



# City of Lewisville, TX

## Planning and Zoning Commission

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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Tuesday, December 2, 2025

6:30 PM

Council Chambers

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### Regular Session - 6:30 P.M.

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

#### B. Approval of Minutes

1. [Consider the Minutes of the November 18, 2025 Regular Meeting.](#)

#### C. Regular Hearing

2. [Consideration of an Alternative Standard Associated With Landscaping for a Restaurant on Approximately 1.99 Acres; Legally Described as a Portion of Bennigan's Addition, Block A, Lot 1A-R; Located at 2290 South Stemmons Freeway, Zoned General Business \(GB\) District, as Requested by Warren Hilla of Dynamic Engineering Consultants, PC, on Behalf of Tweaker Energy Corp, the Property Owner. \(25-10-14-ALTSTD\)](#)

#### D. Public Hearing

3. [Public Hearing: Consideration of a Zone Change From Old Town Mixed-Use Two \(OTMU-2\) District to Planned Development - Old Town Mixed-Use Two \(PD-OTMU-2\) District on 0.6158 Acres Legally Described as Lots 5, 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision, Located at the Southwest Corner of South Cowan Avenue and Hickory Street, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner. \(Case No. 24-12-3-PZ\)](#)

#### E. Announcements

#### F. Adjournment

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

#### NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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

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

\_\_\_\_\_  
Planning Department

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**NOVEMBER 18, 2025**

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

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, November 18, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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

Members absent: Joshua Peterson

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

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**Item B: Approval of Minutes**

1. Consider the minutes of the November 4, 2025, Regular Meeting.

A motion was made by Erum Ali to approve the minutes as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0).

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**Item C: Regular Hearing**

2. Consideration of One Alternative Standard Associated With Landscaping for an Office on Approximately 0.42 Acres; Legally Described as a Portion of Wilkes Addition, Block B, Lot 1R; Located at 535 West Purnell Street, Zoned Office (OD) District, as Requested by Andrew Yeoh of Triangle Engineering, on Behalf of PURNELL PZ LC, the Property Owner. (25-04-5-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was available for questions. Staff confirmed that this site will only have one entry and exit. There was no further discussion. A motion was made by Rick Lewellen to recommend approval of the alternative standard as presented, seconded by Francisca Al-waely. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, December 1<sup>st</sup>, 2025, at 7:00 p.m. for a second regular hearing and final decision.

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**Item D: Public Hearing**

3. Public Hearing: Consideration of a Zone Change From Planned Development - Mixed Use District (PD-MU) to Planned Development - Mixed Use District (PD-MU) With an Amended Concept Plan and Standards; on an Approximately 35.694-Acre Tract of Land Legally Described as Lakeside Crossing Lots 1-5 & 6X Block A, Lots 1-7 & 8X Block B, Lots 1-21 & 22X-23X Block C, Lots 1-23 Block D, Lots 1-2 Block E, Lots 1-8 & 9X Block F, Lots 1-8 & 9X Block G, Lots 1-8 & 9X Block H, Lots 1-6 & 7X Block I, Lots 1-3 & 4X

Block J, Lots 1-18 & 19X-21X Block K, Lots 1-22 & 23X-24X Block L, Lots 1-19 & 20X-21X Block M, Lots 1X Block N, Lots 1-23 & 24X Block O, Lot 1 Block P, Lot 1X Block Q, Lots 1-30 & 31X-32X Block R & Lot 1X Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS FRONTERRA LLC the Property Owners. (Case No. 25-08-4-PZ)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The applicant was available for questions. Staff addressed a question regarding parking regulation. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of the zone change with amended concept plan and standards as presented, seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, December 15, 2025, at 7:00 p.m. for a second public hearing and final decision.

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**Item E: Announcements**

- There were no announcements from staff.
- Chair Locke wished everyone a Happy Thanksgiving holiday.

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**Item F: Adjournment**

A motion was made by Jack Tidwell to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:44 p.m.

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

Respectfully Submitted,

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Richard E. Luedke, AICP  
Planning Director

Approved,

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Karen Locke, Chair  
Planning and Zoning Commission

## **MEMORANDUM**

**TO:** Planning and Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** December 2, 2025

**SUBJECT:** **Consideration of an Alternative Standard Associated With Landscaping for a Restaurant on Approximately 1.99 Acres; Legally Described as a Portion of Bennigan's Addition, Block A, Lot 1A-R; Located at 2290 South Stemmons Freeway, Zoned General Business (GB) District, as Requested by Warren Hilla of Dynamic Engineering Consultants, PC, on Behalf of Tweaker Energy Corp, the Property Owner. (25-10-14-ALTSTD)**

### **BACKGROUND:**

2290 South Stemmons was the site of a restaurant that has been vacant since being impacted by the IH-35E highway widening. The applicant is proposing to bring this site back into compliance for a future restaurant and is requesting an alternative standard to the landscape requirements of the IH-35E Overlay District Core Subdistrict.

### **ANALYSIS:**

One alternative standard is being requested:

- a) to reduce the required twenty-foot buffer adjacent to the IH-35E frontage road to a 16-foot landscape buffer, a 20% reduction

The IH-35E Overlay District Core Subdistrict requires a twenty-foot landscape buffer when adjacent to the frontage road. The applicant is proposing to provide a 16-foot buffer while still meeting all other landscape requirements, including providing a shade tree every 40 feet and a continuous row of shrubs. Staff has no objection to this request as the four-foot reduction to this buffer will allow non-emergency vehicular access in front of the building. As the applicant is requesting a 20% reduction to the standard, the Planning and Zoning Commission has the authority to approve the request.

