

ORDINANCE NO. 0129-19-SUP

**AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL,
AMENDING THE ZONING ORDINANCE BY GRANTING A
SPECIAL USE PERMIT FOR MINOR AUTOMOBILE
SERVICES INCLUDING TUNE-UP AND REPAIR SERVICES
AND A CAR WASH FACILITY, ON APPROXIMATELY 1.22
ACRES, LEGALLY DESCRIBED AS LOT 3, BLOCK A,
CORNERS AT VALLEY PARKWAY ADDITION, LOCATED
AT 1111 ROUND GROVE ROAD (F.M. 3040), AND ZONED
LOCAL COMMERCIAL DISTRICT (LC); PROVIDING FOR
A REPEALER, SEVERABILITY, PENALTY, AND AN
EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

WHEREAS, applications were made requesting approval of a Special Use Permit for a minor automobile services including tune-up and repair services and a car wash facility by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinances of the City of Lewisville, Texas; and said Planning and Zoning Commission has recommended that the Special Use Permit on the 1.22-acre tract, as described in the attached Exhibit “A” (the “Property”), be **approved**; and

WHEREAS, this application for a Special Use Permit comes before the City Council of the City of Lewisville, Texas (the “City Council”) after all legal notices, requirements, conditions and prerequisites have been met; and

WHEREAS, the City Council at a public hearing has determined that the proposed use, subject to the condition(s) stated herein: (1) complements or is compatible with the surrounding uses and community facilities; (2) contributes to, enhances, or promotes the welfare of the area of request and adjacent properties; (3) is not detrimental to the public health, safety, or general welfare; and (4) conforms in all other respects to all zoning regulations and standards.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. FINDINGS INCORPORATED. The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. SPECIAL USE PERMIT GRANTED. Subject to the conditions provided for herein, applicant is granted a Special Use Permit to allow a minor automobile services including tune-up and repair services and a car wash facility on the Property, which is zoned Local Commercial District (LC).

SECTION 3. CONDITIONS OF SPECIAL USE PERMIT. The Property shall be developed and maintained:

1. in compliance with the narrative, site plan, building elevations, and landscape plan, attached hereto as Exhibit "B"; and
2. in accordance with all federal, state, and local laws and regulations.

SECTION 4. CORRECTING OFFICIAL ZONING MAP. The City Manager, or her designee, is hereby directed to correct the official zoning map of the City of Lewisville, Texas, to reflect this Special Use Permit.

SECTION 5. COMPLIANCE WITH ALL OTHER MUNICIPAL REGULATIONS. The Property shall comply with all applicable municipal ordinances, as amended. In no way shall this Special Use Permit be interpreted to be a variance to any municipal ordinance.

SECTION 6. RESCINDING AND TERMINATION. The City Council may rescind and terminate the Special Use Permit after a public hearing if any of the following occur:

1. One or more of the conditions imposed by the Special Use Permit have not been met or have been violated.
2. The Special Use Permit was obtained through fraud or deception.
3. Ad valorem taxes on the property are delinquent by six months or more.
4. Disconnection or discontinuance of water and/or electrical services to the property.
5. Abandonment of the structure, lease space, lot, or tract of land for 180 days or more.

SECTION 7. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION 8. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

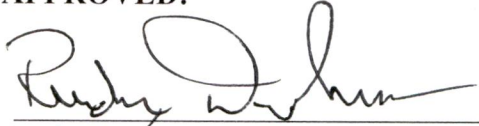
SECTION 9. PENALTY. Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION 11. EMERGENCY. It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance be read on three separate occasions be, and the same is hereby, waived and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 15TH DAY OF JULY, 2019.

APPROVED:




Rudy Durham, MAYOR

ATTEST:



Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:



Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Property Description

Exhibit B
Narrative
Site Plan
Building Elevations
Landscape Plan



Filed for Record in:
DEWITT COUNTY TX
RECORDED AT THE
CLERK'S OFFICE

On Sep 09 1999
At 11:03am

Doc/Book : 99-0002372
Doc/Type : 14
Record/Ord : 41-00
Recd/Inst : 4-00
County : 2629
Shelley



FINAL PLAT
OF
THE CORNERS AT VALLEY PARKWAY ADDITION
LOTS 1-6, BLOCK A
9.3512 ACRES
ZONED LC
AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS
BEING OUT OF THE
JESSE WATKINS SURVEY ABSTRACT NO. 1328
DENTON COUNTY, TEXAS
JULY, 1999
FILED 9-8-99
CLERK OF COURTS, DENTON COUNTY, TEXAS
CABINET Q SLIDE 331 P.R.C.B.T.
C-2

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROPERTY CLOSING, L.T.D. THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1,2,3,4,5,6, BLOCK A, THE CORNERS AT VALLEY PARKWAY 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 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 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 HYDRANT AND A TWO (2) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, WATER BOXES) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMES 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.

PROPERTY CLOSING, L.T.D.
A TEXAS LIMITED PARTNERSHIP

BY: STO HURLEY, PRESIDENT

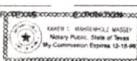
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STO HURLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9th DAY OF Sept, 1999.

James C. Mackinich, Notary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, 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 PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LEWISVILLE, TEXAS.

Lawrence A. Cates
LAWRENCE A. CATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS PROPERTY CLOSING, L.T.D. IS THE SOLE OWNER OF A TRACT OF LAND BEING A PORTION OF THAT CERTAIN 9.403 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WATKINS SURVEY, ABSTRACT NO. 1328, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS CONVEYED AS "TRACT F" TO LEWISVILLE NO. 1 JOINT VENTURE BY E&A, INC. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 93-18046993 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT A CORNER CLIP AT THE INTERSECTION OF THE WEST LINE OF VALLEY PARKWAY AND A 100 FOOT RIGHT-OF-WAY WITH THE NORTH LINE OF E.M. HIGHWAY NO. 3040, A 100 FOOT RIGHT-OF-WAY, SAME BEING AT THE BEGINNING OF THE ARC OF A CURVE TO THE RIGHT, AND BEING A CORNER OF SAID "TRACT F", THENCE ALONG THE NORTH LINE OF SAID E.M. HIGHWAY NO. 3040, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) AND (2):

(1) 351.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.00 A DELTA ANGLE OF 107° 48' 47" AND A CHORD WHICH BEARS NORTH 87° 12' 12" WEST (N 87° 18' 58" W RECORD) (CLEARING BASE) PLAT - VALLEY VISTA ESTATES I), A DISTANCE OF 350.41 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE POINT OF TANGENCY;

