



**City of Lewisville, TX**  
**Planning and Zoning Commission**  
**Agenda**

151 W Church Street  
Lewisville, Texas 75057

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**Tuesday, September 3, 2024**

**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 from the August 20, 2024 Regular Meeting.](#)

**C. Regular Hearing**

2. [Final Plat of Original Town Lewisville, Lot 1R, Block 1; on 0.271 Acres, out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Mixed-Use One \(OTMU-1\) District; Located at 227 North Charles Street; Being a Replat of Portions of Lots 1 and 2, Block 1, Original Town Lewisville Addition. \(24-08-4-RP\)](#)
3. [Consideration of an Alternative Standard Associated With Building, Envelope and Architectural Standards for two Restaurants on Approximately 2.081-Acres, out of the Hebron Lakepointe Addition, Lots 4R & 5, Block A, Zoned General Business \(GB\) District, Located on the South Side of Hebron Parkway, Approximately 200 Feet East of Lakepointe Drive, as Requested by Tom Rud, id GROUP, on Behalf of CFT NV Developments LLC, the Property Owner. \(24-08-13-AltStd\)](#)

**D. Announcements**

**E. Adjournment**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

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

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2024 at \_\_\_\_\_ AM.

\_\_\_\_\_  
Planning

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**AUGUST 20, 2024**

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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, August 20, 2024, 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, Joshua Peterson, Francisca Al-waely

Members absent: Rick Lewellen

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

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**Item B1: Approval of Minutes**

Consider the minutes from the August 6, 2024, regular meeting. *A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

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**Item C: Regular Hearing**

2. Final Plat of Standard at Old Town Addition; on 17.664 Acres, Out of the A.G King Survey, Abstract 698; Zoned Planned Development-Mixed Use (PD-MU) District, Located at and North of 701 East Main Street (24-07-9-FP)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. Commissioner Tidwell asked if there was anything substantial on the plat that the commission would be interested in. Berry went over the list of deficiencies and stated nothing substantive related to the lot layout. There was no discussion. *A motion was made by Francisca Al-waely to disapprove the final plat due to deficiencies and delegate to staff the authority to accept and approve the plat when deficiencies are corrected, seconded by Jack Tidwell. The motion passed unanimously (6-0).*

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**Item D: Public Hearing**

3. Public Hearing: Consideration of a Special Use Permit for Manufacturing, Medium Intensity; on Approximately 5.1578 Acres Legally Described as Lot 3, Block A, of the Red River Business Park Addition, Zoned Light Industrial District (LI); as Requested by Angela Hunt, Munsch Hardt Kopf & Harr, on Behalf of Tyler Clements, Multiquip Inc., the Tenant, and the Arthur's Lane Business Park, LLC, the Property Owner. (Case No. 24-08-13-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. Tyler Clements, 1800 Waters Ridge, Lewisville, Texas; and Angela Hunt, 500 N Akard Street, Dallas, Texas, on behalf of the applicant

were both present and available for questions. The Chair Locke 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 Francisca Al-waely to recommend approval of the special use permit as presented. The motion was seconded by Joshua Peterson. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on September 9, 2024, at 7:00 p.m. for a second public hearing and a final decision.

Chair Locke asked if there were any announcements before adjourning the meeting. Staff stated there are no announcements.

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**Item E: Adjournment**

A motion was made by Erum Ali to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Joseph Peterson. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:36 p.m.

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

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Grace Martin-Young, Planner I  
**DATE:** September 3, 2024  
**SUBJECT:** **Regular Hearing: Final Plat of Original Town Lewisville, Lot 1R, Block 1; on 0.271 Acres, out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Mixed-Use One (OTMU-1) District; Located at 227 North Charles Street; Being a Replat of Portions of Lots 1 and 2, Block 1, Original Town Lewisville Addition. (24-08-4-RP)**

### **BACKGROUND:**

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

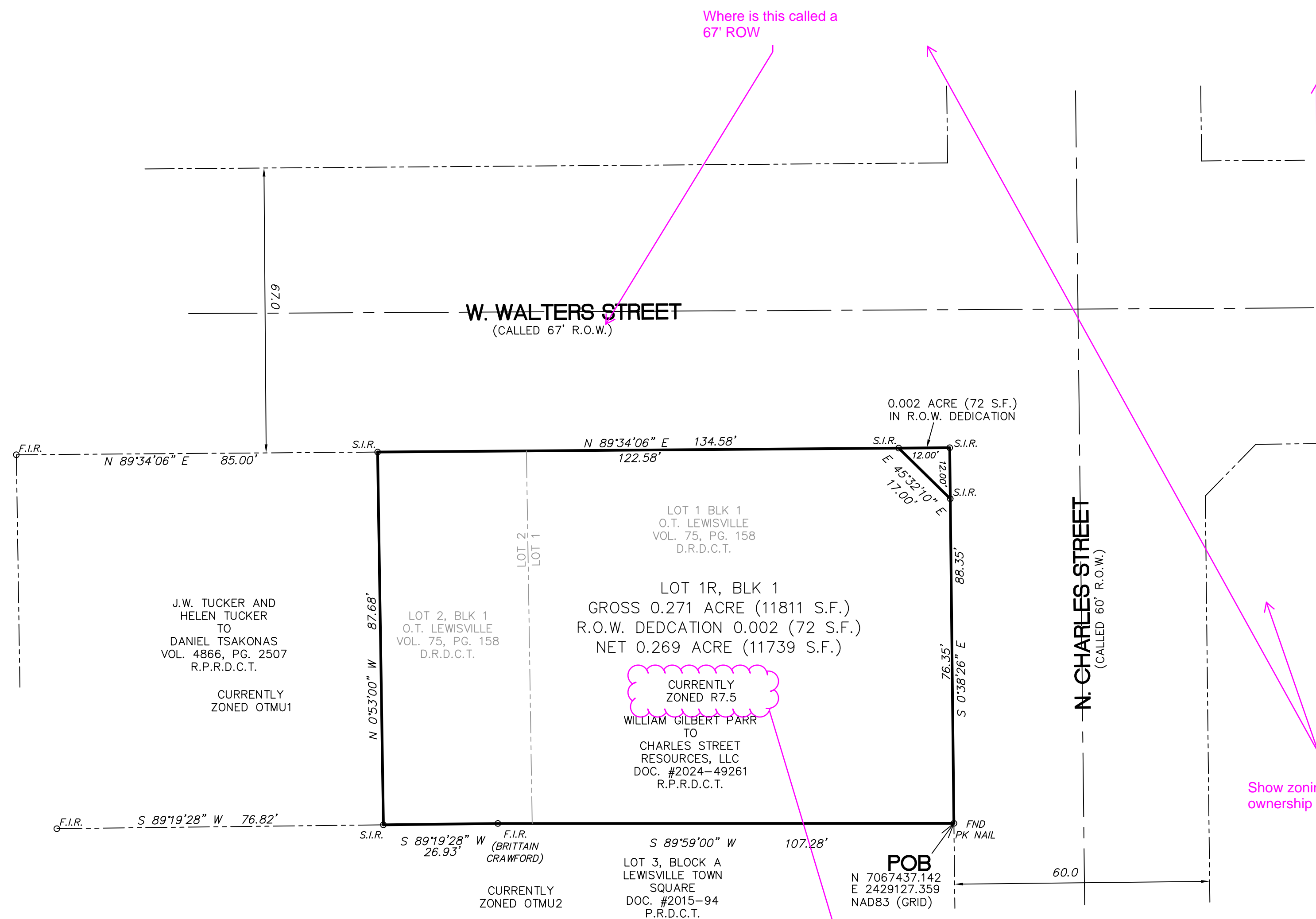
The Final Plat of Lot 1R, Original Town Lewisville was submitted on August 5, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on the Lewisville Unified Development Code.