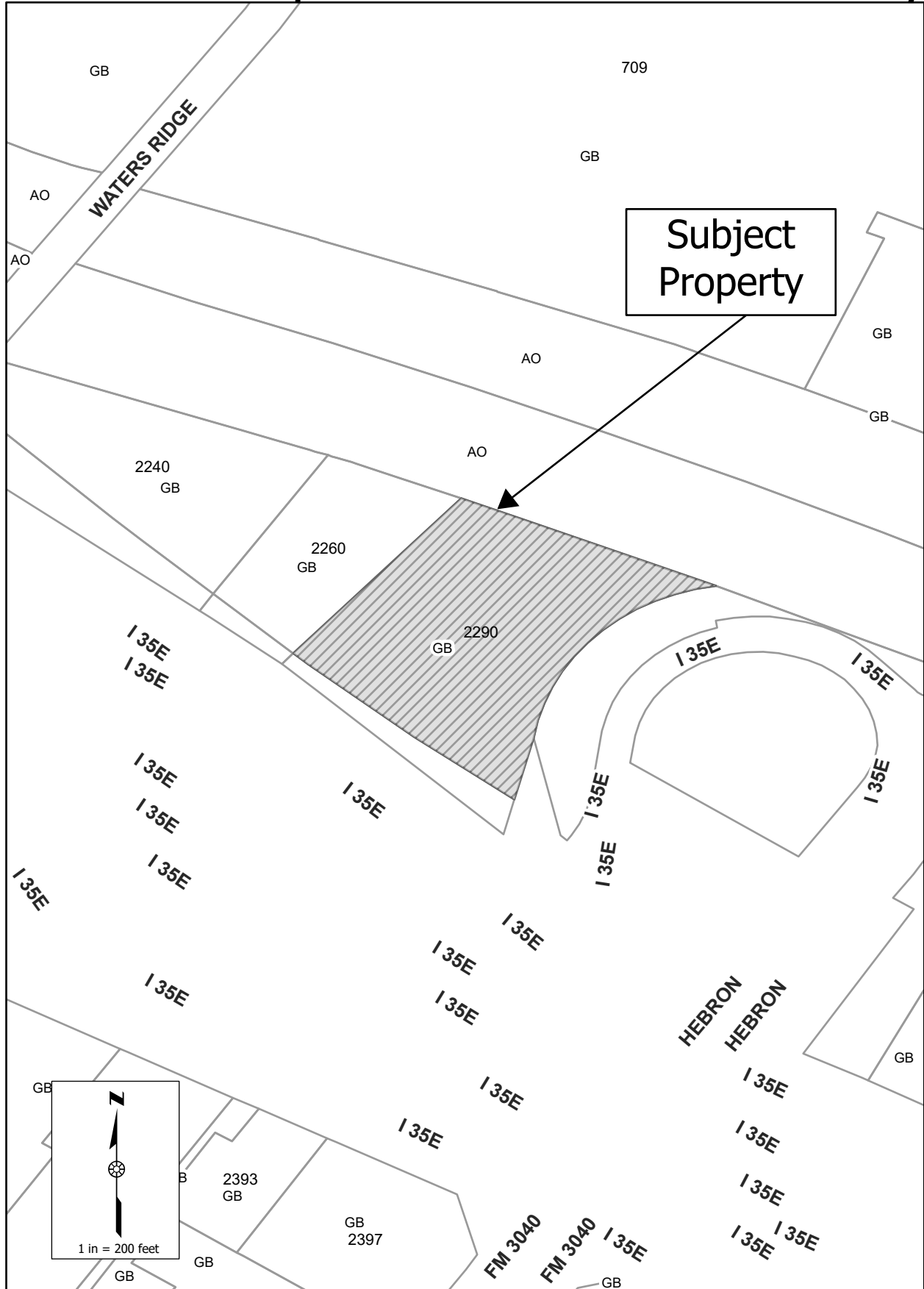
### **CITY STAFF'S RECOMMENDATION:**

That the Planning and Zoning Commission approve the alternative standard as set forth in the caption above.

# Aerial Map - 2290 S Stemmons Fwy



# Location Map - 2290 S Stemmons Fwy



November 24, 2025

City of Lewisville  
Department of Planning and Zoning  
151 W. Church St.  
Lewisville, TX 75057

### Project Narrative

**Project Description:** Alternative Standard Request – Reduced Landscape Buffer

**Project Address:** 2290 Stemmons Fwy. Lewisville, TX 75057

To Whom it May Concern,

I am writing to formally request an Alternative Standard Request for reduced landscape buffer for the parcel located at 2290 Stemmons Freeway in the City of Lewisville of Denton County, Texas. The specific project location is identified as Bennigan's Addition, Block A, Lot2A-R1(pt) & 1A-R(pt).

The City of Lewisville Code of Ordinances, Subpart 2 – Sec VI.8.1.B.4.a.6, requires parking lots with frontage on IH-35E shall provide a minimum 20-foot-wide landscape strip between the public ROW and parking lot along that frontage. Due to the taking by TXDOT across the frontage on this site, we are proposing a minimum 16 foot landscape strip.

In addition to the proposed landscape buffer, the site benefits from an existing 9-foot-wide grass strip located within the TXDOT Right-of-Way, which will be present in the fully developed condition, and contributes to the overall buffer at the front of the property. Furthermore, TXDOT has proposed a retaining wall that will effectively serve as a screening wall along the frontage of the property. This wall will mitigate visual impacts from the adjacent roadway, enhance privacy, and reduce noise intrusion.

We respectfully submit that the combination of the proposed landscape buffer, the existing TXDOT grass strip, and the proposed retaining wall meets and exceeds the intent of the ordinance, even if it does not strictly conform to the dimensional requirements. Therefore, we believe this thoughtful and comprehensive approach justifies the granting of a Alternative Standard Request.

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[www.dynamicec.com](http://www.dynamicec.com)

Please do not hesitate to contact us at (972) 534-2100 if you require additional information.

Thank you for your consideration.

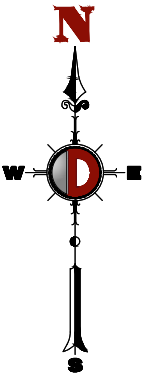
Sincerely,

**Dynamic Engineering Consultants, PC**

A handwritten signature in blue ink, appearing to read 'W. Hilla', is positioned above the printed name.

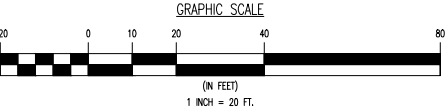
Warren Hilla P.E.

Senior Principal



Site Data Table			
Parking	Existing	Proposed	Required
Regular	136	113	82
Handicap	6	6	5
Motorcycle	5	1	0
Landscape Buffer	0'	16'	20'

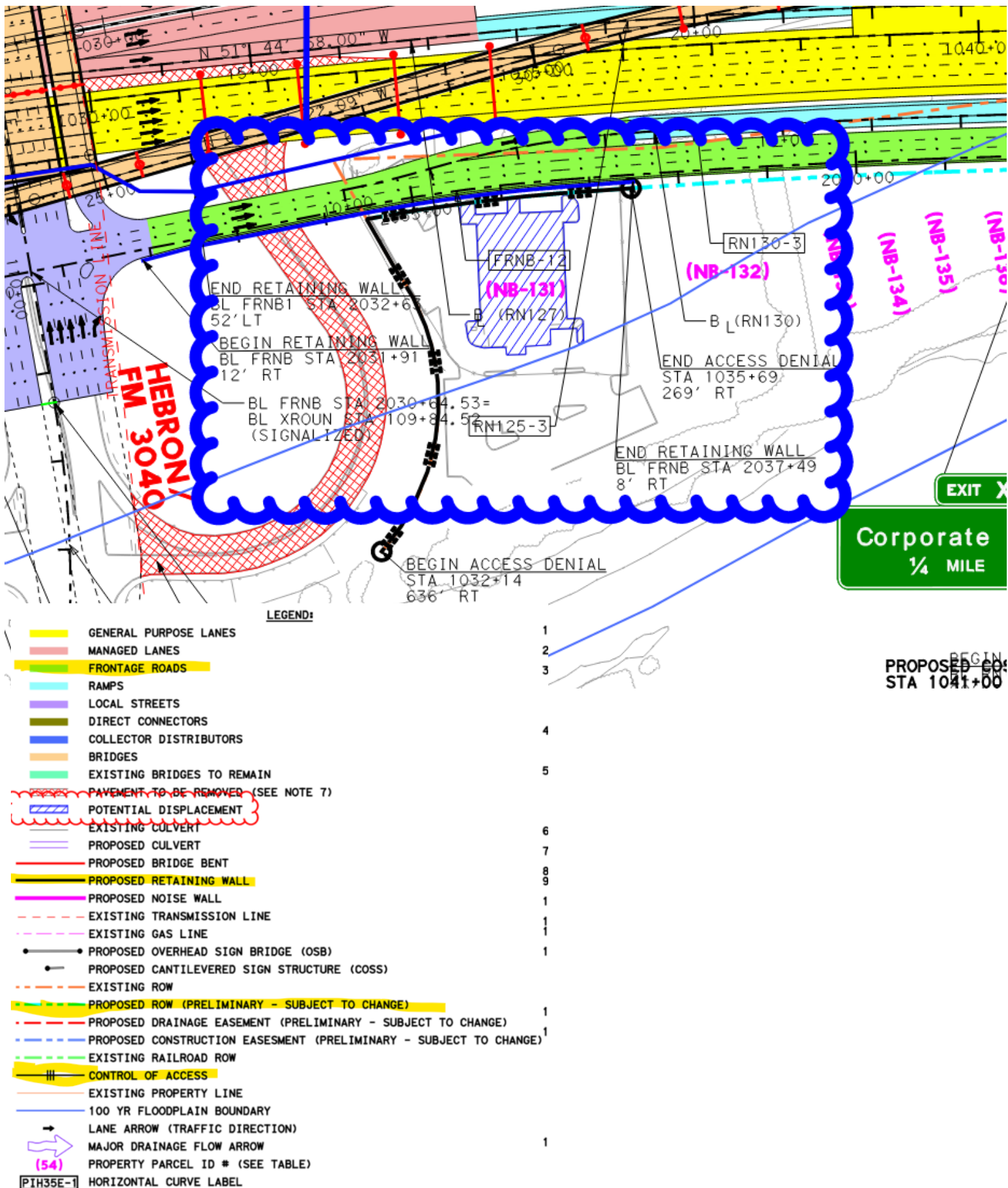
**CONCEPT PLAN C**  
**10/23/2025**  
**2290 S. STEMMONS FWY**  
**CITY OF LEWISVILLE, DENTON COUNTY, TEXAS**



