

**Alternative Standards  
CP Midway 121 Phase Two**

**VI. REQUESTED DEVIATIONS**

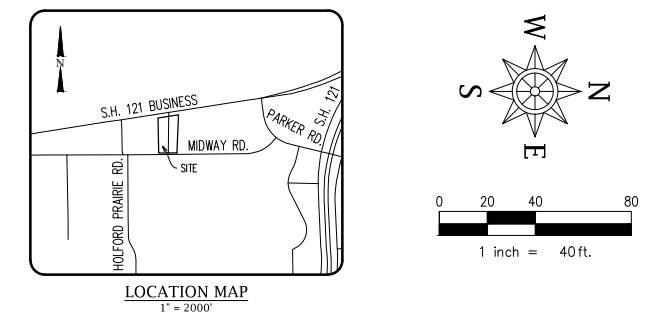
<b>Regulation /Section</b>	<b>Required:</b>	<b>Requested:</b>	<b>Justification</b>
<b>Density</b>	24	38	Density is necessary to make the project feasible. The increased density enables allocation of amenities, structured parking and other development features.
<b>Building Height  Exhibit VI.5.14-1</b>	45 feet/3 stories	65 feet/4 stories	The increase in height is commensurate with the density request. The additional height will have no detrimental impact given there are no adjacent single-family neighborhoods. A greater height aligns with a higher density, which drives quality and supports amenities.
<b>Landscape Strip/Building Materials</b>	30' or 10' with 80% brick or stone materials	20' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing SH 121  15' wide landscape strip with a minimum of 50% brick or stone	The proposal is comprised of an appropriate balance of landscape strip width and masonry materials for those elevations that are most visible from

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<p><b>Chapter 3, Section 4 A.1 &amp; B.1.A</b></p>		<p>on the building elevation facing Midway Road</p>	<p>public view. The landscaped area along SH 121 Business varies in depth including portions that exceed 30 feet in landscape width. The proposal offers 6% more landscape area than a development that would strictly adhere to uniform minimum 30-foot wide landscape strip.</p>
<p><b>Parking Spaces</b>  <b>Article VIII, Chapter 1</b>  <b>Exhibit VII.1.4- 1</b></p>	<p>2 per unit or 530 spaces</p>	<p>1.6 per unit or 424 spaces</p>	<p>The variance to parking better aligns the requirement with actual demand, avoiding overparking the property.</p>
<p><b>Building Setbacks, Front Yard</b>  <b>Exhibit VI.5.14-1</b></p>	<p>25' minimum setback from Midway Road</p>	<p>15' minimum setback from Midway Road</p>	<p>The decreased setback is necessary to accommodate required right-of-way dedication and a right-hand deceleration lane. The proposed setback aligns with the 15' minimum building setback in Phase 1.</p>

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<p style="text-align: center;"><b>Building Setback, Side Yard</b></p> <p style="text-align: center;"><b>Exhibit VI.5.14-1</b></p>	<p style="text-align: center;">25' side yard</p>	<p style="text-align: center;">10' side yard</p>	<p>The proposed buildings have been staggered to provide significant building-to-building separation between adjacent developments. Granting the 10' setback will best optimize development and use of the site while providing adequate separation.</p>
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SITE DATA TABLE			
<b>SITE SUMMARY</b>			
Current Zoning	U		
Prop. Use	Multifamily		
Total Lot Area	7.082 Ac. (308,481 Sq. Ft.)		
Total Number of Units	265 Units		
Maximum Building Height	65 Feet		
Density	37.42 Units/Ac.		
Impervious Area	72.67% (224,179 Sq. Ft.)		
<b>LOT 1, BLOCK A</b>			
Lot 1, Block A Area	7.082 Ac. (308,481 Sq. Ft.)		
<b>BUILDING DATA TABULATIONS</b>			
	<b>Total Building Area</b>	<b>Building Height</b>	<b>Total Units</b>
A	85,275 Sq. Ft.	65' (4 Story)	97
B	63,010 Sq. Ft.	65' (4 Story)	80
C	75,701 Sq. Ft.	65' (4 Story)	88
<b>PARKING DATA TABULATIONS</b>			
	<b>Required Parking</b>		<b>Total Provided Parking</b>
Surface Spaces			301
(Incl. Handicap Spaces)			12
Garage Spaces			48
Covered Spaces			64
Total Spaces	425 Spaces (1.61 Spaces/Units)		425
<b>AREA REGULATIONS</b>			
Min. Dwelling Unit	N/A		
Lot Coverage	None		
Front Yard	15' along public streets		
Rear/Side Yard	10' along public streets		
Garage Setback	None		

- Site Plan Notes:
- According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 100-year floodplain).
  - All apartment buildings shall have an NFPA 13 fire sprinkler system and NFPA 13R fire sprinkler system in the attics.
  - Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
  - Signs shall be permitted separately.
  - Fences shall be permitted separately.