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

- List ROW Width per Thoroughfare Plan
- Update Signature Blocks per Checklist
- Show Setbacks
- Add Date of Submittal
- Show Zoning of Subject and Adjacent Properties

### **RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Lot 1R, Original Town Lewisville 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.



It is not allowed to leave a partially platted lot. Please go ahead and include the western lot, reach out to property owner and add a signature block for that ownership.

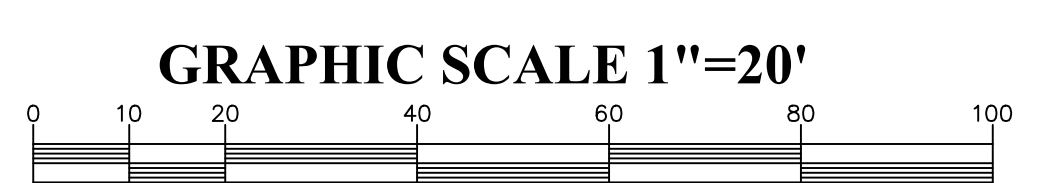
Please show or list the setbacks for the lot, OTMU1 setbacks included below for reference.

Exhibit VLS 17-1 "OTMU-1" OLD TOWN MIXED-USE ONE AREA, YARD AND BULK REQUIREMENTS	
DESCRIPTION	REQUIREMENT
Minimum Lot Area	- 5,000 square feet
Minimum Front Yard	15 feet- 20 feet for front garage entry
Minimum Side Yard	5 feet
- Corner Lot	- 10 feet
Minimum Rear Yard	20 feet
Minimum Dwelling Unit Size	1,000 square feet
Maximum Height	35 feet and 2 1/2 stories

Title opinion needed

Please include a revision chart with date of original and any subsequent submissions.

Sheet size must be 22 x 34



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

- LEGEND**
- B.L. = BUILDING LINE
  - D.E. = DRAINAGE EASEMENT
  - F.I.R. = FOUND IRON ROD
  - S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
  - P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
  - POB = PLACE OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - C.F. = CLERK'S FILE
  - R = RADIUS
  - L = LENGTH
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - Δ = DELTA
  - CL = CENTERLINE OF ROAD
  - = PROPERTY LINE
  - - - = CENTER LINE OF ROAD
  - · - · - = EASEMENT LINE
  - · - · - · - = TRACT LINE

**OWNER'S CERTIFICATE AND DEDICATION**

**STATE OF TEXAS**  
**COUNTY OF DENTON; WHEREAS WE**, Charles Street Resources, LLC, are the owners of that certain lot, tract, or parcel of land situated in the J. W. King Survey Abstract Number 696 in the City of Lewisville, Denton County, Texas, being a part of Lots 1 and 2, Block 1 of the Original Town of Lewisville, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Volume 75, Page 158, Deed Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from William Gilbert Parr to Charles Street Resources, LLC, recorded under Document Number 2024-49261, Real Property Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a PK nail found for corner in the west line of North Charles Street, a public roadway having a right-of-way of 60.0 feet, said point being the northeast corner of Lot 3, Block A of Lewisville Town Square, and addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2015-94, Plat Records, Denton County, Texas;

**THENCE** S 89° 59' 00" W, 107.28 feet with the north line of said Lewisville Town Square to a capped iron rod marked Brittain Crawford found for corner;

**THENCE** S 89° 19' 28" W, 26.93 feet with said north line of said Lewisville Town Square to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from J. W. Tucker and Helen Tucker to Daniel Tsakonias recorded in Volume 4866, Page 2507, Real Property Records, Denton County, Texas;

**THENCE** N 00° 53' 00" W, 87.68 feet with the east line of said Tsakonias tract to a capped iron rod marked RPLS 4561 set for corner in the south line of West Walters Street, a public roadway having a right-of-way of 67.0 feet;

**THENCE** N 89° 34' 06" E, 134.58 feet with said south line of said West Walters Street to a capped iron rod marked RPLS 4561 set for corner in said west line of said North Charles Street;

**THENCE** S 00° 38' 26" E, 88.35 feet with said west line of said North Charles Street to the **PLACE OF BEGINNING** and containing 0.271 acre of land of which 0.002 is hereby dedicated as public right-of-way.

**NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

That William Parr, CEO, Charles Street Resources, LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as **Lot 1R, Block 1 of the Original Town of Lewisville, being a replat of part of Lots 1 and 2, Block 1 of the Original Town of Lewisville 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 easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easements 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 easements, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purposes 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, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

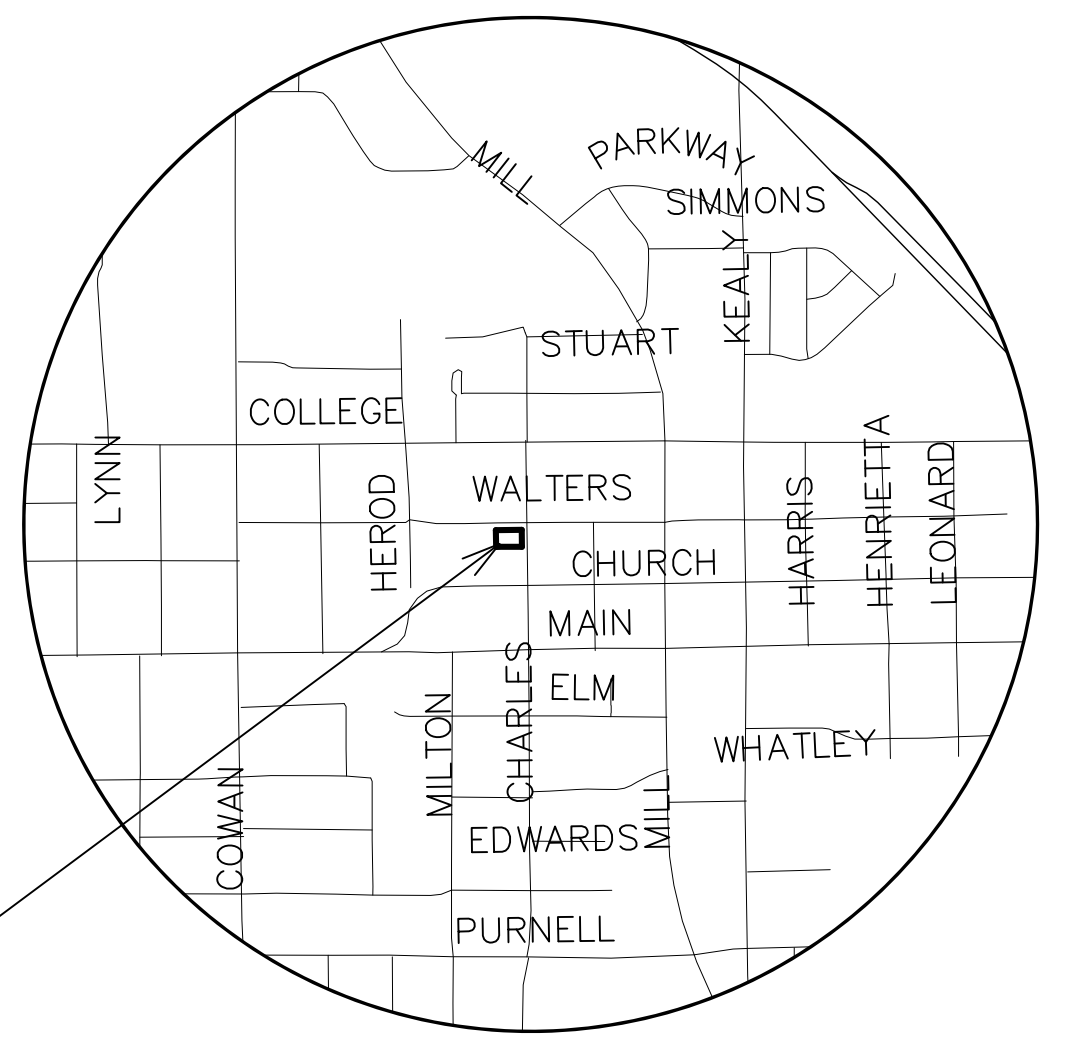
**WITNESS MY HAND** this \_\_\_\_ day of \_\_\_\_\_, 2024.

William Parr, CEO Charles Street Resources, LLC

**STATE OF TEXAS**  
**COUNTY OF DENTON:**  
 This instrument was acknowledged before me on \_\_\_\_\_, 2024 by William Parr.

**NOTARY PUBLIC**  
**STATE OF TEXAS**

**PROJECT LOCATION**



**VICINITY MAP**  
**SCALE 1" = 1000'**

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the as **Lot 1R, Block 1 of the Original Town of Lewisville** an Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the \_\_\_\_ day of \_\_\_\_\_, 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

MaryEllen Miksa, Chair, Planning & Zoning Commission Date

**CERTIFICATE OF SURVEYOR**

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan

**GENERAL NOTES:**

- The purpose of this Plat is to combine remnants of existing platted lots into a single platted lot.
- All monuments are capped 1/2" steel rods unless otherwise noted.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The subject property does not lie within a 100-year flood plain according to the FLOOD INSURANCE RATE MAP for Denton County and incorporated area, Map Number 48121CO565G, dated April 18, 2011. (Subject property lies in Zone X).
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

Now Karen Locke

**FINAL PLAT**  
**LOT 1R, BLOCK 1 OF THE ORIGINAL TOWN LEWISVILLE**  
**0.271 ACRE, ZONED R7.5**  
**BEING A REPLAT OF PART OF LOTS 1 AND 2, BLOCK 1 OF THE ORIGINAL TOWN LEWISVILLE**  
**VOLUME 75, PAGE 158**  
**J.W. KING SURVEY A-696**  
**CITY OF LEWISVILLE, DENTON COUNTY, TEXAS**

**LANDMARK SURVEYORS, L.L.C.**  
 TX FIRM REGISTRATION NO. 10098600  
 4238 T-35 NORTH DENTON, TEXAS 76207  
 (940) 382-4016  
 FAX (940) 387-9784  
 DRAWN BY: BTH SCALE: 1"=20' DATE: 17 JUNE, 2024 JOB NO: 237238

OWNER/DEVELOPER  
 CHARLES STREET RESOURCES  
 WILLIAM PARR  
 227 N. CHARLES ST.  
 LEWISVILLE, TX 75057  
 817-913-4699

SURVEYOR  
 LANDMARK SURVEYORS  
 4238 I-35 N  
 DENTON, TEXAS 76207  
 (940) 382-4016

This rezoning was approved by CC on 07/01. Please update to correct zoning OTMU-1

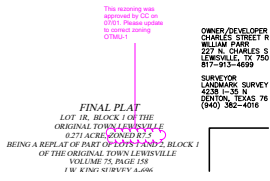


# 227\_Markup Summary

gracemartinyoung (11)

**Author:** gracemartinyoung

This rezoning was approved by CC on 07/01. Please update to correct zoning OTMU-1



**Author:** gracemartinyoung

Please include a revision chart with date of original and any subsequent submissions.

