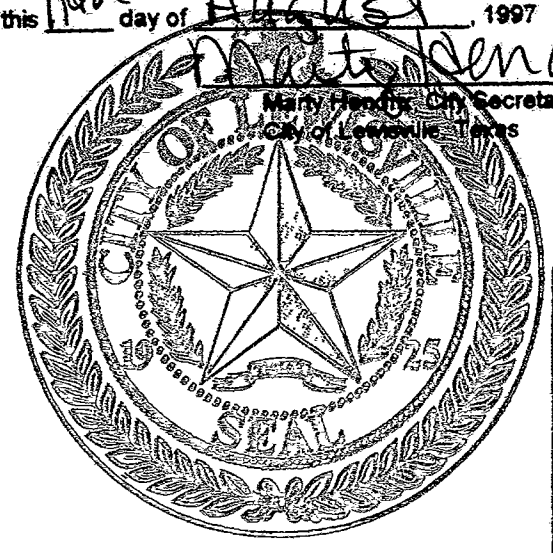
Notary Public in the State of Texas
 My Commission expires _____

All variances (if any) from the General Development ordinance approved by City Council.
James Chapman 8-5-97
 Chairman of Planning & Zoning Commission Date
 City of Lewisville, Texas

D. JORGE URBINA
 NOTARY PUBLIC
 STATE OF TEXAS
 My Comm. Exp. 05-21-2001

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the Corporate Square Lots 2R-1, 4R-1, 5R-1, 6R-1 and 9R-1, Block A, a Subdivision or Addition to 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 22 day of JULY, 1997, and such body by formal action, then and there accepted 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 hereinabove subscribed in the capacity stated.

Witness by hand this 22 day of JULY, 1997

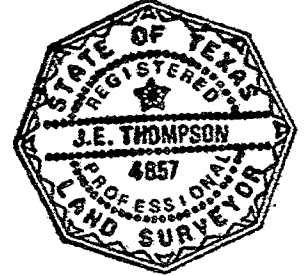


Surveyors Certificate

I, John E. Thompson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, and 1/4 inch iron rods capped "Kern" have been set at all boundary corners, block corners and points of curves along dedicated Right-Of-Way, unless otherwise noted. The monuments or marks set, or found, are sufficient to enable retracement.

John E. Thompson
 Registered Professional Land Surveyor
 Number 4857

FINAL PLAT
CORPORATE SQUARE
 LOTS 2R-1, 4R-1, 5R-1 & 6R-1, 9R-1, BLOCK A
 ZONED LI
 BEING A REPLAT OF LOTS 2R, 4R, 5R & 6R, 9R
 BLOCK A
 BEING 7.51 ACRES IN THE
 CHARLES DEMAY SURVEY
 ABSTRACT No. 335, CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS



FILED _____
 CABINET _____ PAGE _____
 MRDCT _____

Filed for Record in:
 DENTON COUNTY, TX
 HONORABLE CLERK
 On Aug 18 1997
 At 8:49am

Doc/Num : 97-R0856430
 Doc/Type : PLA
 Recording : 20.00
 Doc/Hgmt : 6.00
 Receipt #: 26524
 Deputy - Cheryl

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: July 2, 2024

SUBJECT: **Public Hearing: Consideration of a Zone Change From Agriculture Open Space (AO) District to Light Industrial (LI) District, on 6.364-Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Located on the Southwest Corner of State Highway 121 Business and Holfords Prairie Road at 1898 East State Highway 121 Business; as Requested by Kaylie Flynn, Halff Associates, on Behalf of Clifton, & Claudia Juanita Myers et al., the Property Owners. (24-05-6-Z)**

BACKGROUND:

The site is located at the southwest corner of East State Highway 121 Business and Holfords Prairie Road. The property is currently used for boat storage. Some of the existing metal buildings were severely damaged due to recent inclement weather events this spring. The applicant is looking to rezone the site from Agricultural Open Space (AO) district to Light Industrial (LI) district to help facilitate the development of a future warehouse distribution facility.

