

**ORDER OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS
GRANTING AN ALTERNATIVE STANDARD TO RESIDENTIAL
PARKING REGULATIONS LOT 1, BLOCK A, JACKSON ADDITION**

WHEREAS, Article VI, Chapter 8, Section 3.C.5 of the City of Lewisville Unified Development Code prohibits owners of single-family residences from converting, enclosing, or altering a garage for non-parking use unless an equivalent to the existing garage is constructed on the same lot and meets all applicable city codes and permit requirements prior to any changes being made to the existing garage; and

WHEREAS, Steven and Cindy Fields (the "Property Owners") of property located on Lot 1, Block A, Jackson Addition, more commonly known as 315 West Walters Street, Lewisville, Texas (the "Property") requested that the City of Lewisville, Texas (the "City") grant an alternative standard to allow them to convert their garage into a living space without the requirement that they rebuild the garage in another location on the same lot; and

WHEREAS, the City Council of the City of Lewisville, Texas (the "City Council") held a hearing on December 4, 2023, to hear public comments and consider granting the alternative standard described above; and

WHEREAS, the City Council granted the alternative standard pursuant to the conditions set forth herein and requested that the City Manager and/or her designee prepare this order documenting the alternative standard and setting forth the conditions as approved by the City Council; and

WHEREAS, the City Council requested that the City Manager and/or her designee file this order in Denton County Deed Records to provide public notice to subsequent purchasers and/or other parties with interest in the Property.

NOW, THEREFORE, THE CITY COUNCIL HEREBY ORDERS THAT:

- (1) An alternative standard is granted to the parking regulations based on use as set forth in Article VI, Chapter 8, Section 3.C.5 of the Lewisville Unified Development Code to allow the Property Owners to convert the garage located on the Property into a living space without requiring them to construct another garage on the same lot.
- (2) This alternative standard shall NOT run with the land. This alternative standard shall immediately terminate upon the sale, transfer, and/or lease of the Property to a party other than the Property Owners. At such time, the City shall require the Property to come into immediate compliance. This may mean that a new garage must be built on the Property or that the living area built pursuant to this alternative standard must be reconverted into a garage. Any purchaser of the Property and/or interested parties should refer to the Lewisville Unified Development Code and contact the City of Lewisville to determine how to bring the Property into compliance.
- (3) Nothing in the City Council's decision or contained in this order shall prevent another party from applying for an alternative standard, but such alternative standard shall be decided on its own merit and may be granted or denied after a hearing before the City Council. The alternative standard granted under this order shall not set precedence for any future alternative standard applications.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

TJ Gilmore
MAYOR

Thomas Harris III
CITY SECRETARY

Lizbeth Plaster
CITY ATTORNEY