(2) NORTH 81° 31' 49" WEST (N 81° 16' 59" W RECORD), A DISTANCE OF 489.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWESTERLY CORNER OF SAID "TRACT F", SAME BEING AT THE SOUTH CORNER OF A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY BY THE PARKWAY BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET "F", SLIDE 388 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 28° 22' 34" EAST (N 28° 07' 47" E RECORD), AT A DISTANCE OF 30.00 FEET PASSING A COMMON CORNER OF SAID RIGHT-OF-WAY DEDICATION AND LOT 1, BLOCK A OF SAID PARKWAY BAPTIST CHURCH ADDITION, AT A DISTANCE OF 327.85 FEET PASSING AN EAST CORNER OF SAID LOT 1, PARKWAY BAPTIST CHURCH ADDITION AND A COMMON CORNER OF LOT 1 OF BLOCK A OF THE VALLEY PARKWAY ELEMENTARY ADDITION, AND ADDITION TO THE CITY OF LEWISVILLE, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET "F", SLIDE 185 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND CONTINUING ON A TOTAL DISTANCE OF 410.32 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID "TRACT F" AND COMMON CORNER OF SAID LOT 1, BLOCK A, VALLEY PARKWAY ELEMENTARY ADDITION;

THENCE NORTH 88° 32' 54" EAST (N 88° 18' 07" E RECORD), AT A DISTANCE OF 574.73 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK A, VALLEY PARKWAY ELEMENTARY ADDITION AND A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY BY SAID PLAT OF THE VALLEY PARKWAY ELEMENTARY ADDITION, AND CONTINUING ON A TOTAL DISTANCE OF 582.06 FEET (588.70" RECORD) TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF AFORESAID VALLEY PARKWAY, 100 FOOT RIGHT-OF-WAY AT THIS POINT;

THENCE ALONG THE WEST LINE OF SAID VALLEY PARKWAY, AS OCCUPIED UPON THE GROUND, THE FOLLOWING COURSES AND DISTANCES NUMBERED (5) AND (6):

(5) SOUTH 00° 39' 00" EAST (S 00° 40' 23" RECORD), A DISTANCE OF 715.60 FEET (714.55" RECORD), TO A 5/8" IRON ROD SET FOR CORNER AT THE AFORESAID CORNER CLIP AT THE INTERSECTION OF E.M. HIGHWAY 3040;

(6) SOUTH 58° 36' 04" WEST (S 58° 21' 17" W RECORD), A DISTANCE OF 37.27 FEET (39.29" RECORD), TO THE PLACE OF BEGINNING AND CONTAINING 9.3512 ACRES OF LAND, MORE OR LESS.

FINAL PLAT
OF

THE CORNERS AT VALLEY PARKWAY ADDITION

LOTS 1-6, BLOCK A

9.3512 ACRES

ZONED LC

AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS
BEING OUT OF THE
JESSE WATKINS SURVEY ABSTRACT NO. 1328
DENTON COUNTY, TEXAS

JULY, 1999

FILED 9-9-99
CABINET Q SLIDE 382 P.R.C.T.
C-2A

ENGINEER/SURVEYOR

LAWRENCE A. CATES & ASSOC.
14200 MIDWAY RD. STE. 122
DALLAS, TEXAS 75225
(972) 385-2272
CONTACT: LAWRENCE A. CATES

OWNER

PROPERTY CLOSING, L.T.D.
5950 BERSHIRE LANE, STE. 450
DALLAS, TEXAS 75225
(214) 891-3222
CONTACT: JON ANDRUS

FILED FOR RECORD IN THE
CLERK'S OFFICE OF DENTON COUNTY, TEXAS
ON 09-09-1999
BY: J. C. HURLEY
J. C. HURLEY, CLERK



THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF LOTS 1,2,3,4,5,6, BLOCK A, THE CORNERS AT VALLEY PARKWAY ADDITION, AN 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 26 DAY OF August, 1999 AND SUCH BODY BY FORMAL ACTION, THEN 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 AND ACCEPTED THEREOF BY SIGNING AS HEREINAFTER SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS 9th DAY OF Sept, 1999.

Warry Hendrix
WARRY HENDRIX, CITY SECRETARY
CITY OF LEWISVILLE, TEXAS

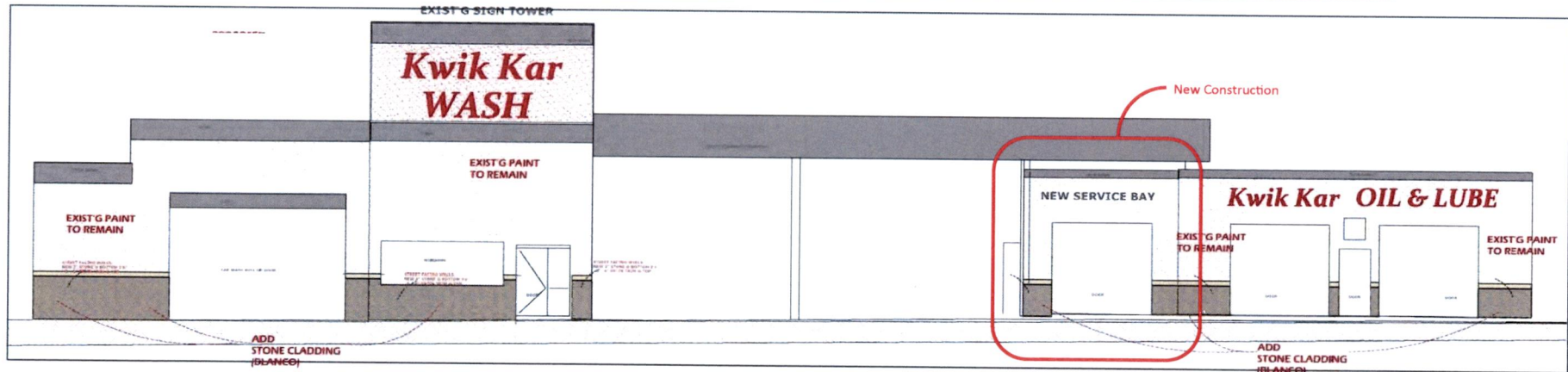
THE CITY OF LEWISVILLE, TEXAS
DEVELOPMENT PLAN FOR
**KWIK KAR (SUP)
SERVICE BAY EXPANSION**