ANALYSIS:

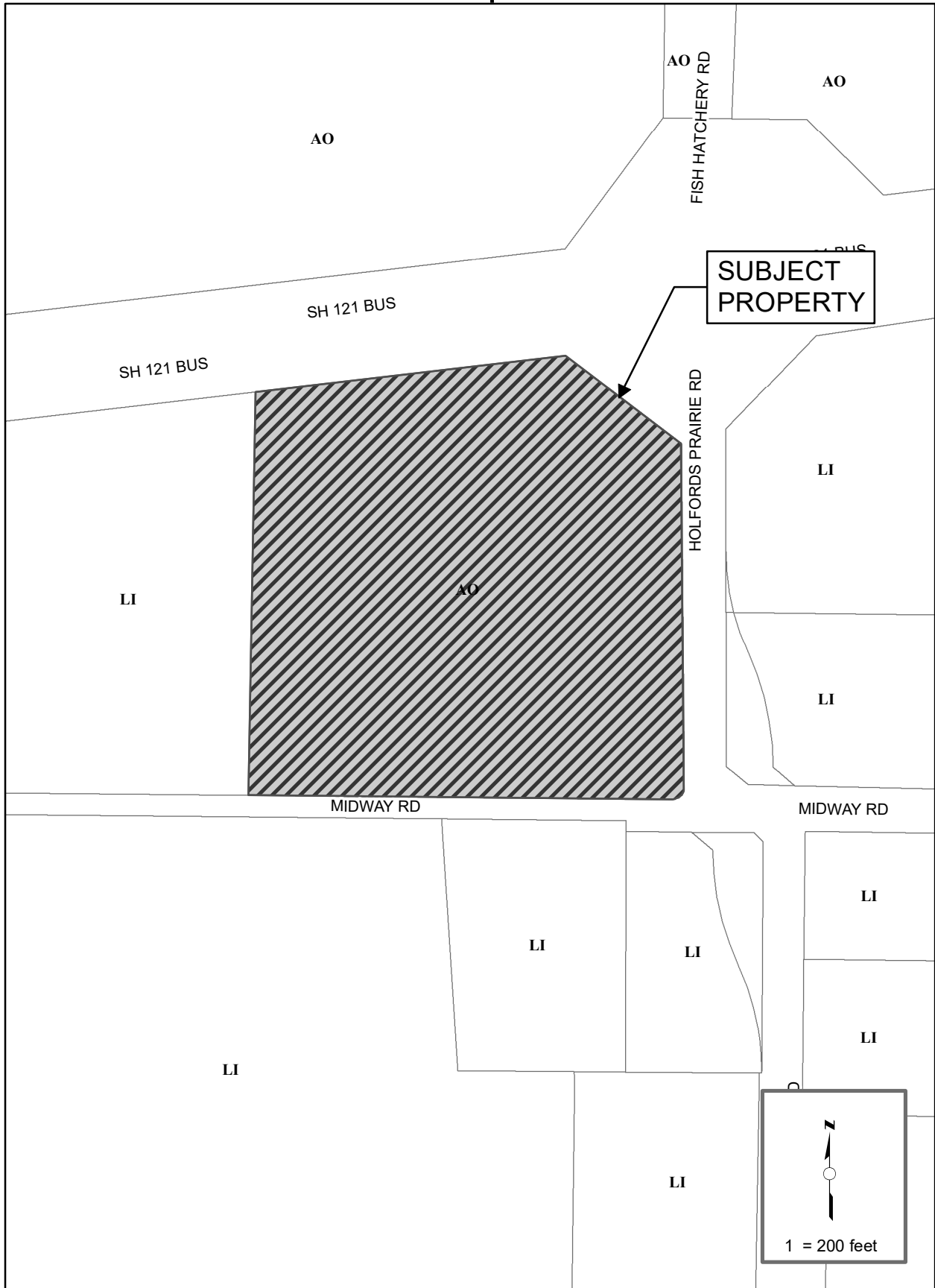
The Light Industrial zoning district is intended to provide areas for light- and medium-intensity manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are provided. The applicant is requesting the zone change so that the developer, Prologis, can construct a 120,000 square foot shell warehouse building.