Texas Registered Engineering Firm No. F-13660  
714 S. Greenville Avenue, Suite 100  
Arling, TX 76010  
T: 972.534.2100  
www.dynamiccc.com

Offices conveniently located throughout the United States:  
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

# Excerpt from TxDOT IH35E Schematics



## **MEMORANDUM**

**TO:** Planning and Zoning Commission

**FROM:** Lily Sutton, Planner

**DATE:** December 2, 2025

**SUBJECT:** **Public Hearing: Consideration of a Zone Change From Old Town Mixed-Use Two (OTMU-2) District to Planned Development – Old Town Mixed-Use Two (PD-OTMU-2) District on 0.6158 Acres Legally Described as Lots 5, 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision, Located at the Southwest Corner of South Cowan Avenue and Hickory Street, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner. (Case No. 24-12-3-PZ)**

### **BACKGROUND:**

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13-unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November of 2024 for the exterior elevations and site layout.

### **ANALYSIS:**

#### *Layout*

The applicant is proposing 13 townhomes that will be three stories, including a two-car garage on the first level. Seven of the townhomes will face South Cowan Avenue, three units will face Hickory Street, and the final three units will face the open space to the south. The townhomes are rear-entry and alleys are provided. The overall design is heavily inspired by the Brownstones on West Walters in Old Town which was developed by the same developer. This property is within the Old Town Design District. A Letter of Design Approval from the Old Town Development Review Committee was previously granted on November 11, 2024, for the exterior elevations and site layout.

#### *Architecture*

The townhome architectural style mirrors the Brownstones on West Walters. Consisting of brick on the street facing sides and siding on alley and internal elevations.

#### *Density and Lot Dimensions*

The designed layout of the lots meet the current lot requirements within the base OTMU-2 District. The table below outlines the base district lot requirements and the requested requirements for this planned development.

	<b>Lot Requirement Comparison</b>	
	<b>Required:</b>	<b>Requested:</b>
<b>Minimum Lot Area</b>	None	1,100 square Feet
<b>Minimum Front Yard</b>	None	5 feet
<b>Minimum Side yard</b>	5 feet; 10 feet if side garage entry	5 feet
<b>Minimum Rear Yard</b>	6.5 feet; 4 feet for alley garage entry	4 feet
<b>Maximum Height</b>	45 feet or 3 ½ stories	45 feet or 3 ½ stories

### *Parking*

Each home is provided with a two-car garage. However, there is no additional driveway parking space. Old Town requires 1 parking space in a residential garage and 2 parking spaces in a residential driveway. Two guest parking spaces will be provided in the western portion of the development. In addition, five on-street parking spaces will be developed along South Cowan Avenue for additional parking, including guests.

### *Streets and Alleys*

The applicant is following the 60-foot-wide street sections from the Unified Development Code (UDC). This will allow street trees to be planted in the parkway, approximately every 40 feet on center. This is an important consideration as the front yard setbacks alone would not be sufficient to accommodate a canopy tree.

The proposed alleys will be private. The proposed pavement width for the alleys is less than the UDC requires and also offset from the center. The UDC requires alleys to be 24 feet in width. The applicant is proposing an alley width of 18 feet. This narrowing of the pavement is to allow for the proposed layout and unit count to be achieved by the developer.

### *Screening*

The Unified Development Code requires a screening wall with landscaping when developing single-family attached homes adjacent to properties operating as a service use. There is a service contractor directly to the south. A six-foot-tall screening wall with 10-foot landscape strip with shade trees, spaced 50 feet on center, is required along the southern property boundary. As this is an infill development in the Old Town area, the applicant is requesting not to be required to install the screening and landscaping. In lieu of the required screening, the applicant is planning to preserve several trees along the southern boundary to act as a living screen.

*Surrounding uses*

Immediately adjacent uses include a service contractor to the south, single-family residential homes to the east and west, and a vacant church building to the north. To the east across South Cowan Avenue, is a single-family neighborhood zoned Single Family Residential (R-7.5) with minimum lot sizes of 7,500 square feet. To the west and north, across Hickory Street, are properties zoned with a mix of OTMU-2 and R-7.5. The lot to the south is zoned Local Commercial (LC). However, the properties to the south of Edwards Street are zoned with a mix of OTMU-2 and R-7.5.

