

## NARRATIVE FOR MULTIPLE ALTERNATIVE STANDARD REQUEST

April 22, 2026

SITE ADDRESS: 1844 N STEMMONS FWY, LEWISVILLE, TX 75067

Applicant: MD MOZHARUL ISLAM, P.E.

CIVIL URBAN ASSOCIATES, INC.

327 MAPLE ST/ RICHARDSON, TX 75081

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### REF: ALTERNATIVE STANDARD REQUEST FOR MULTIPLE ITEMS

We are requesting here the alternative standard for the following items with reasons for each.

#### LANDSCAPE

Parking is not allowed in required landscape strip areas. An Alternative Standard is requested here **because** the existing parking area falls within the landscape strip and there is not another area outside of the landscape strip available for.

1) 20' landscape strip is required. 2) 1 Tree per 40 LF 3) 5 Trees are required (rounded up) 4). An Alternative Standard is requested here to move the required trees to another area **because** of the location and size of the easements preventing planting space. Shrub added along the front parking area.

It is 1 tree per 8 spaces. An Alternative Standard is requested here of 0 Trees required **because** of the location and size of the easements prevents planting space.

#### BUILDING

We are requesting a waiver of the subdistrict requirement of 80% Brick or Stone for all applicable surfaces. The existing structure's exterior façades are composed entirely of painted Concrete Masonry Units (CMU). The proposed renovation and addition, as submitted for the City's review and approval, includes a front façade (south elevation, facing N Stemmons Freeway) that is designed with 100% stone. The east and west side façades consist of approximately 16% stone and 84% CMU; these elevations are only partially visible from the public right-of-way. The rear (north) façade is composed entirely of CMU and is not visible from the street or adjacent properties. In many cases CMU is considered as Masonry construction material as Brick & Stone.

During an in-person meeting with a City official, the property owner was advised that painted CMU may be acceptable for the side and rear façades, provided that the front façade is constructed entirely of brick or stone.



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In light of the above, we respectfully request that the City of Lewisville consider approving the proposed exterior finishes as an alternative to the standard requirement. This approach would allow the project to remain within the owner’s construction budget while continuing to support the City’s broader neighborhood enhancement objectives.

Finally, we are requesting here for the above items with the respective reasons to approve by the city of Lewisville so this project can successfully move forward.

Please feel free to contact me if you have any further questions.

Thank you.  
Sincerely

MD MOZHARUL ISLAM, P.E.

06-23-2026

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Applicant signature                      date