The subject property is surrounded by LLELA to the north and Light Industrial (LI) zoning to the south, east, and west. Staff finds this case consistent with the surrounding properties and in alignment with the Lewisville 2025 Vision Plan Big Move of Employment Centers.

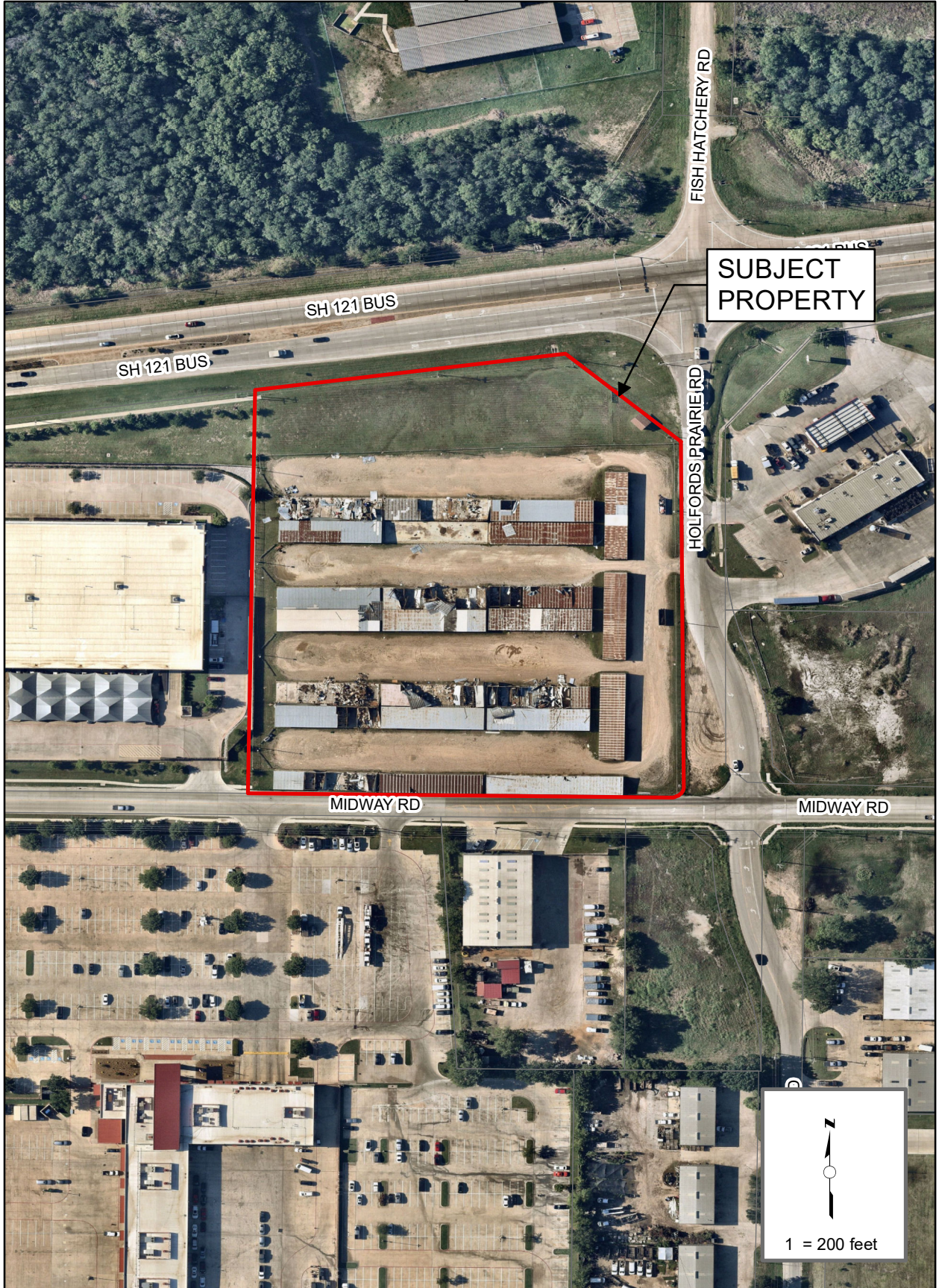
RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend approval of the zone change request as presented.