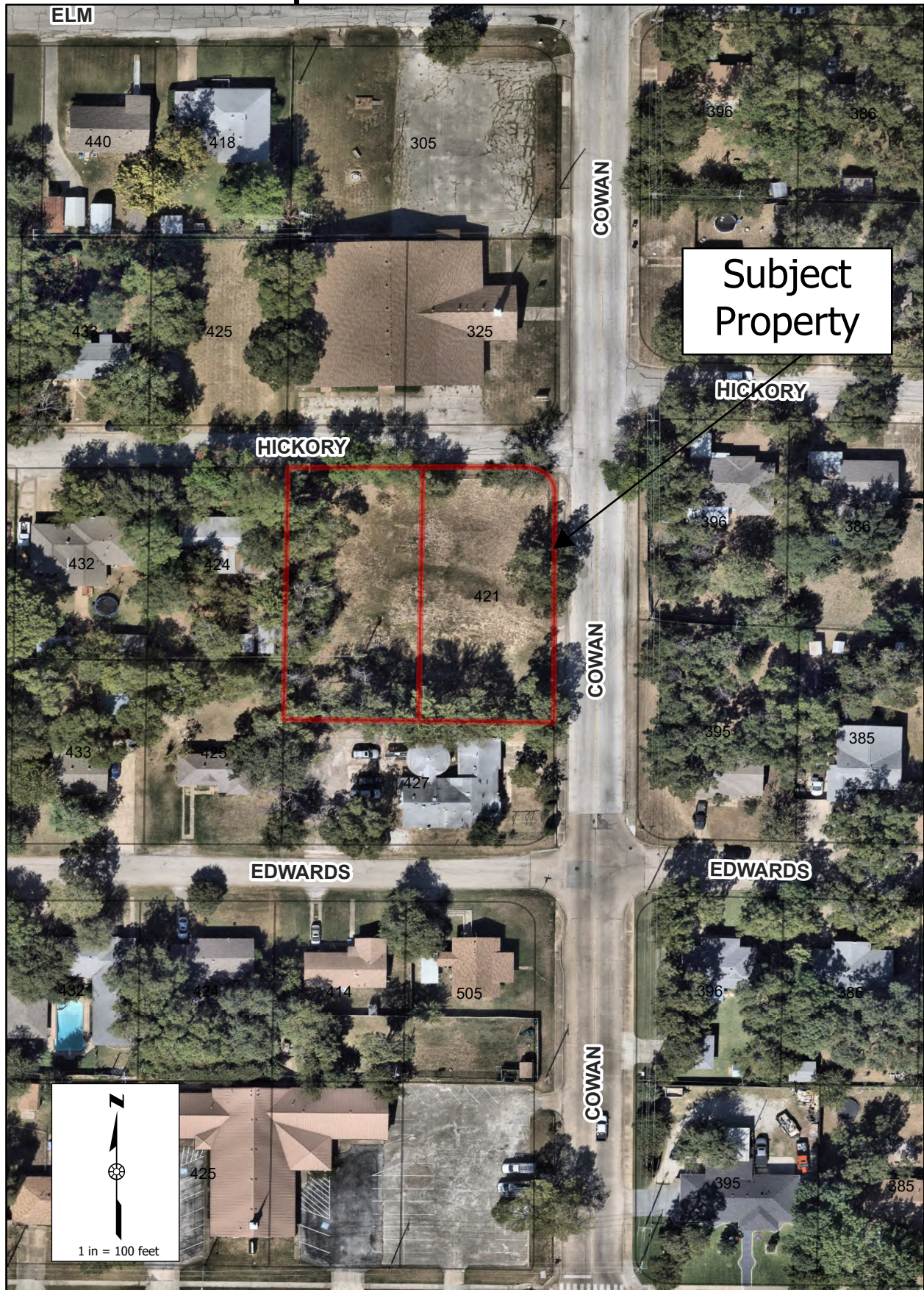
*Summary*

The Lewisville 2025 Vision Plan designates this area as the Old Town District. This designation focuses on adding more destination dining, new walkable neighborhoods, and unique retail offerings to Old Town. Adding townhomes would increase options for home ownership with walkability to the Old Town center, which would also support the big move Old Town.

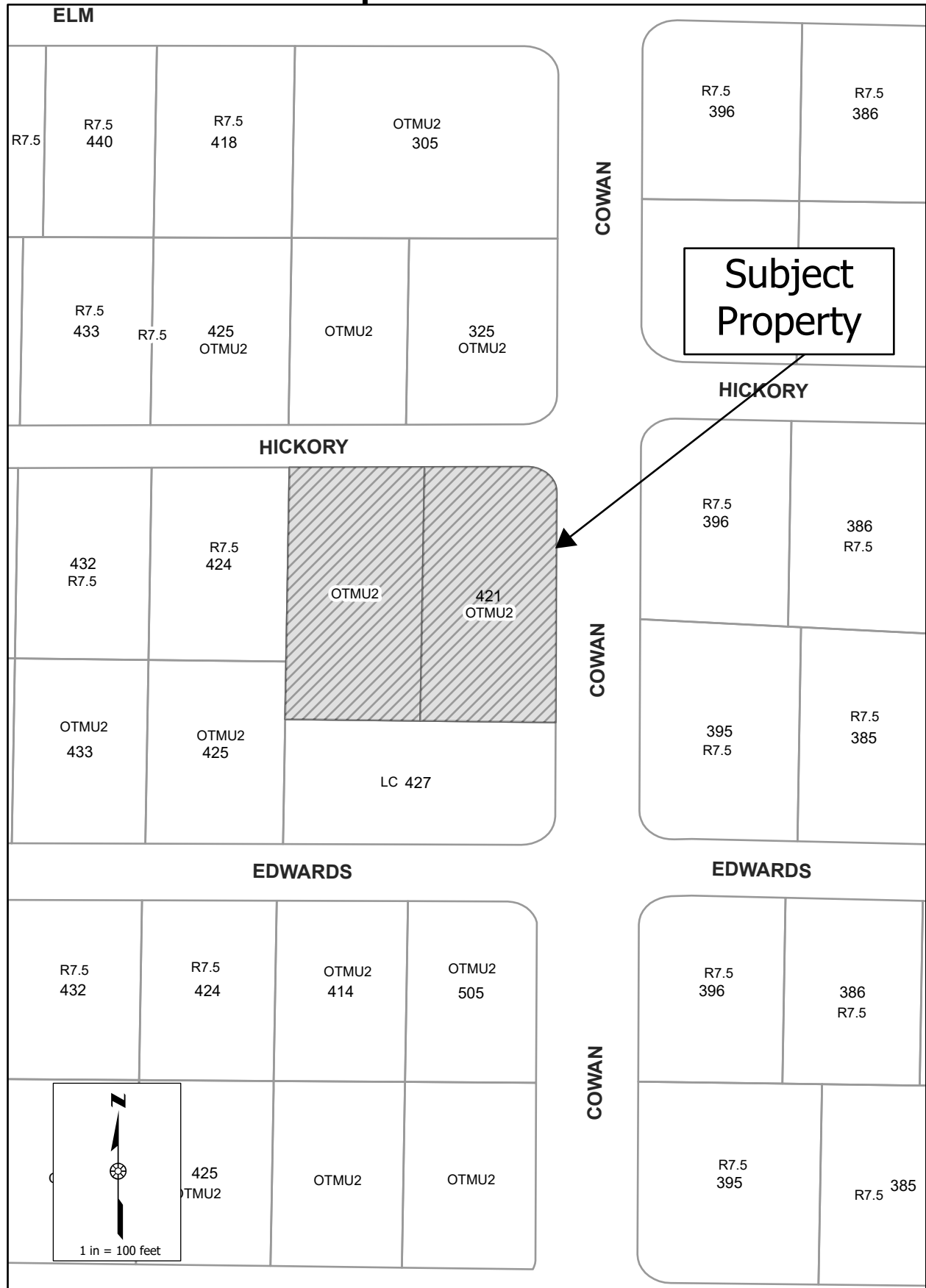
**CITY STAFF'S RECOMMENDATION:**

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

# Aerial Map - 421 S Cowan Ave



# Location Map - 421 S Cowan Ave



421 S. Cowan Street, LLC  
5600 W. Lovers Lane Ste 116-310  
Dallas Texas 75209

October 7, 2024

Mr. Richard Luedke

City Of Lewisville

151 Church Street

Lewisville, Texas 75057

RE: 421 S. Cowan Street

Mr. Luedke,

Please accept this letter on behalf of 421 S. Cowan Street, LLC as an explanation of proposed developing and construction of 13 New Town Homes located on South Cowan Street being referred to as Cowan Street Townhome Development on a 0.614 Acre tract as depicted on the attached site plan.

Cowan Street Townhome Development project shall consist of 13 townhome units approximately 2,000 SF under the roof requiring 1" Meter, these town homes have an approximately of 170 LF of frontage at S. Cowan Street and approximately 156 LF of frontage along Hickory Street. These Town Homes shall be Three Story Attached with a combination of Brick and Siding, Front Entries facing the Street with Rear Garages access garages.