Please include a revision chart with date of original and any subsequent submissions.

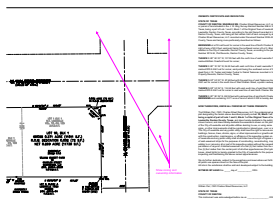
**Author:** gracemartinyoung

Sheet size must be 22 x 34

Sheet size must be 22 x 34

**Author:** gracemartinyoung

Show zoning and ownership information



**Author:** gracemartinyoung

Please show or list the setbacks for the lot, OTMU1 setbacks included below for reference.

Please show or list the setbacks for the lot, OTMU1 setbacks included below for reference.

**Author:** gracemartinyoung

Title opinion needed

Title opinion needed





**MEMORANDUM**

**TO:** Planning & Zoning Commission  
**FROM:** Grace Martin-Young, Planner I  
**DATE:** September 3, 2024  
**SUBJECT:** **Consideration of an Alternative Standard Associated With Building, Envelope and Architectural Standards for two Restaurants on Approximately 2.081-Acres, out of the Hebron Lakepointe Addition, Lots 4R & 5, Block A, Zoned General Business (GB) District, Located on the South Side of Hebron Parkway, Approximately 200 Feet East of Lakepointe Drive, as Requested by Tom Rud, id GROUP, on Behalf of CFT NV Developments LLC, the Property Owner. (24-08-13-AltStd)**

**BACKGROUND:**

CFT NV Developments LLC intends to develop two lots located along Hebron Parkway. The western lot will be leased to Panda Express for a quick-service chain restaurant. The eastern lot does not yet have a confirmed tenant, but another quick service restaurant is expected to align with the setbacks and style of the three adjacent quick-service restaurants to the west, including, the existing Jason’s Deli and Taco Casa and the planned Dutch Bros.

Earlier this year, the Planning and Zoning Commission recommended, and the City Council approved, a similar alternative standard for the Dutch Bros site, which abuts the property on the west. This property is located within the I-35 Overlay Design District and borders the levy district to the south.

The Unified Development Code section IX.4.8.C.2. requires that trails be a minimum of ten feet wide, or twelve feet were called for by the parks master plan which may be reduced by the Parks Director. During the plan review process for the CFT development, the Parks Director approved a reduction from the Trail Master Plan’s recommended 14-foot easement and 12-foot paved trail to a 10-foot easement and 8-foot paved trail. To mitigate this reduction, the developer plans to gradually increase the trail width to connect fully with the adjoining trail to the west and plant an additional 14 canopy trees along the trail to provide shading and eight (8) light fixtures enhance the user experience. These pedestrian amenities combined with those proposed below in accordance with this alternative standard will create a meaningful trail that will increase the user experience.

**ANALYSIS:**

*Requested Alternative Standard:*

- a) To provide enhanced pedestrian amenities in lieu of requiring the longest side of the building to be oriented towards the highest category roadway.

The Unified Development Code (UDC) VI.8.1.C. requires that the longest side of a building be oriented towards the street to provide visual interest and engagement with the street frontage within the design district. To meet these objectives, the applicant has proposed enhanced pedestrian facilities along the trail easement at the rear of the property. The development also contributes to these elements by complying with all other façade standards and adding a mural, further enhancing the street view's attractiveness.

Further, Hebron Parkway is a high-speed traffic roadway, and the rear of the property is called out in the Trail Master Plan. In essence, the proposed alternative standard flips the pedestrian focus from the front to the rear of the lot where the applicant proposes to provide a total of four (4) picnic tables and two (2) trash receptacles on the development. Two (2) picnic tables and one (1) trash receptacle will be present on each of the CFT lots. This alternative standard is applicable to the whole of the development, and the proposed pedestrian amenities across both lots will be called out on the engineering site plan and must be implemented to be approved for a certificate of occupancy.

Given the development pattern across this block of Hebron Parkway, another quick service food user is anticipated to develop on the eastern lot as shown in the concept plan. By addressing the entire development with one alternative standard package, the site improvements will be completed concurrently which will allow the tree canopy to mature at the same rate, and a continuous trail to be provided from the street frontage at Hebron Parkway all the way through the Dutch Bros site to the west. Overall, enhancing the user experience of the trail.

This alternative standard is granted for the Panda Express and a future quick service restaurant with circulation as defined on the concept plan. Should the future development differ from what is proposed on the concept plan, this alternative would no longer apply and the applicant would need to re-apply.

The proposed deviation meets the criteria for approval outlined in Section IV.4.9 of the UDC, maintains consistency with the comprehensive plan, and enhances the overall aesthetic and environmental quality of the development. The requested alternative standard is consistent with the purpose and intent of the UDC, as well as the comprehensive plan. It maintains harmony with the overall objectives of the General Business zoning district and does not negatively impact adjacent properties. The enhanced pedestrian amenities, in conjunction with those provided by the Dutch Bros property, create a meaningful green space and walking path. This supports the "Lewisville 2025 'big move' of 'extending the green'" by improving carbon sequestration, shading, and tree canopy coverage.

**CITY STAFF'S RECOMMENDATION:**

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



August 29, 2024

**Grace Martin Young  
City of Lewisville, Planning Department  
151 W. Church Street  
Lewisville, Texas 75057**

**Re: CFT/Panda Express – Proposed Alternative Standards**

Dear Ms Young,

Please accept this letter on behalf of CFT Development and Panda Express Restaurant Group, as a request for (2) two alternatives to the overlay standards for properties located on Hebron Parkway, Hebron Lakepointe Addition, Block A, Lots 4R & 5

**Proposed Alternative Standard:**

- A. The alternative standard being proposed relates to the language on building orientation found section VI.8.1.C.2.b of the City of Lewisville’s Unified Development Code (UDC), which reads as follows:

*“If the building only has one (1) public street frontage on the IH-35E frontage road or arterial street, then the longer side of the building shall be placed parallel to the frontage road or arterial street. For all properties with frontage on the IH-35E frontage road or an arterial street, the front façade of the building shall be oriented to the higher category roadway.”*

**Reason for request:**

We are proposing a 100% reduction in the building orientation standard by allowing **both** the Panda Express Building and the Future Tenant (CFT Lot) to be rotated perpendicular to Hebron Parkway, Given the geometric shape of the overall development, in order to maximize the Panda Express Site Plan and the future tenant on the CFT site, the parking and circulation would yield more usable area if they pushed towards the direction of the lake frontage, as much as possible. In addition, extending the outboard edge of the trail towards the lake frontage, while maintaining ADA slopes vs a sloping beachfront, will result in a more of a structural grade beam, potentially resulting in change of elevation. The proposed alternative still achieves the intended objective of the code by maintaining the orientation of the primary façade to face Hebron Parkway. To aid in the customer experience for this request, Panda and CFT Lot would provide (2) paved outdoor dining/picnic area along the Pedestrian Trail, inclusive of (2) picnic tables, and (1) trash receptable at each property.