1111 W ROUND GROVE RD., LEWISVILLE, TX 75067

EXIST'G BUILDING



EXIST'G BUILDING



CONTRACTOR:
LONE STAR CONSTRUCTION

CONTACT: GABRIEL SAID

Phone (469)-939-2020

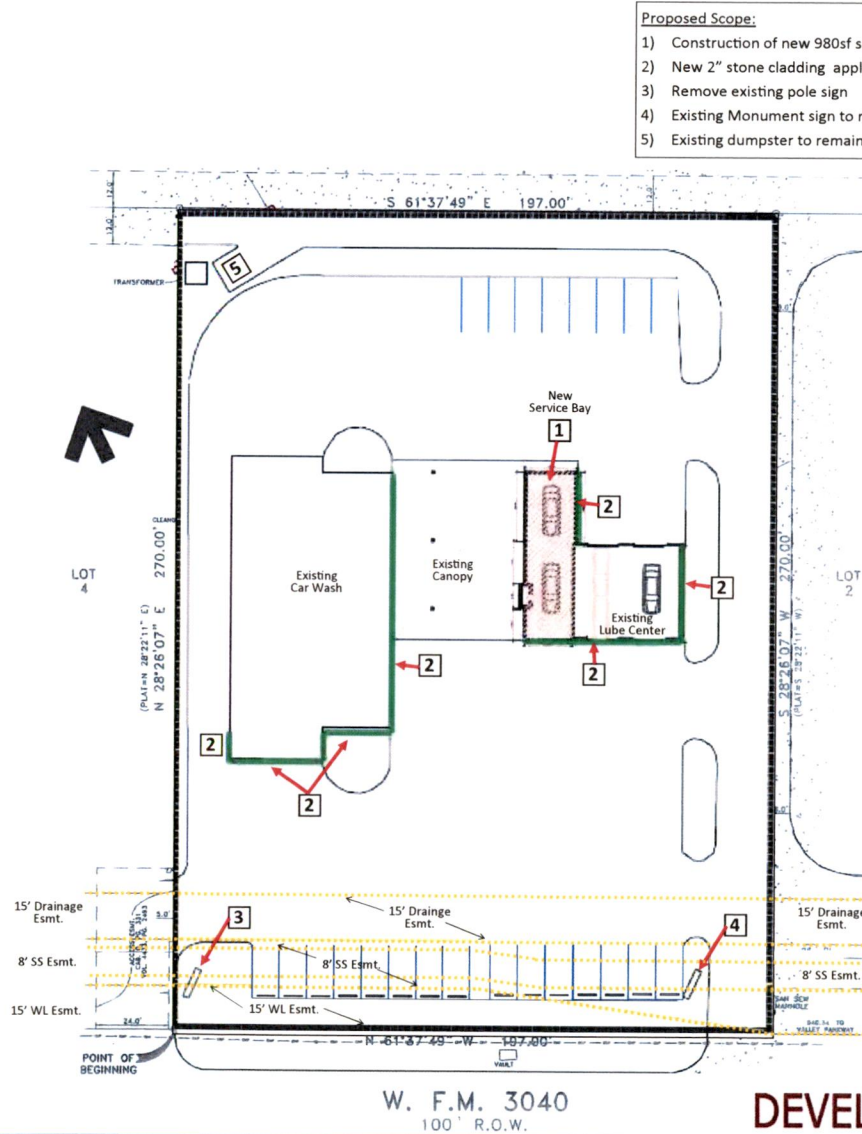
DESIGN ENGINEER:
CHAUCER DESIGN STUDIO

CONTACT: CHAUCER CHERN, P.E.
949 SIMON DRIVE
PLANO, TEXAS 75025-2500
Phone (972) 849-6848 chaucerdesign@gmail.com
TEXAS ENGINEER FIRM #12335

PROPERTY OWNER:
ROYSS, LLC
CONTACT: RYAN GHOUTIEMEH
4308 Glen Meadows Dr.,
Parker, TEXAS 75002
Phone (469) 444-1444

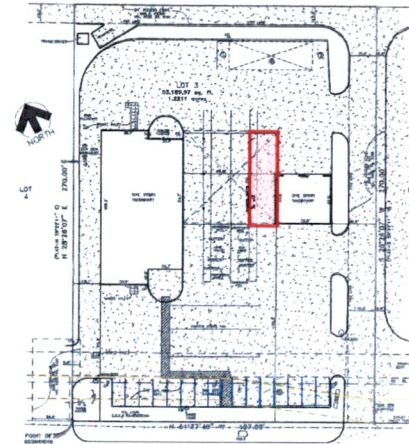
DRAWING INDEX:

- C1 DEVELOPMENT PLAN
- L1 LANDSCAPE PLAN
- A1 BUILDING ELEVATIONS
- A2 BUILDING ELEVATIONS



Proposed Scope:

- 1) Construction of new 980sf service bay finished to match existing
- 2) New 2" stone cladding applied to 3'-6" above finished floor
- 3) Remove existing pole sign
- 4) Existing Monument sign to remain
- 5) Existing dumpster to remain



EXIST'G SITE INDEX PLAN
SCALE 1"=40.0'

PARKING CALCULATION

Existing

Lube Center 1146 SF @ 1/200 = 6 Spaces
Car Wash 1930 SF @ 1/200 = 10 Spaces
Parking Required = 16 spaces
Parking Provided = 19 Spaces

New

Service Bay 980 SF @ 1/200 = 5 Spaces
(2) spaces provided inside the new service bay
Additional Parking required = 3

Total Parking Required = 19

Total Parking Provided = 19

DEVELOPMENT PLAN SCALE 1"=20.0'

**CHAUCER
DESIGN STUDIO**

949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6848 E-MAIL: chaucerdsgn@gmail.com

