

PARK CENTRAL TERRACES PLANNED DEVELOPMENT STANDARDS

Park Central Terraces is a neighborhood which creates a beautiful, timeless community that upholds and enhances the quality of the surrounding environment. This neighborhood encourages outdoor activities and neighborhood interaction with its proximity to Central Park located to the southwest of Park Central Terraces. Maintaining the natural tree-lines and wildlife on the rear of the homes provides residents a scenic view and allows for a jewel-box type community

I. PROJECT LOCATION

Park Central Terraces consists of 5.371 acres of land located on the north and south sides of McCartt Drive within the Boyd Addition, Block A, Lot 1 and Block B, Lots 2 and 3, and more generally described in Exhibit "A".

II. PURPOSE AND INTENT

A. Purpose: The purpose of the district is to create a planned residential community with a base district of Estate Townhouse (E-TH) district as shown in Illustration "1" and

1. The purpose of this district is:
 - 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 design streets and homes which will contribute to creating safe neighborhoods.
 - b. To provide a new housing option.
3. The Development and Design Standards herein shall apply to the entire Park Central Terraces development unless indicated otherwise.

B. Applicability: These standards shall apply to all development within Park Central Terraces 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 on February 05, 2016.

III. DEFINITIONS

Open Space: Publicly accessible parks, greens, squares, courtyards, plazas, parkways, medians and commons.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

IV. LOT TYPE REGULATIONS

Park Central Terraces will include lots, with detached minimum of 2,000 square foot homes, based on the Estate Townhouse (E-TH) district. The maximum number of dwelling units permitted within the Park Central Terraces development shall not exceed 32. The lot requirements shall be as follows:

A. Lot Requirements:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than four thousand (4,000) square feet, with rear entry garages, together with the allowed incidental and accessory uses.
2. Permitted Uses: Land use shall comply with residential uses permitted for the E-TH zoning district of the City of Lewisville Zoning Ordinance.
3. Height Regulations: No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.
4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	4,000 square feet
Lot Coverage:	Shall not exceed eighty percent (80%) of the total lot area.
Minimum Floor Area:	2,000 square feet of living area
Front Yard:	5 feet minimum
Rear Yard:	20 feet minimum (for driveways)
Side Yard:	3 feet and 7 feet; 5 feet minimum when adjacent to street right-of-way
Lot Width:	20 feet minimum, measured at the front building line
Garage:	20 feet from rear property line

V. **DEVELOPMENT AND DESIGN STANDARDS**

A. **Screening and Fences:** All development within Park Central Terraces shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances, with the following modification:

1. Screening shall be required as shown in Illustration "1".
2. The existing board-on-board fence on the south property line shall remain, no additional screening is required.
3. A 6-foot tubular steel fence with masonry columns every 50' shall be constructed on the northern property line.
4. A 6-foot tubular steel fence with masonry columns every 50' shall be constructed on the western property lines (or along westernmost easements, if necessary).
5. A 6-foot masonry wall is required along the eastern property line. This masonry wall will be constructed upon development of the commercial properties located to the east, by the developer of the properties to the east.
6. External surface of retaining walls shall be masonry, stonework, or brick.
7. Rear yards of the residential lots shall be enclosed with a six-foot wood fence.

B. **Landscape Standards:** Lots will be fully sodded and have a minimum of 1-3" caliper tree per lot.

C. **Residential Architectural Standards:** All development within Park Central Terraces shall comply with the City of Lewisville's Architectural Standards with the following requirements:

1. All exterior walls elevations (excluding doors and windows) zoning districts shall consist of not less than 80 percent brick veneer. No single wall elevation shall consist of less than 60 percent brick veneer.
2. All units shall have a two-car garage at minimum and two concrete parking spaces off the alley.
3. Each building shall include at least four of the following architectural elements:
 - a. Divided light or border light windows on street facing elevations
 - b. Enhanced brick details, such as herringbone, rowlocks, etc.
 - c. Metal seam roof accents
 - d. Cedar shutter accents
 - e. Cast stone accents
 - f. Decorative coach lighting
 - g. Quoins
 - h. Front porches
 - i. Cedar Columns
 - j. Dormers
 - k. Balconies
 - l. 8-foot entry doors

4. Proposed homes shall generally comply with the attached *representative* photographs as shown in Illustration "2," specifically in visual articulation and attenuation, use of masonry materials, and by utilizing the mixture of architectural elements, as described in Section V(C)(3) above.