Location Map - R20045



Aerial Map - R20045





1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

From: Halff Associates, Inc.
1201 N. Bowser Road
Richardson, TX 75081
214-937-3923

To: City of Lewisville, Texas
Planning Dept.
P.O. Box 299002
Lewisville, TX 75029
(972) 219-3455

RE: Narrative for Zoning Change

To Whom It May Concern,

We are submitting this narrative from Prologis LP, the developer of the subject site, for a Zoning Change. The Zoning Area is located at the southwest corner of State Highway 121 and Holfords Prairie Road and located within Samuel M. Hayden Survey Abstract No. 537, City of Lewisville, Denton County, Texas.

This Zoning Area is currently defined as Agricultural Open Space (AO) and we are requesting a Zoning Change to Light Industrial (LI). The current surrounding zoning is a combination of Light Industrial (LI) and Agricultural Open Space (AO) (across SH 121).

This Zoning Change request is to allow the development of a single Light Industrial Shell Warehouse building approximately 120,000 SF.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Thank you for your consideration of the submittal.

Yours very truly,
Halff

A handwritten signature in blue ink that reads "Kaylie E. Flynn".

Kaylie E. Flynn, P.E.
Land Development Team Leader



1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

From: Halff Associates, Inc.
1201 N. Bowser Road
Richardson, TX 75081
214-937-3923

To: City of Lewisville, Texas
Planning Dept.
P.O. Box 299002
Lewisville, TX 75029
(972) 219-3455

RE: Statement of Expected Intent for Zoning Change

To Whom It May Concern,

We are submitting this Statement of Expected Intent from Prologis LP, the developer of the subject site, for a Zoning Change. The Zoning Area is located at the southwest corner of State Highway 121 and Holfords Prairie Road and located within Samuel M. Hayden Survey Abstract No. 537, City of Lewisville, Denton County, Texas.

This Zoning Area is currently defined as Agricultural Open Space (AO), and we are requesting a Zoning Change to Light Industrial (LI). The current surrounding zoning is a combination of Light Industrial (LI) and Agricultural Open Space (AO) (across SH 121).

This zoning change will NOT increase NOR decrease transportation, police, education, water, sewer, or drainage demands beyond the design intent of the infrastructure.

This zoning change is compatible with the Lewisville 2025 Plan and all applicable long-range plans.

This zoning change is compatible with surrounding land uses and zoning districts.

Thank you for your consideration of the submittal.

Yours very truly,
Halff

A handwritten signature in blue ink that reads "Kaylie E. Flynn".

Kaylie E. Flynn, P.E.
Land Development Team Leader



Date: May 10, 2024

LETTER OF AUTHORIZATION

To the City of Lewisville, Texas

Authority is hereby granted to Halff Associates, Inc.

<u>1201 N. Bowser Road</u>	<u>Richardson</u>	<u>TX</u>	<u>75081-2275</u>	<u>(214) 346-6200</u>
Address	City	State	Zip	Telephone

to file in my/our behalf for Request for Zoning Change on the following described property:

(Address) SWC S.H 121 and Holfords Prairie Road

(Legal Description) 6.3422 acre tract of land in Special Warranty Deed to Billy Myers Doc. No. 2018-101274 O.P.R.D.C.T.

The Authority is granted only for the following specific request:

(Nature of Appeal): Submittal, Processing, Representation, and/or Presentation of the Zoning Change Request and Engineering Site Plan Submittal

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner:

Estate of Billy J. Myers, Deceased

By: _____

Alex E. Nakos, Independent Executor
12222 Merit Drive, Suite 1000
Dallas TX 75251
214.273.0570