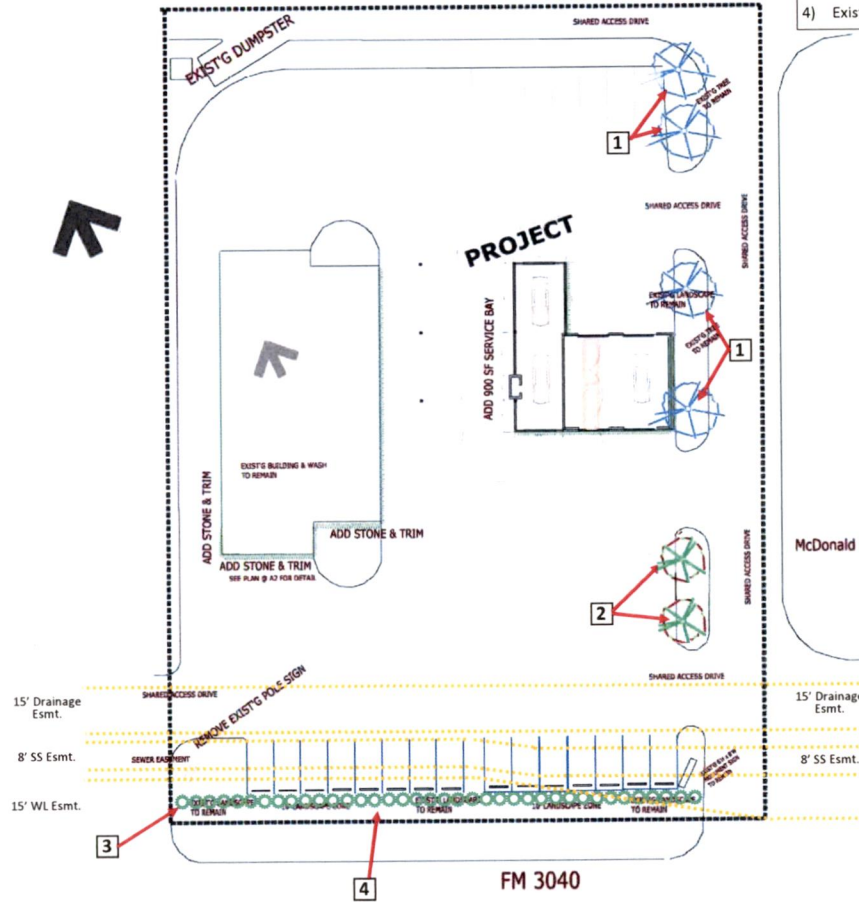


**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/ 22/ 2019

C1



LANDSCAPE PLAN

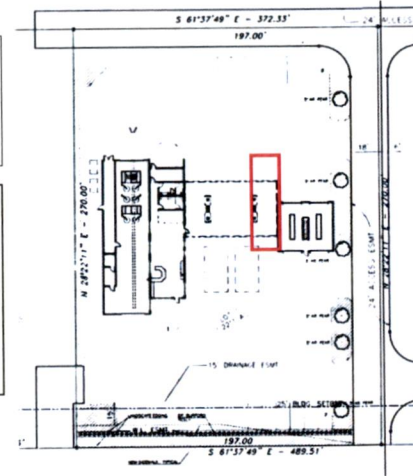
SCALE 1"=20.0'

Proposed Scope:

- 1) Existing shade trees to remain
- 2) Add new 2.5" shade trees
- 3) Fill and maintain Existing landscape shrubs
- 4) Existing 10' Landscape Buffer

LEGEND

- Existing Aristocrat Pear
- New 2.5" Red Oak
- Ext. Dwarf Burford Holly



EXIST'G SITE INDEX PLAN

SCALE 1"=40.0'

LANDSCAPE REQUIREMENTS

Landscape Strip:

A landscape strip shall be provided adjacent to all public and private streets. The Landscape strip shall be a minimum of 10 feet, exclusive of street right-of-way.

Required - minimum 10' width

Provided - existing 10' landscape

Street Trees:

Within the landscape strip, one shade tree (2.5" caliper minimum) shall be provided per five hundred square feet of required landscape strip.

Required - I.f. frontage (times) 10' (divided by) 500

FM 3040 - 197 I.f. (10)/500 = 4 trees

Provided - no trees planted due to existing water easement along frontage
4 Shade trees (aristocrat pear) exist along the shared access drive

Interior Landscape Requirements:

A Parking area of 1-32,639 s.f. is require to have 8% interior landscaping

Required - 32,639 s.f. (.08) = 2,611 s.f.

Provided - 4,505 s.f. *1,894 s.f. (72%) more than min.

Trees required spaced at a ratio of one shade trees (2.5" caliper min.) for each 15 parking spaces provided

Required - 2 Trees

Provided - 2 New Trees - 2.5" Red Oak

When parking lots and drives about the landscape strip along street right-of-way, evergreen shrubs must be provided for screening. The screening must be a minimum of 2' high and extended along the entire street frontage of the parking lot. If a parking lot is located 50' from the street R.O.W line, no shrubs will be required.

Required - 197 I.f.

Provided - 197 I.f. landscape shrubs

* All landscape shall be 100% watered by underground automatic irrigation system. Irrigation system shall have a freeze sensor. Contractor to ensure that all existing irrigation is operable, restored and meets all of TCEQ requirements. Any new irrigation will be added to existing system if applicable.

CHAUCER
DESIGN STUDIO

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TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com

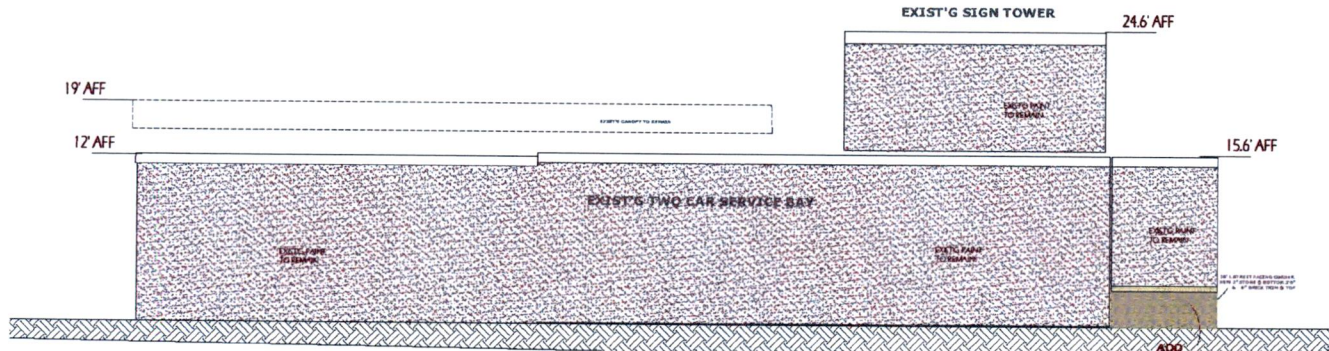


KWIK KAR
SERVICE BAY EXPANSION
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REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/ 22/ 2019

L1



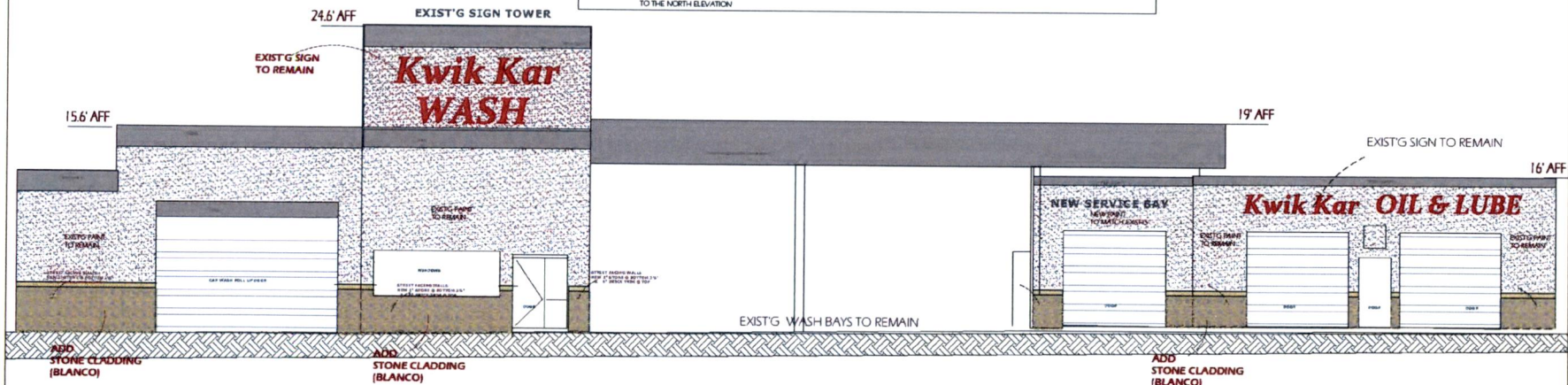
ADD
STONE CLADDING
(BLANCO)
WEST (SIDE) ELEVATION