We are estimating the value of these townhomes to start at \$495,000.00 with the value of total overall project to be \$ 6,435,000.00.

We are very excited to bring this project to the City of Lewisville. We believe that this new residential project will contribute to the redevelopment energy that the city is experiencing and help activate the new Town area.

Regards



Robby Rahmani


421 S. Cowan Street, LLC  
5600 W. Lovers Lane Ste 116-310  
Dallas TX 75209

City of Lewisville  
Planning Department

On Behalf of 421 S. Cowan Street, LLC

I hereby authorize Homeyer Engineering, Inc to make submittals to the City of Lewisville.

Sincerely



Robby Rahmani

10. 6. 24

## **Cowan Street Townhomes DEVELOPMENT STANDARDS**

### **I. PROJECT LOCATION**

Cowan Street Townhomes consists of 0.615 acres of land located at the Southwest corner of the intersection of South Cowan Avenue and Hickory Street, and more generally described in Exhibit “1”.

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

#### **A. Purpose:**

1. The purpose of this district is: To create a planned residential community with a base of Old Town Mixed-Use Two (OTMU-2) zoning.
  - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
2. The intent of this district is:
  - a. To develop a neighborhood that serves the needs of both future residents and the surrounding community, and to provide safe walkable streets.
3. The Development and Design Standards herein shall apply to the entire Cowan Street Townhomes development unless indicated otherwise.
4. Cowan Street Townhomes shall be developed in one phase.

**B. Applicability:** These standards shall apply to all development within the Cowan Street Townhome boundaries.

**C. Zoning Ordinance:** All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect as of August 21, 2023.

### **III. DEFINITIONS**

All definitions shall be as set forth in the City of Lewisville’s Unified Development Code, as amended

### **IV. DEVELOPMENT REGULATIONS**

Cowan Street Townhomes will include a maximum of 13 townhomes. The base zoning for this PD shall be OTMU-2.

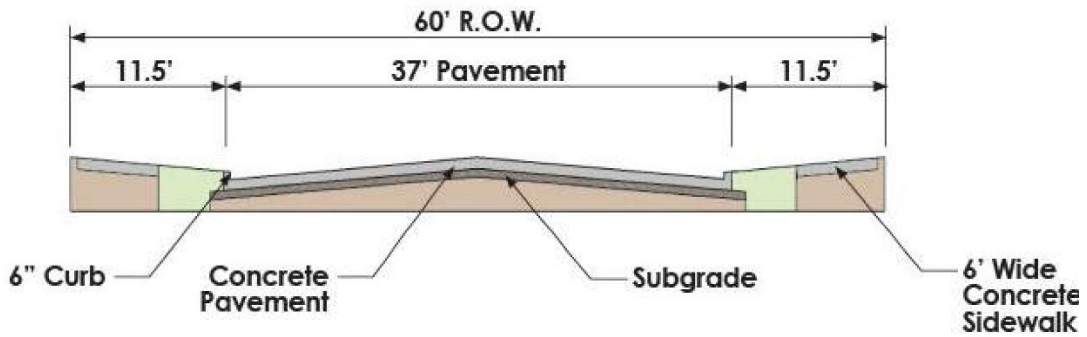
**A. Town Homes Requirements:**

1. Purpose: To allow for attached single family dwellings that provide ownership opportunities on smaller lots than generally allowed.
2. Permitted Uses:
  - a) Townhouse attached dwelling units.
3. Height Regulations: No building shall exceed forty-five feet (45') in Height
4. Area Regulations: The following minimum standards shall be required

Minimum Dwelling Unit:	The Minimum Dwelling unit size shall be 1,000 square feet
Minimum Lot Size:	The minimum Lot Size shall be 1,100 square feet
Front Yard Setback:	The minimum front yard setback shall be 5'
Rear Yard Setback:	The minimum rear yard setback shall be 4'
Side Yard Setback:	The minimum side yard setback shall be 5'
Maximum Density:	The maximum density shall be 21.2 units per acre.

**V. DEVELOPMENT AND DESIGN STANDARDS**

- A. **Streets:** The following street types shall establish the criteria for streets allowed within the Cowan Street Townhome Development.
  1. Local Streets A and B  
Classification: Minor Collector Street  
Street Right-of-Way: 60'  
Pavement Width: 37'  
Pavement Section: 6" Reinforced Concrete, 6" stabilized subgrade  
Curb Radii: 25'  
Minimum Sidewalk Width: 6'-0  
Parking: Allowed on both sides of the street



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

2. All streets will be owned and maintained by City of Lewisville (Public)

**B. Screening, Gates and Fences:** All development within Cowan Street Townhomes shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances

1. Screening: Screening shall be a board on board with cap cedar wooden fence and not to exceed 8'-0" in height.
2. The homeowner's association shall be required to maintain the screening fences in B.1 above.

**C. Landscape Standards:** All development within Cowan Street Townhomes shall comply with the City of Lewisville's Landscaping Ordinance and shall comply with Illustration "2" with the following requirements:

1. Street trees will be provided along the parkway every 40 feet on center. Where shade trees cannot be planted at least 10' from a foundation then under-story trees may be used and planted ever 20' along Cowan Avenue and Hickory Street. Irrigation will be provided through an automatic system the front of each lot which will include irrigation for the street tree in the parkway adjacent to the lot.
2. The open space and the area in front of each home, excluding sidewalks and lead walks, shall not consist or more than 50% living turf grass the remainder being any combination of ornamental grasses, ground covers, shrubs and perennials.
3. The homeowner's owner's association (HOA) shall be required to maintain all landscaping, trees, shrubs.

**D. Architectural Standards:** All development within Cowan Street Townhomes shall comply with the City of Lewisville's Architectural Standards adhering to the elevations approved in the Old Town Development Review Committee, see attached elevations.

1. Homes will comply with attached elevations.
2. All units shall have a minimum of two parking spaces per unit within the attached residential garages.
3. All garage doors shall be rear entry.
4. All homes shall be protected with an automatic fire sprinkler conforming to N.F.P.A. Standard 13D.