VI. PARK AND OPEN SPACE REQUIREMENTS

A. Parks and Open Space: Parks and Open Space shall be provided for as shown on the Concept Plan.

1. HOA. Park Central Terraces' Homeowner's Association (the "HOA") shall maintain the open spaces, common areas, right-of-way irrigation systems, landscaping, detention ponds, and screening walls within the subdivision, notwithstanding the provisions below. The City shall maintain and operate the public water, public wastewater, and public storm water infrastructure and maintain the public streets and public sidewalks. The HOA of Park Central Terraces shall own and maintain the Drainage Easement. The HOA shall be responsible to repair street/concrete/other amenities damaged by the city of Lewisville or the City of Lewisville's contractor due to maintenance or repairs to the City maintained utilities within the following lots: Lot 5x, Block A; Lot 8x, Block B; Lot 19x, Block A; Lot 17x, Block B.
2. In the event the HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of the common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the City agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public right-of-ways, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its maintenance

VII. AMENITIES

- Dog waste receptacles
- Small open space amenity with trail and landscaping
- Park benches near parking area
- Small open space amenity near mailboxes

VIII. PARKING

- No on-Street parking shall be allowed on McCartt Drive.

IX. REQUESTED DEVIATIONS

A. Lot Requirement Comparison

	Lot Requirement Comparison	
	Required: E-TH	Requested: PD
Minimum Dwelling Size	2,000 square feet	2,000 square feet
Minimum Lot Area	4,000 square feet	4,000 square feet
Minimum Front Yard:	5'	5'
Minimum Side Yard:	0' / 5' adjacent to street ROW	3' and 7' / 5' adjacent to street ROW
Minimum Rear Yard:	0'	20' (driveways)

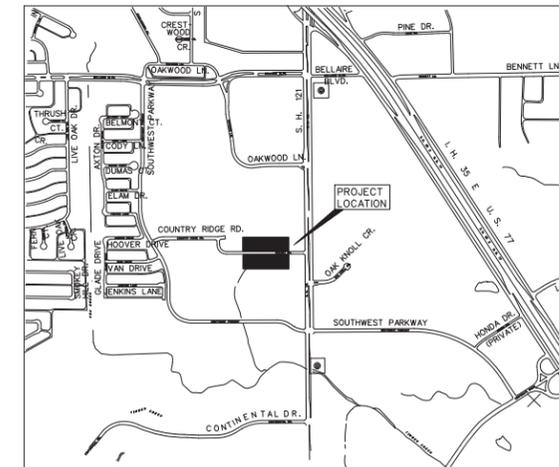
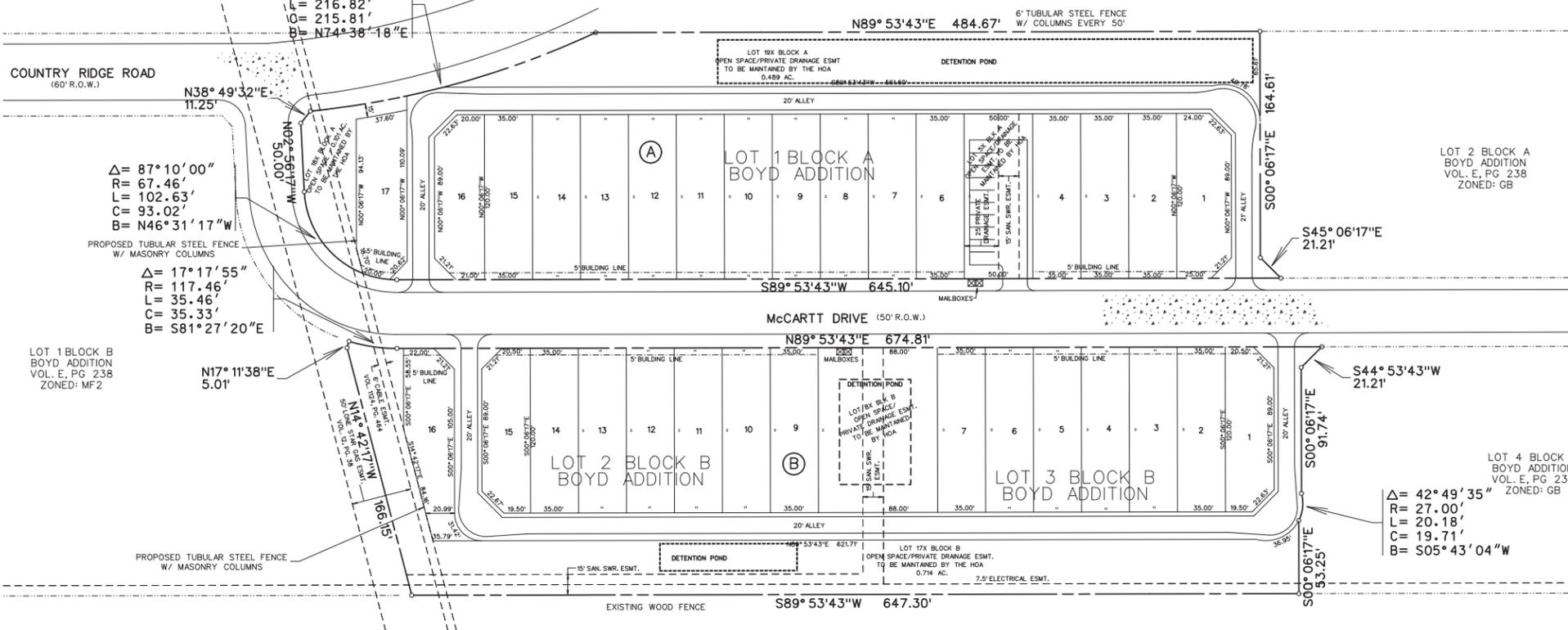
X. REQUESTED VARIANCES