S 3/16"=1'-0

**NEW FACADE TREATMENT:
EXIST'G PAINTED CONCRETE WALL W/ ADDED STONE CLADDING**

SIDES	EXIST'G PAINT	%	NEW STONE CLADDING	%
EAST ELEVATION, STREET	510 SF	77%	150 SF	23%
EAST ELEVATION, WASH BAY	1000 SF	75%	335 SF	75%
SOUTH ELEVATION, STREET SIDE	1000 SF	64%	200 SF	16%
WEST ELEVATION	1520 SF	96%	30 SF	2%
TOTAL	4130 SF	85%	715 SF	15%

NO STONE CLADDING BEING ADDED TO THE NORTH ELEVATION



FRONT (S) ELEVATION

S 3/16"=1'-0

**CHAUCER
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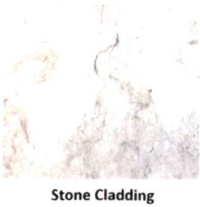
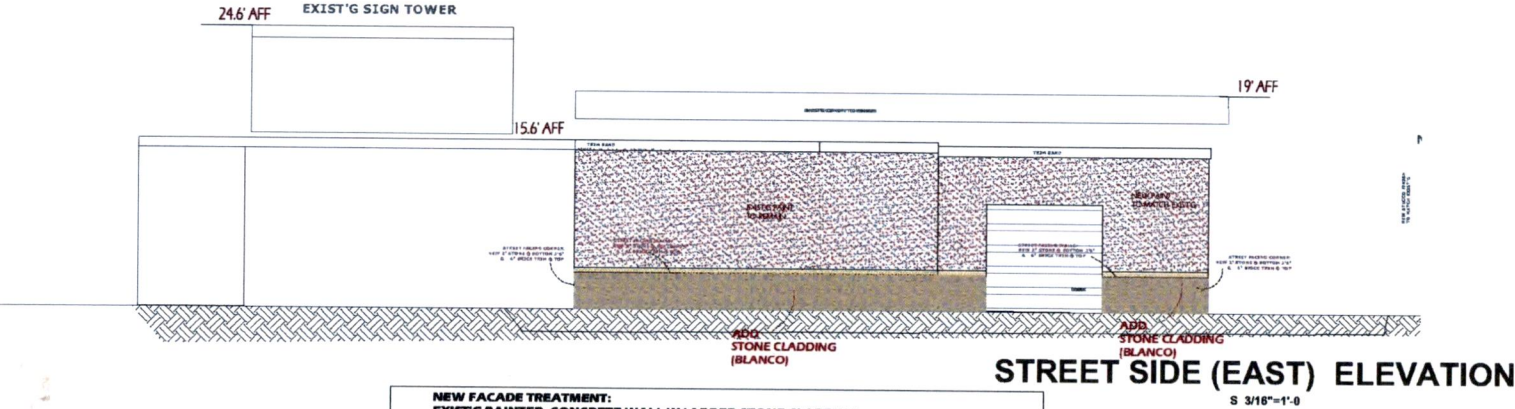
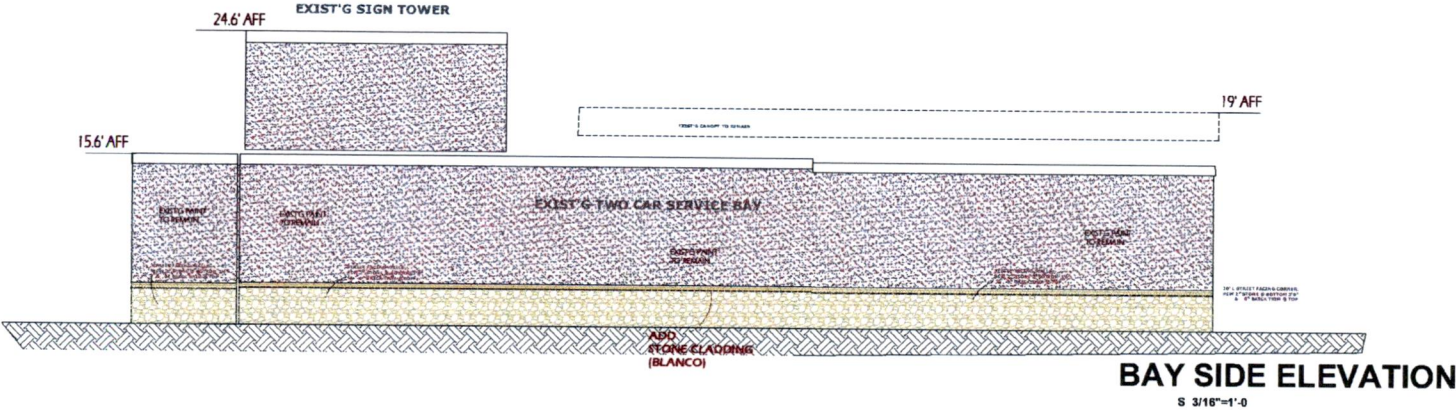


**KWIK KAR
SERVICE BAY EXPANSION**
1111 W. ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/ 30/ 2019

A1



NEW FACADE TREATMENT: EXIST'G PAINTED CONCRETE WALL W/ ADDED STONE CLADDING				
SIDES	EXIST'G PAINT	%	NEW STONE CLADDING	%
EAST ELEVATION, STREET	510 SF	77%	150 SF	23%
EAST ELEVATION, WASH BAY	1000 SF	75%	335 SF	75%
SOUTH ELEVATION, STREET SIDE	1000 SF	84%	200 SF	16%
WEST ELEVATION	1520 SF	98%	30 SF	2%
TOTAL	4100 SF	85%	715 SF	15%