**E. Parking:** Two off-street parking spaces are required per unit.

## **V I. AMENITIES**

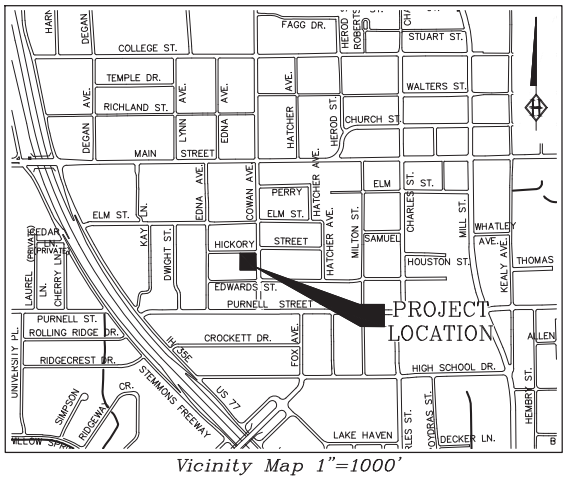
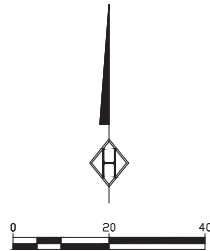
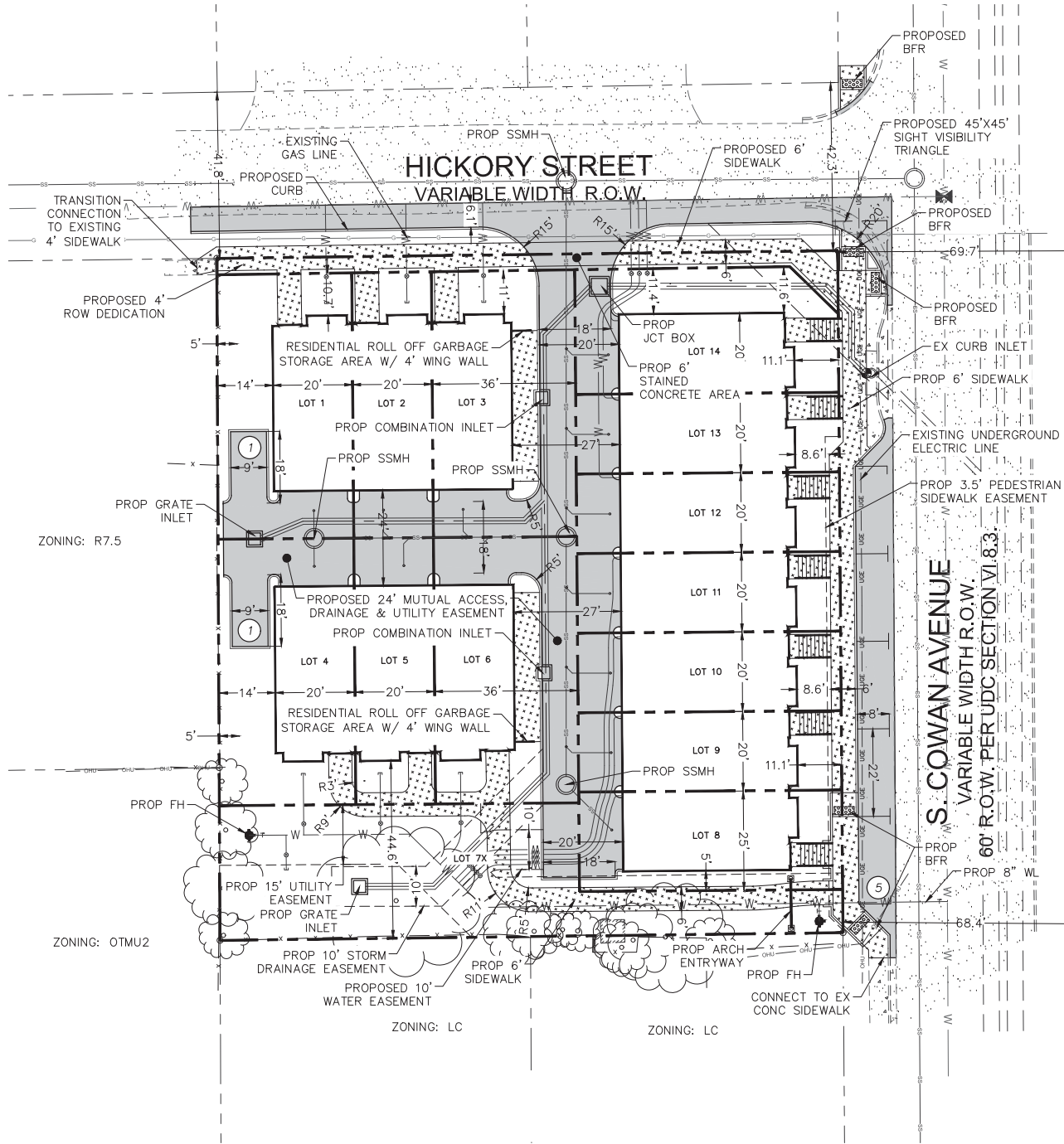
- A. Community Amenities:** There is one open lot which will contain sidewalk and some landscaping to include minimum of one ornamental tree, and ornamental grasses and shrubs.

## VII. REQUESTED DEVIATIONS

### A. Lot Requirement Comparison

	<b>Lot Requirement Comparison</b>	
	<b>Required:</b>	<b>Requested:</b>
<b>Minimum Lot Area</b>	None	1,100 square Feet
<b>Minimum Front Yard</b>	None	5 feet
<b>Minimum Side yard</b>	5 feet; 10 feet if side garage entry	5 feet
<b>Minimum Rear Yard</b>	6.5 feet; 4 feet for alley garage entry	4 feet
<b>Maximum Height</b>	45 feet or 3 ½ stories	45 feet or 3 ½ stories

S:\04.dwg\04-24-2025\_Cowan\_Street\_Townhomes\Submittals\04\_Submittal\_03.dwg, September 08, 2025, 11:09:14 AM



SITE INFORMATION

EXISTING ZONING: OTMU-2; OLD TOWN MIXED USE 2  
PROPOSED ZONING: PD-OTMU-2; PLANNED DEVELOPMENT OLD TOWN MIXED USE 2  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED  
LOT AREA: 26,780 SF (0.614 AC)  
ROW DEDICATION: 696 SF (0.016 AC)  
PROPOSED BUILDING AREA: 10,572 SF  
MAXIMUM BUILDING HEIGHT: 45' OR 3.5 STORIES  
PROPOSED BUILDING HEIGHT: 46.16'  
MINIMUM DWELLING UNIT SIZE: 1,000 SF  
ZONING SETBACKS:  
FRONT: 5'  
SIDE: 5'  
REAR: 4'  
LANDSCAPE AREA : 8,477 SF (31.65 %)  
PARKING REQUIRED: 2 OFF-STREET GARAGE SPACES PER UNIT + 1/2 GUEST SPACE PER UNIT  
PARKING PROVIDED: 26 OFF-STREET GARAGE SPACES, 7 GUEST SPACES

SUBMITTAL DATES

1<sup>ST</sup> SUBMITTAL - 10/07/2024  
2<sup>ND</sup> SUBMITTAL - 04/28/2025  
3<sup>RD</sup> SUBMITTAL - 09/08/2025

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 09/08/2025

LEGEND

I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊠	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⬮	FIRE HYDRANT
Ⓢ	TELEPHONE MANHOLE	⊗WM	WATER METER



**OWNER**  
421 S. COWAN STREET, LLC  
2246 CARMEL DRIVE  
CARROLLTON, TEXAS 75006  
CONTACT: ROBBY RAHMANI  
PHONE: 214-808-1864

**ENGINEER**  
HOMEYER ENGINEERING, INC  
P.O. BOX 294527  
LEWISVILLE, TEXAS 75029  
CONTACT: STEVEN R. HOMEYER, PE  
PHONE: 972-906-9985