{  
}  
2641 Irving Blvd Dallas, Tx 75207  
P. 214.638.6800 214.689.0301

Please do not hesitate to contact me you have any questions,

Sincerely,

Tom Rud  
Project Director.

File



1120 N. Town Center Drive  
Suite 150  
Las Vegas, Nevada 89144

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT Development and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT Development

REVISIONS:


ISSUE DATE:

ALTERNATIVE STANDARDS	08-19-24

DRAWN BY: -

PANDA PROJECT #: -

PANDA STORE #: -

ARCH PROJECT #: -



CFT  
WALKING TRAIL  
HEBRON PARKWAY  
LEWISVILLE, TEXAS 75057



A-100

CONCEPTUAL SITE PLAN

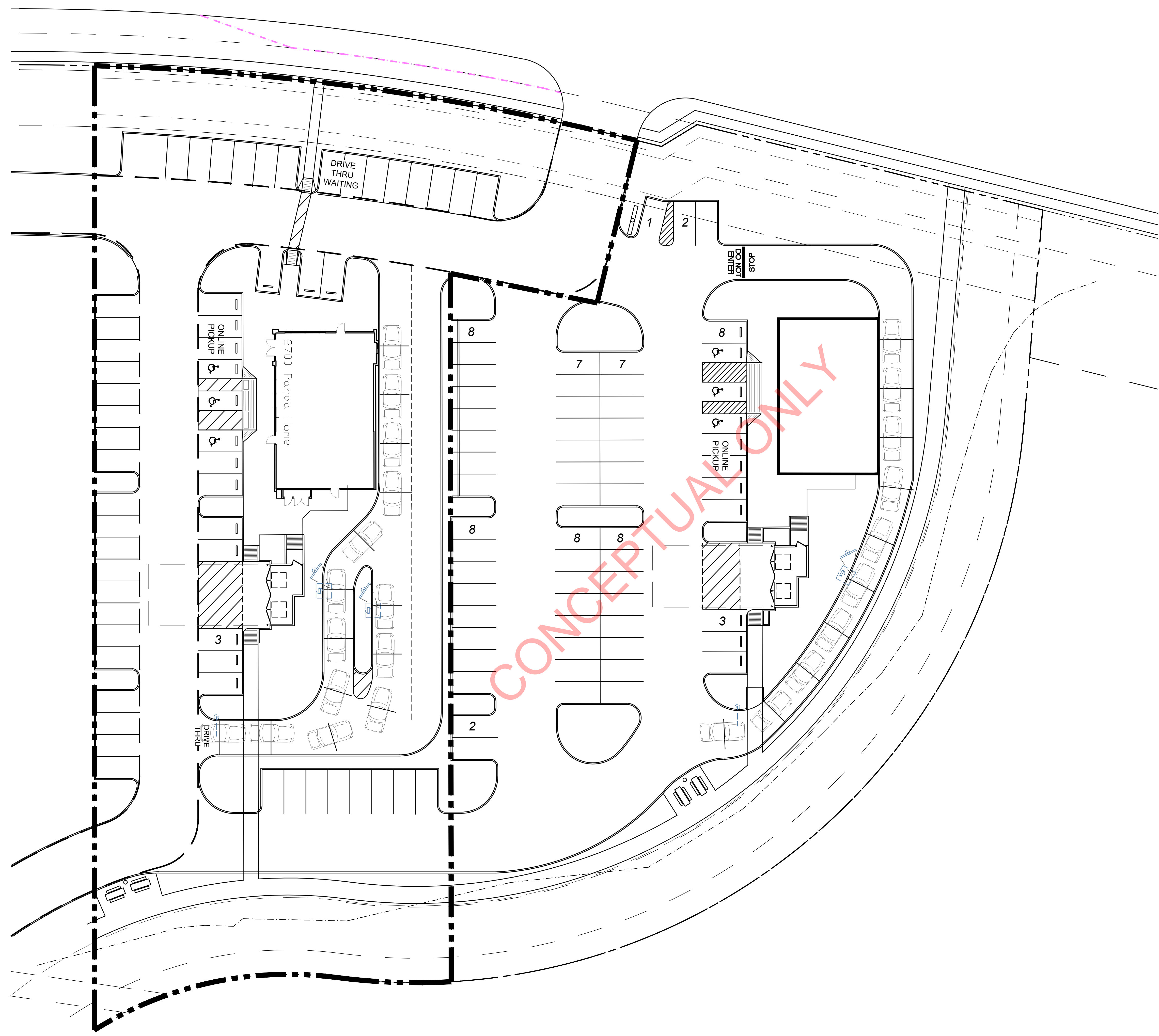
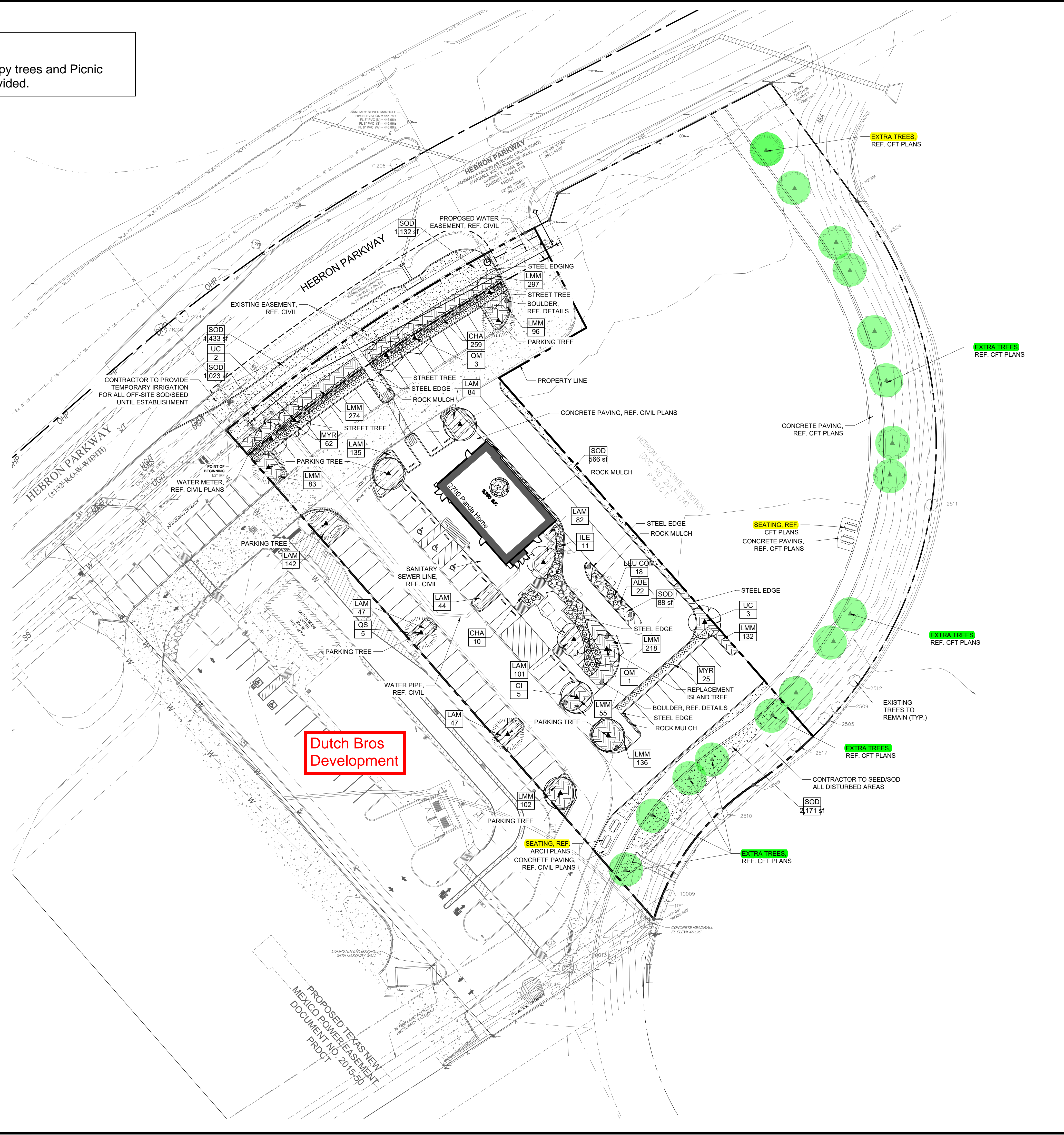
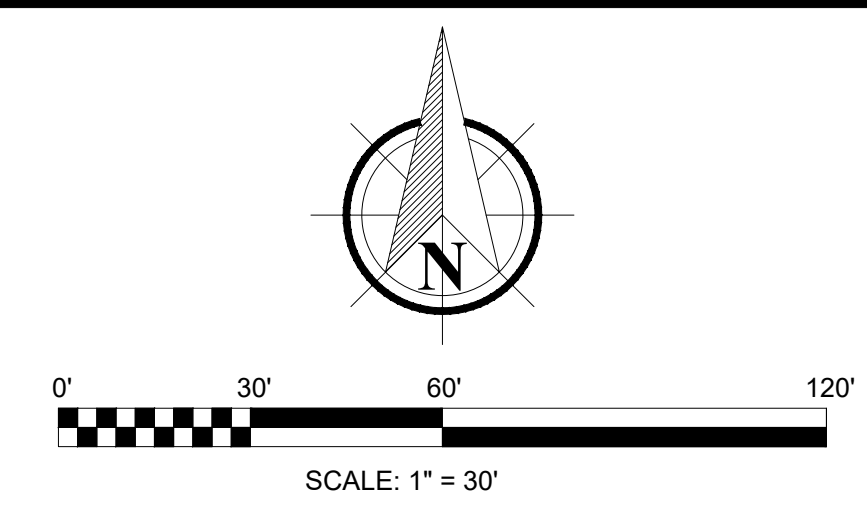