NO STONE CLADDING BEING ADDED TO THE NORTH ELEVATION

**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX. 75025
TEL: 972.849.6848 E-MAIL: chaucerdsgn@gmail.com



**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/30/2019
A2

PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES
<p>Berman, and to all who it may concern.</p> <p>Notice to Defendant: You have been sued. You may employ an attorney. You (and each of you) are hereby commanded to appear before the 393rd Judicial District Court at the Courts Building thereon, located at 1450 E. McKinney, 4th floor Denton, Denton County, Texas 76209 by filing a written answer at or before 10:00 o'clock a.m. on the first Monday following the expiration of forty-two (42) days from the date of the issuance of this citation, same being August 05, 2019. If you do not file an answer by August 05, 2019 a default judgment may be taken against you.</p> <p>Plaintiff's Petition was filed in said Court on 03/20/2019 in Cause No. 19-2604-393 on the docket of said Court styled "NATIONAL MORTGAGE LLC D/B/A MR COOPER VS The Unknown Heirs at Law of Diane Berman, Et AL, and the parties involved in this case are: National Mortgage, LLC, Unknown Heirs, Marshall Berman.</p> <p>A brief statement of the nature of the suit is as follows, to-wit: Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to-wit: BEING LOT 4, IN BLOCK B OF THIRD SECTION, SOUTH PARK ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 42 OF THE MAP RECORDS OF DENTON COUNTY TEXAS.</p> <p>Issued under my hand and seal of said Court, at the City of Denton, Denton County, Texas, on June 17, 2019.</p> <p><i>/s/ Cameron Weller</i> Cameron Weller, Deputy</p> <p>Requested: Bradley James Conway 14641 Dallas Parkway Suite 425 Dallas, TX 75254</p> <p>David Tranthan, District Clerk PO Box 2146, Denton TX 76202 1450 E McKinney Ste 1200 Denton TX 76209</p> <p>dc: 6/28, 7/15, 7/12 & 7/19/2019</p> <p>Access legal: www.dentoncc.com</p> <p>As of August 29th, 2019 Texas Settlement Services Group will cease Title Company operations.</p> <p>ADVERTISEMENT FOR REQUEST FOR PROPOSAL #25649-18</p> <p>Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Procurement and Contracts Department, 1565A W. Main Street, Room 220, Lewisville, TX 75067 until August 8, 2019 at 2:00 P.M. for Printing (General and Custom (Supplemental Bids). Proposals will be opened at this time at the same address. This proposal is available to be submitted online or manually. Manual late proposals will be returned unopened. For proposal documents, go to www.lisd.net or contact the purchasing office at 972/350-4743.</p> <p>Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district.</p> <p>dc: 7/12 & 7/19/2019</p> <p>Ron's Wrecker & Towing Services 5070 Jim Christal Rd. Denton, Texas 76207 (940)-566-0906 TDLR # 09542420C</p> <p>1990 Ford Aerostar, Tan in color, VIN# 1FMDXJUTZLA13319 LP#109DPS ARKANSAS Towed on 7-14-2019 @ 1:00pm Deer Run, Sanger, Texas Charges due \$255.00 + daily storage & tax</p> <p>dc: 7/19/2019</p> <p>REQUEST FOR BID</p> <p>Bids for the City of Lewisville will be received on line at Bidsync.com or at Finance Administration, Purchasing Division, 151 West Church St., Lewisville, Texas 75057 until 2:00 P.M. LOCAL TIME, THURSDAY, AUG. 8, 2019 for the products/services listed below. Bid envelopes should be clearly marked with "PURCHASING", the bid number, bid closing date and the company submitting the bid.</p> <p>ANNUAL REQUIREMENTS CONTRACT FOR WORK ORDER GENERATED CONCRETE REPAIRS Bid #19-41-A</p> <p>Specifications, bid forms and instructions to bidders are available: a) on Bidsync at www.bidsync.com; b) or you may pick up a copy at the Purchasing Office. The City of Lewisville reserves the right to waive any informalities in any bid and to accept the bid which represents the best value to the City.</p> <p>Minority and Small Businesses are encouraged to submit a bid</p> <p>Questions regarding this request for proposals should be addressed in the "Question Section" of Bidsync.com.</p> <p>City of Lewisville, Tracy Oguski Purchasing Agent</p> <p>dc: 7/19 & 7/26/2019</p> <p>NOTICE TO BIDDERS: The Town of Hickory Creek, Texas, will receive sealed bids for BID No. 2019-2 for the following project: The project consists of furnishing all labor, equipment, materials and haul off (except as otherwise specified) and performing all work necessary. The project consists of asphalt roadway repairs which totals approximately 3626 linear feet with a width of 4 feet and a depth of 4 inches.</p>	<p>den, Director of Public Works at 469-578-5094 or jeffrey.mcspeck@hickorycreektx.gov for additional information. Bids will be received until 10:00 am on July 29, 2019, Town of Hickory Creek, 1075 Ronald Reagan Ave., Hickory Creek, Texas 75756. Bids received after this time will not be accepted. Bids will be opened and read at 10:00 am on July 29, 2019. The Town of Hickory Creek reserves the right to reject any or all bids, to waive any informality, to re-advertise, and to proceed otherwise in the best interest of the town.</p> <p>dc: 7/12 & 7/19/2019</p> <p>CITY OF LEWISVILLE PUBLIC NOTICE</p> <p>Notice is hereby given that the following ordinances were adopted by the Independent Executive Council by Rezoning APPROXIMATELY 0.321 ACRES, LEGALLY DESCRIBED AS LOTS 1-6 BLOCK 1, GREENWICH ADDITION 1, AND LOCATED AT 1138-1148 KATHY LANE, FROM MULTIFAMILY TWO DISTRICT (MF-2) TO MIXED-USE DISTRICT (MU) ZONING; CORRECTING THE OFFICIAL ZONING MAP PRE-SERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTERESTS AND GENERAL WELFARE DEMAND THIS ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.</p> <p>Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.</p> <p>ORDINANCE NO. 0129-19-SUP: AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR MINOR AUTOMOBILE SERVICES INCLUDING TUNE-UP AND REPAIR SERVICES AND A CAR WASH FACILITY, ON APPROXIMATELY 1.22 ACRES, LEGALLY DESCRIBED AS LOT 3, BLOCK A, CORNERS AT LAVLEY PARKWAY ADDITION, LOCATED AT 1111 ROUND GROVE ROAD (F.M. 3040), AND ZONED LOCAL COMMERCIAL DISTRICT (LC); PROVIDING FOR A REPEALER, SEVERABILITY, PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.</p> <p>Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.</p> <p>ORDINANCE NO. 0130-19-ORD: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF LEWISVILLE, TEXAS, WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2019 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$9,925,000; PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT, AND ENACTING OTHER PROVISIONS RELATING THERETO.