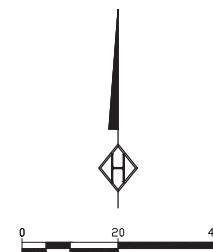
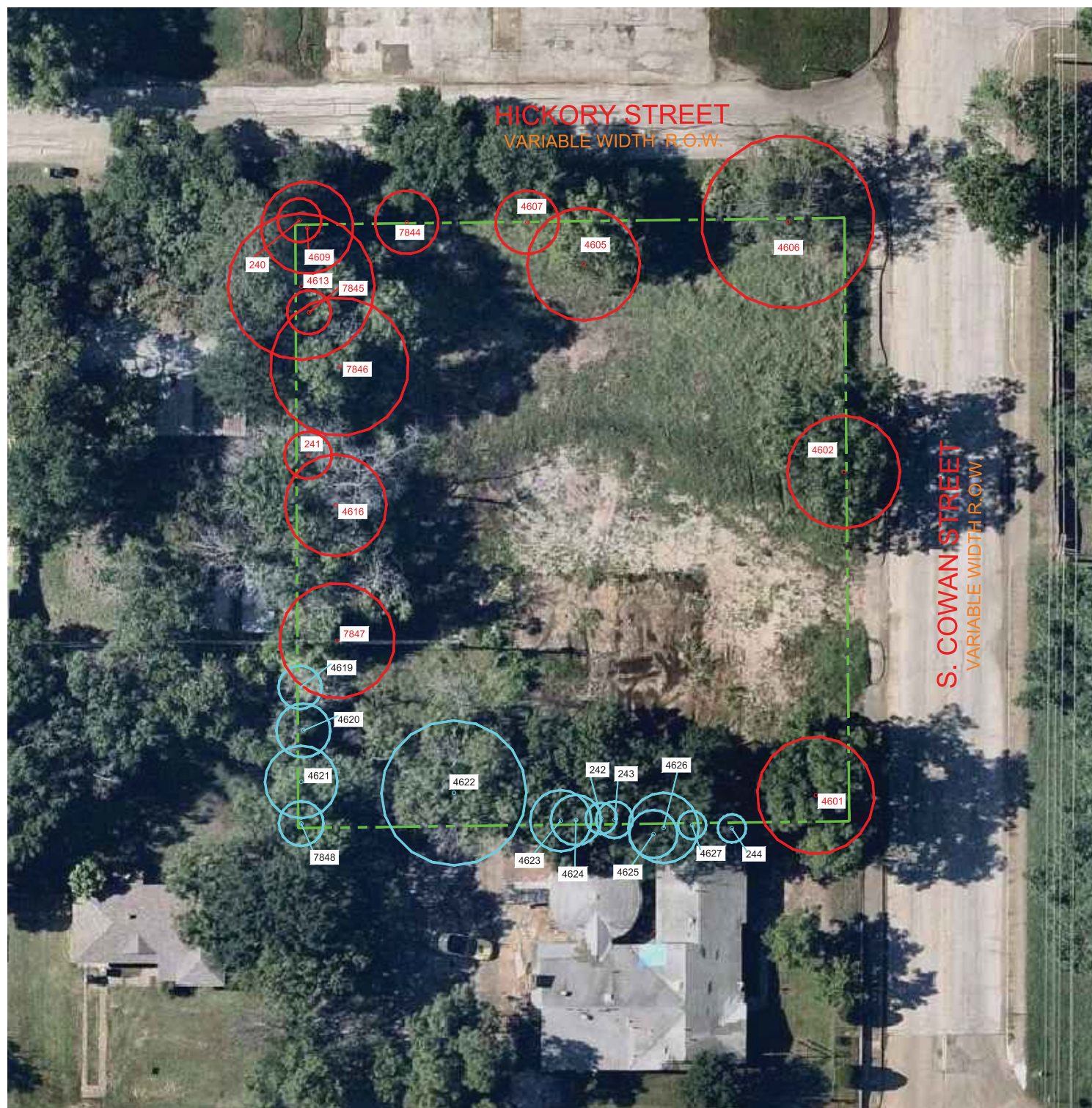
COWAN STREET TOWNHOMES  
LOTS 1 - 6, 7X & 8 - 14, BLOCK A  
COWAN STREET  
BROWNSTONE ADDITION  
0.614 ACRES  
ZONING: OTMU2  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

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

ZONING PLAN

DRAWN: MI  
DATE: 02/02/2024  
HEI #: 24-0101  
SHEET NO:  
C2

**HOMEYER**  
ENGINEERING, INC.  
TBPELS FIRM REGISTRATION NO. F-84440  
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM



TREE INVENTORY						
TREE #	SPECIES COMMON NAME/SCIENTIFIC NAME	DBH (IN)	RADIAL (IN)	CANOPY (SF)	CONDITION	NOTES
4601	PECAN / CARYA ILLINOINENSIS	21	12	452.16	GOOD	
4602	PECAN / CARYA ILLINOINENSIS	20.5	12	452.16	GOOD	
4605	HACKBERRY / CELTIS OCCIDENTALIS	20	12	452.16	GOOD	
4606	HACKBERRY / CELTIS OCCIDENTALIS	30	12	452.16	FAIR	MISTLETOE
4607	HACKBERRY / CELTIS OCCIDENTALIS	11	8	200.96	POOR	IRREGULAR CANOPY
4609	GREEN ASH / FRAXINUS PENNSYLVANICA	16	10	314	FAIR	IRREGULAR CANOPY
4613	PECAN / CARYA ILLINOINENSIS	26	14	615.44	GOOD	
4619	PECAN / CARYA ILLINOINENSIS	8	8	200.96	GOOD	
4620	HACKBERRY / CELTIS OCCIDENTALIS	10	8	200.96	POOR	TRUNK DECAY
4621	AMERICAN ELM / ULMUS AMERICANA	13	10	314	FAIR	IRREGULAR CANOPY
4622	PECAN / CARYA ILLINOINENSIS	26	14	615.44	GOOD	
4623	HACKBERRY / CELTIS OCCIDENTALIS	11.5	8	200.96	FAIR	IRREGULAR CANOPY
4624	HACKBERRY / CELTIS OCCIDENTALIS	9.5	8	200.96	FAIR	IRREGULAR CANOPY
4625	AMERICAN ELM / ULMUS AMERICANA	13	12	452.16	GOOD	
4626	AMERICAN ELM / ULMUS AMERICANA	19	12	452.16	FAIR	IRREGULAR CANOPY
4627	HACKBERRY / CELTIS OCCIDENTALIS	8	6	113.04	FAIR	IRREGULAR CANOPY
7844	GREEN ASH / FRAXINUS PENNSYLVANICA	11.5	8	200.96	POOR	IRREGULAR CANOPY IN FENCE
7845	GREEN ASH / FRAXINUS PENNSYLVANICA	8	8	200.96	GOOD	
7846	PECAN / CARYA ILLINOINENSIS	24	14	615.44	GOOD	
7847	PECAN / CARYA ILLINOINENSIS	21	12	452.16	FAIR	IRREGULAR CANOPY OVERHEAD ELECTRIC
7848	HACKBERRY / CELTIS OCCIDENTALIS	8	6	113.04	FAIR	

SUBMITTAL DATES

1<sup>ST</sup> SUBMITTAL – 10/07/2024

2<sup>ND</sup> SUBMITTAL – 04/28/2025

3<sup>RD</sup> SUBMITTAL – 09/08/2025

PRELIMINARY PLANS

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

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

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

**HOMER ENGINEERING, INC.**  
TBPELS FIRM REGISTRATION NO. F-8440  
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COWAN STREET TOWNHOMES  
0.614 ACRES  
13 RESIDENTIAL LOTS  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

TREE EXHIBIT

DRAWN: MI

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DATE: 02/02/2024

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HEI #: 24-0101

SHEET NO:  
TE



**1 FRONT ELEVATION**  
A301 3/16" = 1'-0"



**ClayCons, LLC.**  
5936 RidgeLine Dr  
McKinney, Tx, 75070  
Tel: 682 472 7039

**PRELIMINARY**  
NOT FOR CONSTRUCTION

No.	Description	Date

Client/Project  
**TOWNHOUSE**  
**COWAN TOWNHOUSES**  
S COWAN STREET  
LEWISVILLE, TX, 75057

Title  
EXTERIOR ELEVATIONS

Drawn By:	Author
Checked By:	Checker
Scale:	3/16" = 1'-0"
Date:	08/05/2024
Project Number:	20240512
Sheet No.:	