Exhibit X:  
Additional Canopy trees and Picnic tables to be provided.



**CITY OF LEWISVILLE CODE REQUIREMENTS**

**PARKING AREA TREES - SECTION VI.8.1.4.a.8.c**

PARKING TREES REQUIRED (1 x 8 = 8 TREES)	8
PARKING TREES PROVIDED (8) SHADE TREES - 3" CALIPER	8

**PARKING LOT INTERIOR LANDSCAPING - SECTION VIII.3.4.C.2-3**

REQUIRED AREA (28,400 SF x 8% = 2,272 SF)	2,272 SF
PROVIDED AREA	2,765 SF
ISLAND TREES REQUIRED (1 TREE PER PARKING ISLAND (11 PARKING ISLANDS))	11
ISLAND TREES PROVIDED	11
MAX 50% TURF AREA (50% x 2,765 SF = 1,383 SF)	1,383 SF MAX
TURF AREA PROVIDED	0 SF

**LANDSCAPING ALONG HEBRON PKWY- SECTION VIII.3.4.A.1**

TREES REQUIRED ( 1 TREE / 40 LF ) (190 LF / 40 = 5)	5
TREES PROVIDED	5
MAX 50% TURF AREA (50% x 5,088 SF = 2,544 SF)	2,544 SF MAX
TURF AREA PROVIDED	2,165 SF
SHRUB & GROUND COVER PROVIDED	2,812 SF

**ALTERNATIVE STANDARDS - ENHANCED LANDSCAPING**

EXTRA TREES PROVIDED	16 TREES, REF. CFT PLANS
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NOTE: ALL PLANT MATERIAL ON THE PROJECT PROPERTY SHALL BE PERMANENTLY IRRIGATED WITH DRIP AND/OR SPRAY IRRIGATION. REF. IRRIGATION DETAILS SHEET IN THIS SET FOR EQUIPMENT TO BE USED.