</p> <p>Copies of these ordinances may be reviewed in the City Secretary's Office, Lewisville City Hall, 151 West Church Street, Lewisville, Texas.</p> <p>JULIE WORSTER CITY SECRETARY</p> <p>dc: 7/19/2019</p> <p>NO PR-2019-00578</p> <p>ESTATE OF ANTHONY J. ZARVOU DECEASED</p> <p>IN THE PROBATE COURT OF DENTON COUNTY TEXAS</p> <p>NOTICE TO PERSONS HAVING CLAIMS AGAINST THE ESTATE OF ANTHONY J. ZARVOU, DECEASED</p> <p>Notice is hereby given that on July 16, 2019 CATHERINE E. ZARVOU was issued original Letters Testamentary for the Estate of ANTHONY J. ZARVOU, Deceased, No. PR-2019-00578, now pending in the Probate Court of Denton County Texas.</p> <p>Claims may be presented to: CATHERINE E. ZARVOU Independent Executor Estate of ANTHONY J. ZARVOU Deceased, c/o The Recer Law Firm, P.L.L.C. Dena A. Recer Attorney at Law 400 West Oak Street, Suite 205 Denton, TX 76201</p> <p>All persons having claims against</p>	<p>Independent Executor Estate of ANTHONY J. ZARVOU Deceased</p> <p>dc: 7/19/2019</p> <p>PR-2019-00633</p> <p>IN THE ESTATE OF CAROL ANN PICKETT DECEASED</p> <p>IN THE PROBATE COURT OF DENTON COUNTY TEXAS</p> <p>NOTICE TO CREDITORS</p> <p>NOTICE OF LETTERS TESTAMENTARY AND INDEPENDENT EXECUTOR</p> <p>Notice is hereby given that original Letters Testamentary upon the Estate of Carol Ann Pickett, Deceased, were issued to the Independent Executor on July 16, 2019, in Cause No. PR-2019-00633, pending in the Probate Court of Denton County Texas and that Stephen Wesley Pickett now holds such Letters.</p> <p>All persons having claims against the Estate are hereby required to present same within the time and in the manner prescribed by law.</p> <p>Peter D. King, Geary, Porter & Donovan, P.C. 16475 Dallas Parkway Suite 400, Addison, Texas 75001-6637</p> <p>dc: 7/19/2019</p> <p>NOTICE TO BIDDERS</p> <p>Proposals (one bound original and one complete copy in PDF format on a thumb-drive) will be received by the Lewisville Purchasing Department at 151 West Church Street, Lewisville, Texas 75057 until 2:00 P.M. local time, Thursday, August 8, 2019. Proposals must be clearly marked with PURCHASING, RFP #19-44-P, proposal opening date and company submitting the proposal.</p> <p>Rodeo Arena Renovation and Programming Consultant RFP # 19-44-P</p> <p>This project consists of hiring a professional consultant to help develop a renovation and programming plan for the Lewisville Rodeo Arena, to assist the City in overseeing the renovation project; to manage an annual event at the arena, and to recruit other suitable events for the arena.</p> <p>Any questions regarding this request for proposal are to be submitted on line with Bidsync.com.</p> <p>The City is not responsible for any costs associated with the preparation of proposals from any PROPOSER.</p> <p>Minority and small business vendors or contractors are encouraged to bid on any and all City of Lewisville projects.</p> <p>Basic of award will be "best value" as defined through scoring matrix.</p> <p><i>/s/ Todd White</i> Todd White, C. P. M. Purchasing Manager</p> <p>dc: 7/19 & 7/26/2019</p> <p>ADVERTISEMENT FOR REQUEST FOR PROPOSAL #2609-18</p> <p>Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Procurement and Contracts Department, 1565A W. Main Street, Room 220, Lewisville, TX 75067 until August 8, 2019 at 2:00 P.M. for Campus Sound System Refresh and Other Audio/Visual Products and Services. Proposals will be opened at this time at the same address. This proposal is available to be submitted online or manually. Manual late proposals will be returned unopened. For proposal documents, go to www.lisd.net or contact the purchasing office at 972/350-4743.</p> <p>Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district.</p> <p>dc: 7/19 & 7/26/2019</p> <p>ADVERTISEMENT FOR REQUEST FOR PROPOSAL #2608-19</p> <p>Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Procurement and Contracts Department, 1565A W. Main Street, Room 220, Lewisville, TX 75067 until August 8, 2019 at 2:00 P.M. for Geotechnical Engineering Services. Proposals will be opened at this time at the same address. This proposal is available to be submitted online or manually. Manual late proposals will be returned unopened. For proposal documents, go to www.lisd.net or contact the purchasing office at 972/350-4743.</p> <p>Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district.</p> <p>dc: 7/19 & 7/26/2019</p> <p>APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT AND BEVERAGE CARTAGE PERMIT BY SUNAGO BELL, LLC D/B/A SUNAGO BELL, TO BE LOCATED AT 101 S. LOCUST STREET, 8TH FLOOR, DENTON, DENTON COUNTY, TEXAS. OFFICERS OF SAID</p>	<p>JOHN PEARSON, MEMBER</p> <p>dc: 7/19 & 7/26/2019</p> <p>NOTICE OF LIEN SALE</p> <p>In accordance with Texas property code, Chapter 59, RightSpace Storage, 1002 Dallas Dr. Denton TX 76205, Will conduct a public auction to satisfy a Landlord's lien. Units will be sold to the highest bidder online at Lockerbox.com starting on or after 10:00AM on 1 August 2019 and bidding will close on or after 10:00AM on 8 August 2019 at 10:00AM</p> <p>General description of contents: general household/personal goods/other contents</p> <p>Name of tenants as they appear on the lease:</p> <p>Bob Roase</p> <p>Diego Villarreal</p> <p>Andrew McBride</p> <p>Tenants may redeem their goods for full payment in cash or money order only up to time of auction. Call RightSpace Storage at (940) 566-1356</p> <p>dc: 7/19 & 7/26/2019</p> <p>NOTICE OF LIEN SALE</p> <p>In accordance with Texas property code, Chapter 59, RightSpace Storage, 2919 E. McKinney St. Denton TX 76208, Will conduct a public auction to satisfy a Landlord's lien. Units will be sold to the highest bidder online at www.Lockerbox.com starting on or after 10:00AM on 4 July 2019 and bidding will close on or after 10:00AM on 08 August 2019. General description of contents: general household/personal goods/other contents</p> <p>Name of tenants as they appear on the lease</p> <p>Maria Idaraga</p> <p>Chad Davis</p> <p>Tenants may redeem their goods for full payment in cash or money order only up to time of auction. Call RightSpace Storage at (940) 562-1428</p> <p>dc: 7/19 & 7/26/2019</p> <p>NOTICE OF PUBLIC HEARING</p> <p>A Public Hearing will be conducted by the Lewisville City Council in the City Council Chambers of the Lewisville City Hall, 151 W. Church St. at 7 p.m. on Monday, August 5, 2019 regarding the following:</p> <p>Case No. SUP-2019-07-03</p> <p>Owner: Jose A. Salguero</p> <p>Applicant: Erin Cortez Global Master Planning</p> <p>Location: Lot 1 Block A, J.A. Salguero Addition (0.434-Acres) 545 East Main Street</p> <p>Present Zoning: Light Industrial District (LI)</p> <p>Requested Use: A Special Use Permit (SUP) for an Auto Repair Shop</p> <p>Case No. SUP-2019-07-04</p> <p>Owner: Luis Padraza, Luis Construction Inc. & New Star Drilling Inc.