List of Requested Variances

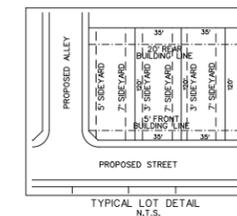
- a) To maintain the existing wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.
- b) To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.
- c) To waive the requirement of tree mitigation in a private drainage easement.



L.I.S.D. ELEMENTARY SCHOOL *40
DOC. NO. 2009-72
ZONED: PU



LOCATION MAP
SCALE 1"=1000'



TYPICAL LOT DETAIL
N.T.S.

AUTUMN BREEZE LIMITED PARTNERSHIP
VOL. 4230, PG. 248
ZONED: MF

VARIANCE REQUESTS:

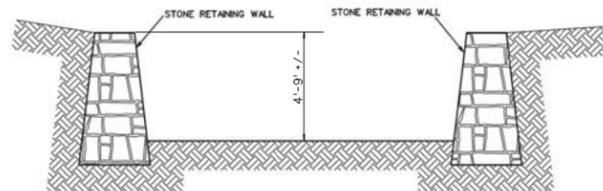
- To maintain the existing wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.
- To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.
- To waive the requirement of tree mitigation in a private drainage easement.

SUMMARY TABLE

SINGLE PHASE - 5,371 AC.
31 TOTAL PD-ESTATE TOWNHOME RESIDENTIAL LOTS
5 TOTAL HOA LOTS
MIN. LOT SIZE - 4000 SF.
DENSITY - 5.8 UNITS PER ACRE.
100% OF LOTS WITH MIN. 2000 SF. OF LIVING AREA
FRONT BUILDING LINE - 5' MIN.
REAR BUILDING LINE - 20' MIN.
EX. ZONING - GENERAL BUSINESS

LOT SIZE TABLE			
BLOCK A		BLOCK B	
LOT	SF	LOT	SF
1	4559	1	4019
2	4200	2	4200
3	4200	3	4200
4	4200	4	4200
5X	6000	5	4200
6	4200	6	4200
7	4200	7	4200
8	4200	8X	10440
9	4200	9	4200
10	4200	10	4200
11	4200	11	4200
12	4200	12	4200
13	4200	13	4200
14	4200	14	4200
15	4200	15	4019
16	4003	16	4289
17	4265	17X	30042

X DENOTES HOA LOT



DETENTION POND DETAIL
N.T.S.

NOTE:
EACH DETENTION POND WILL VARY IN HEIGHT.

CONCEPT PLAN
OF
PARK CENTRAL TERRACES
31 TOTAL RESIDENTIAL LOTS
5 TOTAL HOA LOTS
5.461 ACRES
ZONING: PD-ETH

OUT OF THE
W.B. HUNTER SURVEY, ABSTRACT NO. 552
IN THE
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

OWNER
CHARIS PARTNERS, LTD.
1303 CAMPBELL ROAD

OCTOBER 2018 SCALE: 1"=50'

APPLICANT
LEWISVILLE HIGHLAND TERRACES, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JOHN ARNOLD

ENGINEER
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

Park Central Terraces



Illustration 2 – Representative Product