**BGE**  
2595 Dallas Parkway, Suite 101  
Frisco, Texas 75034  
(972) 464-4800  
www.bgeinc.com  
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**DEVELOPER**  
**PANDA RESTAURANT GROUP**  
11604 Hollister Drive  
Austin, Texas 78739  
Contact: Dennis Stone  
Senior Project Manager  
Tel: 512-288-5070 (Office)  
Tel: 512-897-4308 (Cell)

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

**PANDA EXPRESS**  
PANDA RESTAURANT GROUP  
CITY OF LEWISVILLE, TEXAS  
**PERMIT SET**  
PLANTING PLAN

DATE: 8/20/2024

REVISIONS:


DWG. BY: ACS  
CHECKED BY: M.L.S.  
PROJECT NO.: 9025-00

SHEET NO.  
**L2.01**

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ISSUE DATE:

ALTERNATIVE STANDARDS 08-19-24

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NEW YORK PICNIC TABLES W/ STEEL TUBING



New York picnic tables with optional Steel tubing perimeter offers an aesthetic upgrade to the standard picnic table. NY6 tables provides group sitting options with matching bench seating. Picnic tables are economic and offered in a number of styles and table surfaces.

MATERIALS

- › Table top - Offered in 2"x10" Ipe hardwood or Recycled Plastic lumber
- › End Unit Tubing - 2 3/8" x .154 wall steel tubing
- › Support Angles - 2" x 3" x 1/4 Steel Angle
- › Support Tube - 1 5/16 Steel Tube
- › Table Seat Frame - 1 1/2 Steel Tube

OPTIONS

Choose six or eight foot table length; four, six, or eight foot bench length, umbrella or none; powdercoat or Duracoat finish; and color.

ADDITIONAL LINKS

- › Custom Logo
- › Powder Colors
- › Recycled Plastic

TABLES



New York Picnic

New York Picnic w/ Steel Tubing

- (1) AT EACH OUTDOOR DINING AREA
- (1) AT EACH OUTDOOR DINING AREA

New York Picnic Table Products			
NY6-1500	72 Inch Rectangular Picnic Table, Two six foot Backless Bench Seats, Freestanding Mount	72"x60"	200lbs.
NY6-1500-RP	72 Inch Rectangular Picnic Table, Two six foot Backless Bench Seats, Freestanding Mount, Recycled Plastic	72"x60"	200lbs.
NY6-2500	96 Inch Rectangular Picnic Table, Two eight foot Backless Bench Seats, Freestanding Mount	96"x60"	275lbs.
NY6-2500-RP	96 Inch Rectangular Picnic Table, Two eight foot Backless Bench Seats, Freestanding Mount, Recycled Plastic	96"x60"	275lbs.
NY6-2500-ADA	96 Inch Rectangular Picnic Table, Two six foot Backless Bench Seats, Freestanding Mount	96"x60"	225lbs.
NY6-2500-ADA-RP	96 Inch Rectangular Picnic Table, Two six foot Backless Bench Seats, Freestanding Mount, Recycled Plastic	96"x60"	225lbs.

SUSTAINABILITY

New York tables have a steel recycled material content of 96.91% of which 83.97% is post consumer content. This content may vary based on the product design, product material type, and interchangeable piece parts. Recycled content estimates are an average based on steel mill provided information for steel bar product. For project specific information contact SiteScapes. All styles are 100% recyclable. For more information about SiteScapes sustainable products and policies, please refer to our [Environmental Statement](#).