LEGAL DESCRIPTION

BEING a 6.364 acre (227,225 square foot) tract of land situated in the Samuel M. Haydon Survey, Abstract Number 537, City of Lewisville, Denton County, Texas, and being all of a called 6.3422 acre tract of land described in Special Warranty Deed to Billy Myers, as recorded in Document Number 2018-101274 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 6.364 acre (227,225 square foot) tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with “damaged” cap found at the intersection of the west right-of-way line of Holfords Prairie Road (a variable width right-of-way) and the north right-of-way line of Midway Road (a variable width right-of-way);

THENCE along the said north right-of-way line of Midway Road the following bearings and distances:

South 89 degrees 54 minutes 06 seconds West, a distance of 132.95 feet to a point for corner;

North 01 degree 17 minutes 31 seconds East, a distance of 10.89 feet to a point for corner;

South 89 degrees 54 minutes 08 seconds West, a distance of 369.65 feet to a point for corner; said corner being on the east line of Lot 2R, Block A, Riverview Addition, an addition to the City of Lewisville, Denton County, Texas, as recorded in Document Number 2017-354, O.P.R.D.C.T.;

THENCE North 00 degrees 05 minutes 05 seconds East, departing the said north right-of-way line of Midway Road and along the east line of said Lot 2R, Block A, a distance of 536.92 feet to a 1/2-inch iron rod with cap stamped “PACHECO KOCH” found for corner at the northeast corner of said Lot 2R, Block A, said corner also being on the south right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE along the said south right-of-way line of State Highway 121 the following bearings and distances:

North 81 degrees 09 minutes 44 seconds East, a distance of 215.29 feet to a concrete “TXDOT” monument found;

North 84 degrees 44 minutes 14 seconds East, a distance of 160.50 feet to a concrete “TXDOT” monument (“broken”) found for corner at the north end of a right-of-way corner clip at the intersection of said south right-of-way line of State Highway 121 and the said west right-of-way line of Holfords Prairie Road;

THENCE South 48 degrees 05 minutes 46 seconds East, along said right-of-way corner clip, a distance of 161.00 feet to a 1/2-inch iron rod (“leaning”) found for corner at the south end of said right-of-way corner clip;

THENCE South 01 degree 04 minutes 46 seconds East, along the said the west right-of-way line of Holfords Prairie Road, a distance of 487.30 feet;

POINT OF BEGINNING AND CONTAINING 6.364 acres (227,225 square foot) of land, more or less.

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND
TRANSPORTATION BOARD

DECEMBER 19, 2023

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

With a quorum present, the Lewisville Planning and Zoning Commission and Transportation Board meeting was called to order by Chair MaryEllen Miksa at 6:30 p.m. on Tuesday, December 19, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa; Jack Tidwell; Rick Lewellen; Karen Locke and Francisca Al-waely

Members absent: Ryan Conway, Vice-Chair Erum Ali

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Patty Dominguez, Planning Technician; Sirwan Shahoei, Traffic Engineer

Item B: Approval of Minutes

1. The first item on the agenda was to approve the minutes from the December 5, 2023, Planning and Zoning Commission Meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (5-0).
 2. The second item on the agenda was to approve the minutes from the November 7, 2023, Joint Meeting of the Transportation Board. A motion was made by Karen Locke to approve the minutes as presented, seconded by Jack Tidwell. The motion passed unanimously (5-0).
-

Item C: Public Hearing

There was one item for consideration:

3. Public Hearing: Consideration of Amendments to the Thoroughfare Plan, Including Adding Future Streets Based on the Old Town Transit-Oriented Development Master Plan Update and Adding and Modifying Red Bud Street, McKenzie Street and Purnell Street to Reflect Proposed Capital Improvement Projects.

Michele Berry, Planning Manager, gave a brief overview of the proposed amendments to the Thoroughfare Plan with a recommendation to recommend approval as presented. Staff addressed questions regarding street closures and the possibility of amending the plan in the future if the need arises. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. On behalf of the Planning and Zoning Commission and Transportation Board a motion was made by Karen Locke to recommend approval of the Thoroughfare Plan amendments as presented. The motion was seconded by Francisca Al-waely. The motion passed unanimously (5-0). Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, January 8, 2024 at 7:00 p.m. for a second public hearing and final decision.