**A301**

C:\Users\Public\Documents\Local\_Revit\_Files\arch\_bdh\_164\_lab\_\_Lewisville\_Akbar\_Saberi.rvt



**1 REAR ELEVATION**  
A302 3/16" = 1'-0"



**ClayCons, LLC.**  
5936 RidgeLine Dr  
McKinney, Tx, 75070  
Tel: 682 472 7039

**PRELIMINARY**  
NOT FOR CONSTRUCTION

No.	Description	Date

Client/Project  
**TOWNHOUSE**  
**COWAN TOWNHOUSES**  
S COWAN STREET  
LEWISVILLE, TX, 75057

Title  
EXTERIOR ELEVATIONS

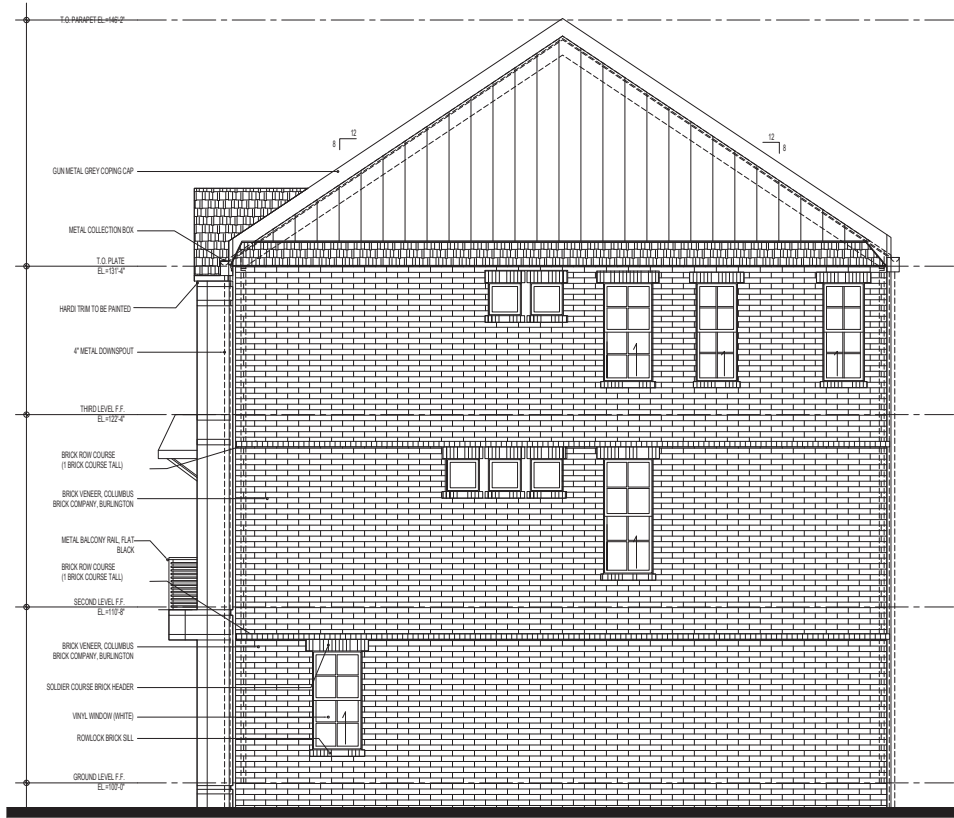
Drawn By:	Author
Checked By:	Checker
Scale:	3/16" = 1'-0"
Date	08/05/2024
Project Number:	20240512
Sheet No.:	

**A302**

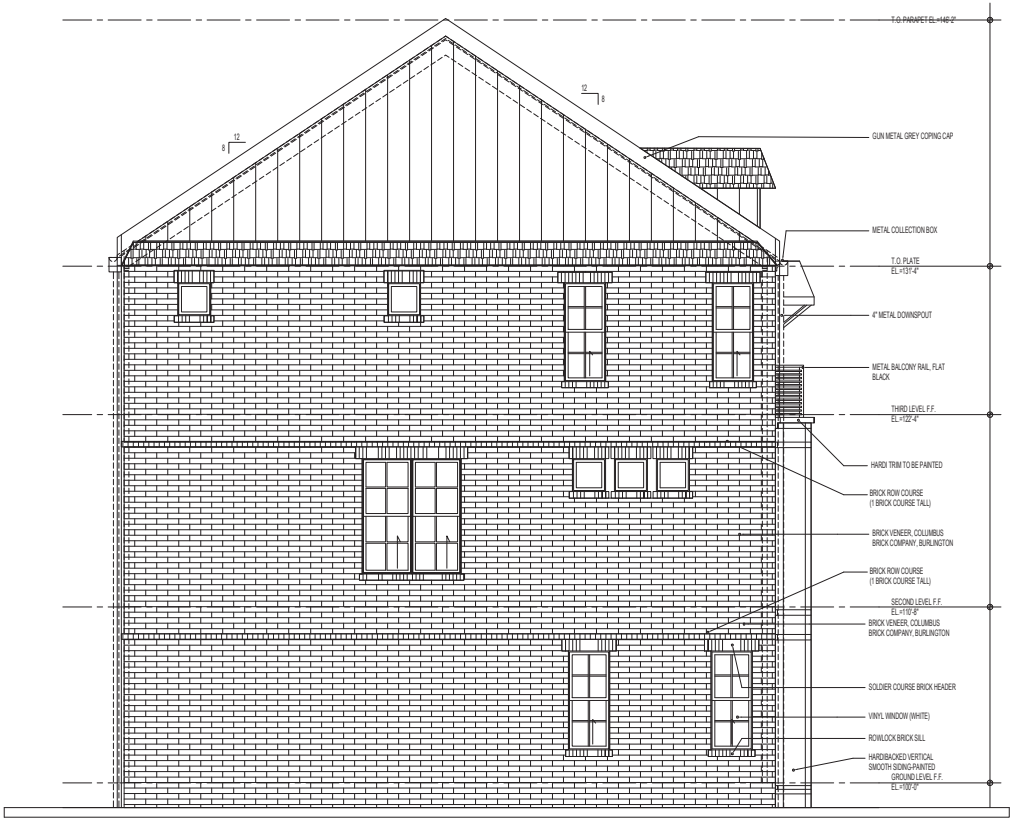
20240308 ISSUED FOR REVIEW ONLY

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A  
B  
C  
D  
E



1 RIGHT ELEVATION  
A303 3/16" = 1'-0"



2 LEFT ELEVATION  
A303 3/16" = 1'-0"



CLAY CON  
Construction Co.

ClayCons, LLC.

5936 RidgeLine Dr  
McKinney, Tx, 75070  
Tel: 682 472 7039

PRELIMINARY  
NOT FOR CONSTRUCTION

No.	Description	Date

Client/Project  
**TOWNHOUSE**  
**COWAN TOWNHOUSES**  
S COWAN STREET  
LEWISVILLE, TX, 75057

Title  
EXTERIOR ELEVATIONS

Drawn By: Author  
Checked By: Checker  
Scale: 3/16" = 1'-0"  
Date: 08/05/2024  
Project Number: 20240512  
Sheet No.:

A303