CFT WALKING TRAIL HEBRON PARKWAY LEWISVILLE, TEXAS 75057

OUTDOOR DINING TABLES





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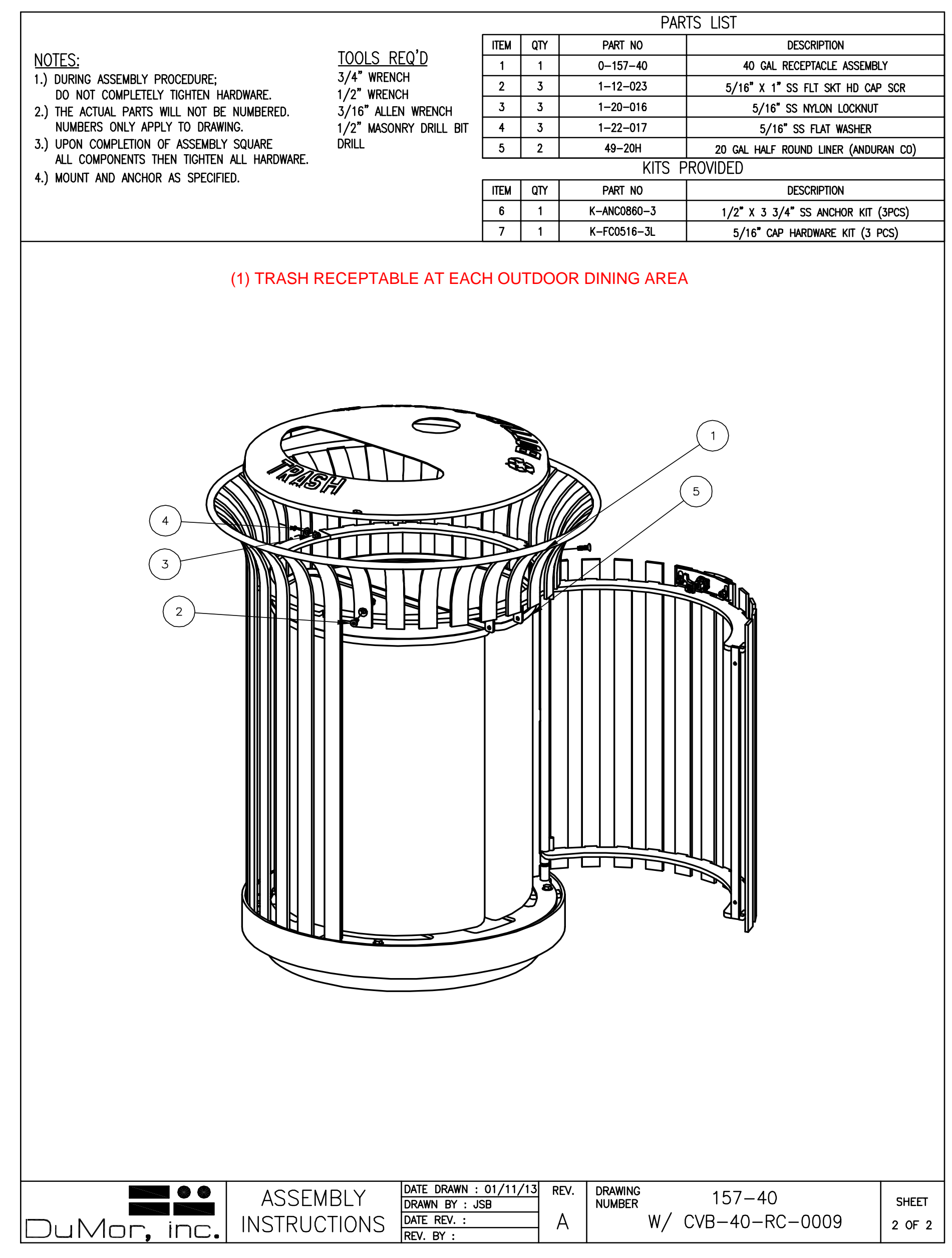
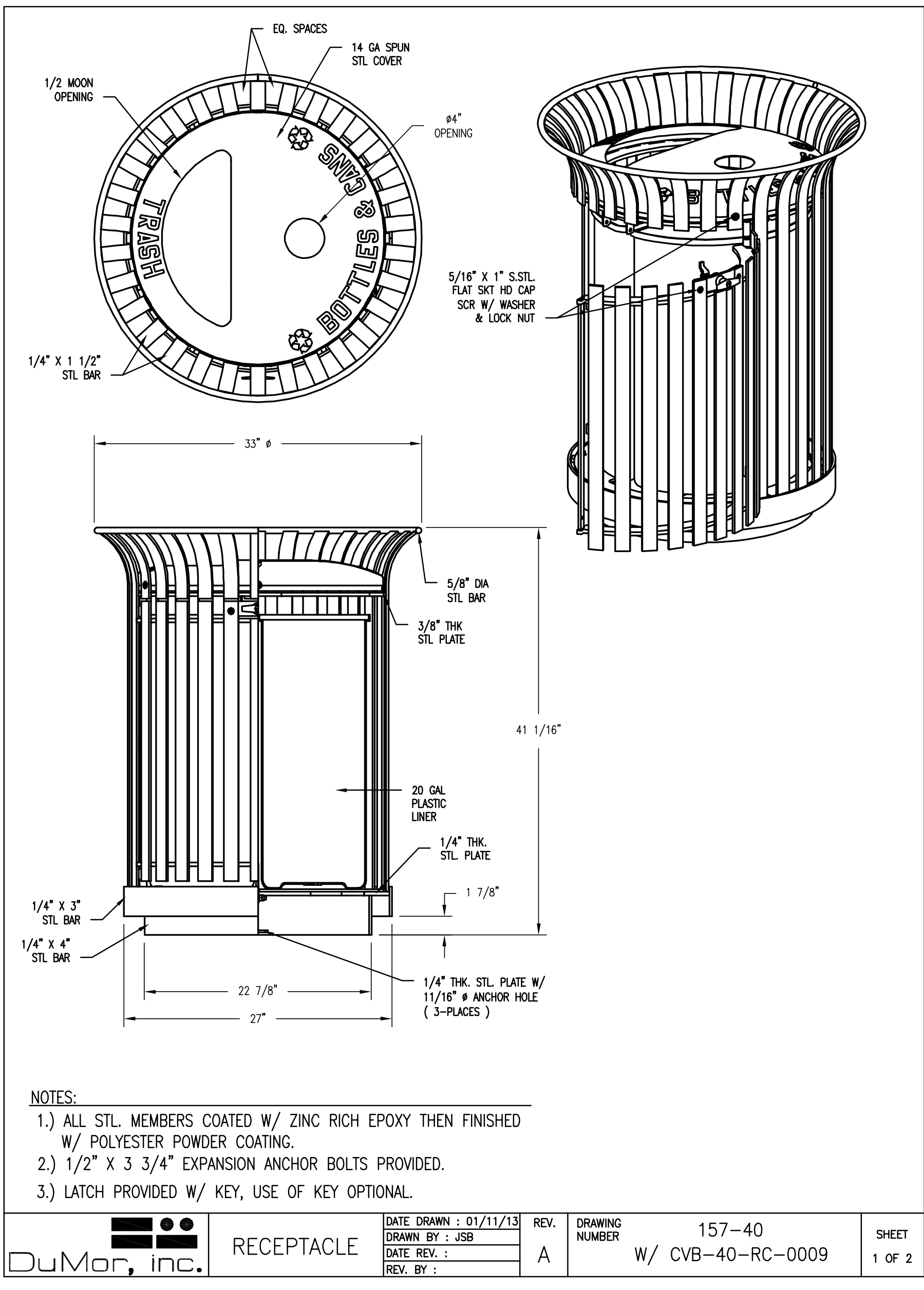
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DuMor Receptacle 157



CFT  
WALKING TRAIL  
HEBRON PARKWAY  
LEWISVILLE, TEXAS 75057

TRASH RECEPTACLE





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REVISIONS table with columns for description and date.

ISSUE DATE: ENGINEERING SITE PLAN 08-05-24

DRAWN BY:

PANDA PROJECT #: PANDA STORE #: ARCH PROJECT #:

HATCHED AREA INDICATES RESTRICTED AREA FOR LIGHT STANDARDS

CFT WALKING TRAIL HEBRON PARKWAY LEWISVILLE, TEXAS 75057

PHOTO-2

CFT SITE LIGHTING PHOTOMETRICS

Schedule table with columns: Symbol, Label, Quantity, Catalog Number, Description, Filename, Lumens Per Lamp, Lumen Multiplier, Light Loss Factor, Wattage, Efficiency.

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min.

Note: 1. MOUNTING HEIGHT OF 12' 2. CALCULATIONS TAKEN AT GROUND LEVEL 3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600 4. LAYOUT IS AN ESTIMATE

Product information for 'FIXTURE A Mirada Post Top (MPP) Outdoor LED Post Top'. Includes overview table, quick links, and detailed features & specifications.