Item D: Announcements

- Michele Berry, Planning Manager, reminded the Commissioners that the next regular meeting is scheduled for Tuesday, January 2, 2024 and wished everyone a happy holiday. At this time it is unknown if we will have any items for that meeting so we may need to cancel and the next subsequent meeting date will be January 16, 2024.

Item E: Adjournment

A motion was made by Jack Tidwell to adjourn the Planning and Zoning Commission and Transportation Board meeting. The motion was seconded by Francisca Al-waely. The motion passed unanimously (5-0). There being no other business to discuss, the Planning and Zoning Commission and Transportation meeting was adjourned at 6:40 p.m.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chair
Planning and Zoning Commission

Respectfully Submitted,

Approved,

Sirwan Shahooei
Traffic Engineer

Erum Ali, Vice-Chair
Transportation Board

MEMORANDUM

TO: City of Lewisville Transportation Board

FROM: Sirwan Shahooei, P.E., City Traffic Engineer

VIA David Salmon, P.E., City Engineer

DATE: July 1, 2024

SUBJECT: **Consideration of amending the Lewisville City Code, Section 15-87(C), Limitations on Turning Around, Prohibiting U-Turns at the Intersection of Garden Ridge Boulevard and Main Street and intersection of Garden Ridge Boulevard and Evergreen at Lewisville Apartments Senior Living Driveway.**

BACKGROUND

In order to improve the safety of the residents and drivers in the City of Lewisville, the City staff is considering prohibiting U-Turn in two locations along Garden Ridge Boulevard. These locations include the intersection of Garden Ridge Boulevard and Main Street and the intersection of Garden Ridge Boulevard and Evergreen at Lewisville Apartments Senior Living driveway.

ANALYSIS

In the southeast corner of the intersection of Garden Ridge Boulevard and Main Street, you'll find a senior living residence, an apartment complex, and a townhouse community. Residents of these communities typically cross Garden Ridge Boulevard by vehicle or by foot either at the intersection of Main Street or at the Evergreen Apartments driveway to reach the Tom Thumb Grocery store located on the southwest corner of Garden Ridge Boulevard and Main Street.

The constant flow of vehicles turning around at the intersection of Garden Ridge Boulevard and Main Street and the intersection of Garden Ridge Boulevard and Evergreen Apartments Driveway poses a safety threat to the drivers and pedestrians navigating across Garden Ridge Boulevard. To address this concern and improve the safety of residents and pedestrians at these intersections, the City Staff is proposing the prohibition of northbound U-turns at the intersection of Garden Ridge Boulevard and Main Street, as well as southbound U-turns at the intersection of Garden Ridge Boulevard and Evergreen Apartments Driveway. The Town of Flower Mound has given Lewisville permission to install signage on eastbound FM 1171 (Main Street) as it approaches Garden Ridge to prohibit right turns on red onto Garden Ridge to promote safer pedestrian crossings. Prohibiting northbound U-turns will enhance pedestrian safety at this intersection as well. In addition, there have been several collisions on Garden Ridge Blvd at the Evergreen Senior Living driveway over the past 5 years. Prohibiting southbound U-turns will enhance safety at this intersection.

The northbound U-turn at the intersection of Garden Ridge Boulevard and Evergreen Driveway is on the opposite side of the intersection from where pedestrians typically cross. Additionally, prohibiting northbound U-turns at two adjacent, consecutive openings (Evergreen and Main Street) is typically avoided in order to promote efficient traffic operation. That is why Staff is not recommending prohibiting northbound U-turns at the intersection of Garden Ridge Boulevard and Evergreen Driveway. The proposed locations of the No U-Turn Signs are represented in Figure 1.



Figure 1: Proposed “No U-Turn” signs locations on Garden Ridge Blvd.

RECOMMENDATION

Staff Recommends that the Transportation Board recommends approval of the U-turn prohibitions as set forth in the caption above.