</p> <p>Applicant: Luis Padraza, Luis Construction Inc. & New Star Drilling Inc.</p> <p>Location: Lot 1 Block C, Riverview Industrial Addition (2.4718-Acres) 1620 Riverview Drive</p> <p>Present Zoning: Heavy Industrial District (HI)</p> <p>Requested Use: A Special Use Permit (SUP) for a Contractors' Yard</p> <p>dc: 7/19/2019</p> <p>Notice of Public Sale</p> <p>Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.SellStorageauction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold</p>	<p>includes contents in spaces of following tenants, with brief description of contents in each space</p> <p>Wednesday, August 7 2019</p> <p>12:00 pm Frisco Self Storage # 165 Old Newman Way Frisco, TX 75034 www.SellStorageAuction.com Veronica Dennis: misc. items.</p> <p>dc: 7/19 & 7/26/2019</p> <p>NOTICE OF PUBLIC SALE</p> <p>To satisfy a landlord's lien, P3 Orange Co. Inc. will sell at public lien sale on July 30, 2019, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 03:00 AM and continue until all units are sold.</p> <p>PUBLIC STORAGE # 26643, 855 Lois Street, Roanoke, TX 76262, (982) 325-3732</p> <p>Time: 11:15 AM</p> <p>Kaiser, Candace; Smith, Edgar; Hoffman, Paul; McDaniel, Fred; Smith, Chase; Wilson, Melissa; Walker, William; Birch, Macalish; Edwards, Kevin; Achuff, Ronald; Saunders, Michael; Florence, Milpha</p> <p>Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Oranigo, Inc. 701 Western Avenue, Glendale, CA 91201 (818) 244-8080</p> <p>dc: 7/12 & 7/19/2019</p> <p>ORDINANCE 661 19 AN ORDINANCE AMENDING THE TOWN OF LARTRONVILLE CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ANIMAL CONTROL, ARTICLE 2.02, "RABIES CONTROL," BY ENACTING A NEW SECTION 2.02.002 ENTITLED "LOCAL RABIES CONTROL AUTHORITY"</p> <p>PACs, PR firms haven't driven up early voting</p>	<p>TY"- PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES: PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SAVING CLAUSE AND PROVIDING AN EFFECTIVE DATE</p> <p>Effective Date: Upon its passage and publication Adopted: July 16, 2019 Approved: Bill Scherer Mayor Attest: Tammy Dixon, Town Secretary</p> <p>dc: 7/18 & 7/19/2019</p> <p>No. PR-2019-00556</p> <p>IN THE ESTATE OF MARTHA M. DIMITRIADIS, DECEASED</p> <p>IN THE PROBATE COURT OF DENTON COUNTY TEXAS</p> <p>NOTICE TO CREDITORS</p> <p>Notice is hereby given that original Letters Testamentary for the Estate of Martha M. Dimitriadis, Deceased, were issued on July 16, 2019 in Cause No. PR-2019-00556, pending in the Probate Court of Denton County Texas; to David Joe Rogers and Larry Dale Rogers.</p> <p>All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law</p> <p>David Joe Rogers and Larry Dale Rogers, Independent Co-Executors c/o: Robert S. Morris Attorney at Law 2871 Lake Vista Drive, Suite 100 Lewisville, Texas 75067</p> <p>DATED the 17th day of July 2019</p> <p><i>/s/ Robert S. Morris</i> Robert S. Morris Attorney for David Joe Rogers State Bar No.: 14503003 2871 Lake Vista Drive, Suite 100 Lewisville, Texas 75067 Telephone: (972) 436-6000 Facsimile: (972) 436-6000 E-mail: ron@hammerle.com</p> <p>dc: 7/19/2019</p> <p>RESOLUTION PROPOSING THE CONVERSION OF THE DISTRICT INTO A WATER CONTROL AND IMPROVEMENT DISTRICT OPERATING UNDER CHAPTER 51 OF THE TEXAS WATER CODE, AS AMENDED, AND SETTING THE DATE OF A PUBLIC HEARING TO CONSIDER THE SAME</p> <p><i>/s/ Abraham Achar</i> Secretary, Board of Supervisors</p> <p>dc: 7/19 & 7/26/2019</p> <p>THE STATE OF TEXAS</p> <p>COUNTY OF DENTON</p> <p>BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BROOKFIELD FRESH WATER SUPPLY DISTRICT NO. 1 THAT</p> <p>WHEREAS, the Board of Supervisors of Brookfield Fresh Water Supply District No. 1 (the "District") is considering the conversion of the District into a water control and improvement district operating under Chapter 51 of the Texas Water Code, as amended, and</p> <p>WHEREAS, the requirements for the conversion of a fresh water supply district operating under Chapter 53 of the Texas Water Code into a district operating under Chapter 51 of the Texas Water Code are prescribed by Sections 51.040 through 51.944 of the Texas Water Code;</p> <p>NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:</p> <p>Section 1. That, in the judgment of the Board of Supervisors, the conversion of the District into a water control and improvement district operating under Chapter 51 of the Texas Water Code and under the provisions of Article XVI, Section 59, of the Texas Constitution (the "Proposed Conversion"), would be in the best interest of the District and would be a benefit to the land and property in the District.</p> <p>Section 2. That a public hearing on the Proposed Conversion shall be held on August 2, 2019, at 10:30 a.m. at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75224, and all interested persons may appear and offer testimony for or against the Proposed Conversion.</p> <p>PASSED AND ADOPTED This 3rd day of July, 2019.</p> <p><i>/s/ Sandra Tabacnik</i> President, Board of Supervisors</p> <p>ATTEST.</p> <p>dc: 7/13 thru 7/22/2019</p> <p>The City of Denton Floodplain Administrator, Noreen Housewright, P.E., C.F.M., in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Denton's intent to revise the flood hazard information, generally located between US HWY 380 near Masch Branch Road and 2289 N. Masch Branch Road, Denton, TX 76207. The flood hazard revisions are being proposed as part of Conditional Letter of Map Revision (LOMR) Case No. 19-06-066R for a proposed project along Stream DF-3. Fisher 59 is proposing to construct a bridge with a culvert in Stream DF-3 as part of the project. The project is taking place west of the stream. Once the project has been completed, a Letter of Map Revision (LOMR) request should be submitted that will, in part, revise the following flood hazards along Stream DF-3.</p> <ol style="list-style-type: none">1. The floodway will be revised from US Highway 380 to approximately 2,600 feet upstream of US Highway 380 along Stream DF-3. The floodway will increase and decrease in certain spots of the revised area.2. Base Flood Elevation (BFE) will increase and decrease along Stream DF-3.3. The SFHA will increase and decrease along Stream DF-3. <p>Maps and detailed analysis of the proposed flood hazard revisions can be reviewed at the City of Denton at 901A Texas Street, Denton, TX 76209. Interested persons may call 940-349-8910 (M-F 8am to 5pm) for additional information.</p>			

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