CITY OF LEWISVILLE
TOWN OF FLOWER MOUND

FM 1171 (CROSS TIMBERS)

FM 1171 (W MAIN ST)

GARDEN RIDGE BLVD

TOWN OF FLOWER MOUND
CITY OF LEWISVILLE

NO U TURN
SIGN

NO U TURN
SIGN

Legend

 City_Limits



SCALE: 1" = 200'

LOCATION MAP
FOR
GARDEN RIDGE BLVD
FROM FM 1171 TO MEDIAN END

MEMORANDUM

TO: City of Lewisville Transportation Board

FROM: Sirwan Shahooei, P.E., City Traffic Engineer

VIA David Salmon, P.E., City Engineer

DATE: July 1, 2024

SUBJECT: Consideration of amending the Lewisville City Code Chapter 15, Section 15-127, Prohibited Parking on Specific Streets During Specific Hours, by Limiting Parking on the North Side of Southwest Parkway From 40 Feet East of The Centerline of Kia Drive to 240 Feet East of the Centerline of Kia Drive to Two Hours During the Hours of 6:00 A.M. to 11:00 P.M

BACKGROUND:

With the construction of Glory Park, The Parks and Recreation Department has requested that parking spots along Southwest Pkwy in front of Glory Park be limited to two hour parking during park operating hours.



Figure 1: Parking Spots along Southwest Pkwy in front of Glory Park

ANALYSIS:

Based on studies conducted by the Engineering Department, the apartment complexes along Southwest Parkway have sufficient parking spaces for their residents and visitors. The parking spaces in front of Glory Park are intended for park users who wish to enjoy the park and its amenities. To ensure the maximum number of users can access these spots and to prevent long-term parking, staff recommend limiting the parking time to two hours during park operation hours from of 6:00 AM to 11:00 PM.



Figure 2: Glory Park Parking Zone Proposed for 2-hour Parking Limit

CITY STAFF'S RECOMMENDATION:

Staff Recommends that the Transportation Board recommend approval of the parking Limitation as set forth in the caption above.



MEMORANDUM

TO: City of Lewisville Transportation Board

FROM: Sirwan Shahooei, P.E., City Traffic Engineer

VIA David Salmon, P.E., City Engineer

DATE: July 1, 2024

SUBJECT: **Consideration of amending the Lewisville City Code Chapter 15, Section 15-126, Stopping, Standing, or Parking Prohibited on Specific Streets, by Prohibiting Parking on the East Side of McCartt Drive from the Intersection of Country Ridge Road to 150 Feet South of The Intersection of Country Ridge Road.**

BACKGROUND:

With the construction of single-family houses and townhomes in the Park Central Terrace Neighborhood, parking cars on McCartt Dr has increased. McCartt Dr is one of the main access roads to Lewisville Elementary School. City staff has received multiple complaints from residents, school staff, and parents about the vehicles parking on both sides of McCartt Dr near the Intersection of Country Ridge Rd. Figure 1 provided by a resident shows the extent of the parking problem on this road.



Figure 1: Cars parked on both sides of McCartt Dr.at the intersection of Country Ridge Rd

ANALYSIS:

McCartt Dr is 28 ft wide and has a tight curve before intersecting Country Ridge Rd. Parking cars on both sides of the road narrows the path to 14 ft which is very tight for turning cars along a tight curve especially for school buses. Also, parking cars inside the curve blocks the sightline and increases the probability of pedestrian accident. Considering no parking on the east side of the road and inside the curve section will increase the safety of the pedestrian and drivers and provides more room for turning vehicles to make the maneuver safely. Figure 2 shows the proposed section for considering no parking enforcement.



Figure 2: The proposed No-Parking zone along the east side of McCartt Dr.

CITY STAFF'S RECOMMENDATION:

Staff Recommends that the Transportation Board recommend approval of the parking prohibition as set forth in the caption above.



W SOUTHWEST PARKWAY

LEWISVILLE ELEMENTARY SCHOOL

COUNTRY RIDGE

MCCARTT

SSH 121 BUSINESS

NO PARKING ZONE

W SOUTHWEST PARKWAY

LEGEND

— No Parking - McCartt



SCALE : 1' = 300'

LOCATION MAP FOR NO PARKING ZONE ON MCCARTT DRIVE