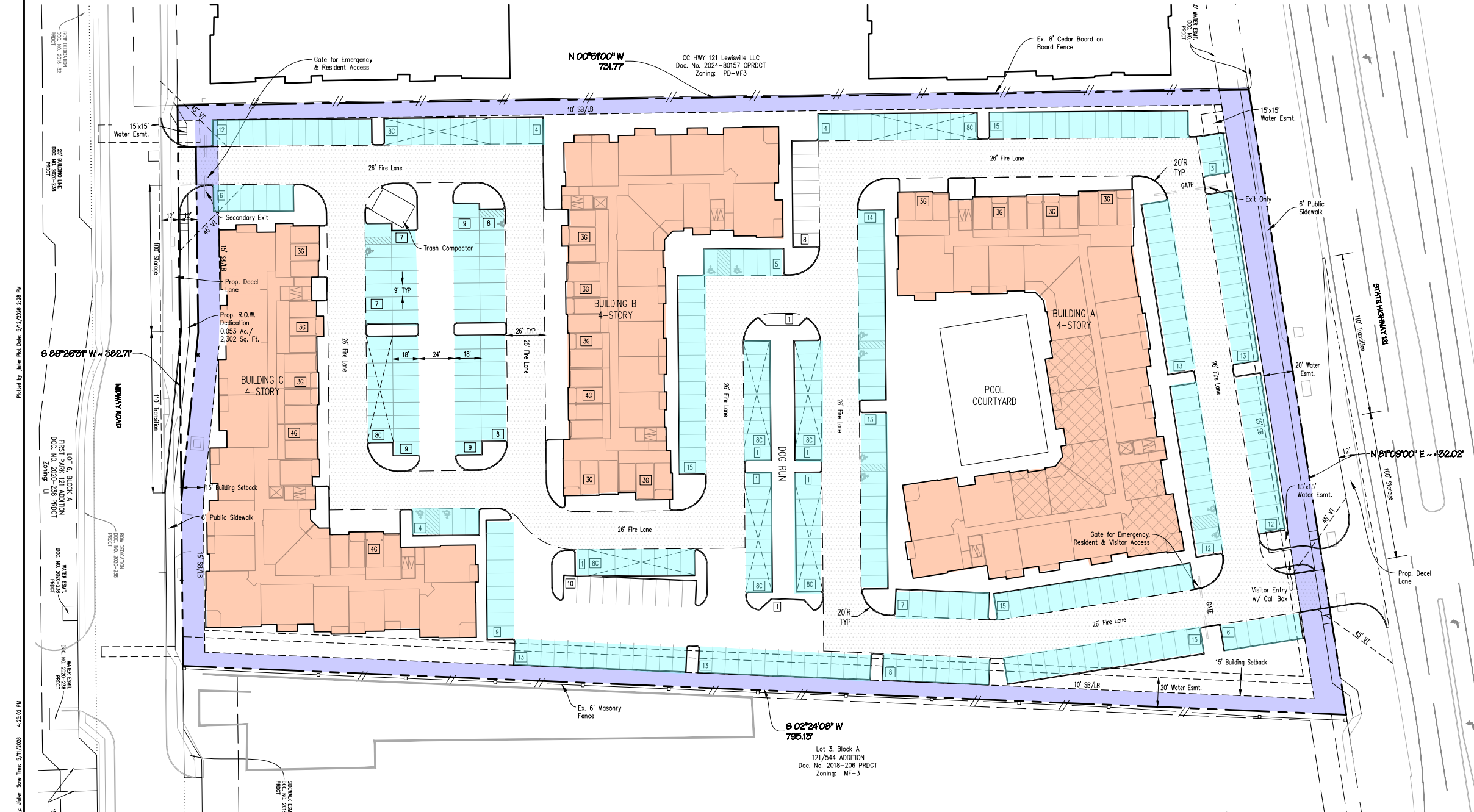
Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Parking	2/unit	1.6/unit
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

- LEGEND**
- L/S LANDSCAPE AREA (TYP.)
  - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
  - POWER POLE
  - ⊕ LIGHT POLE/STANDARD
  - ⊙ GUY WIRE ANCHOR
  - ⊙ BOLLARD
  - ⊙ SIGNPOST
  - CM CONTROL MONUMENT
  - BFR BARRIER FREE RAMP
  - \* ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION
  - ⊠ NUMBER OF COVERED PARKING SPACES
  - ⊡ NUMBER OF PARKING SPACES
  - OVERHEAD POWER LINE
  - PROP. WOOD FENCE
  - PROP. WROUGHT IRON FENCE
  - PROP. 6' MASONRY SCREENING WALL
  - ▨ FIRELANE
  - ▩ GROUND FLOOR FLEX LIVE/WORK SPACE

**ALTERNATIVE STANDARDS EXHIBIT**  
**CP MIDWAY/121-2**  
 LOT 1, BLOCK A  
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS  
 Current Zoning: LI

**ENGINEER / SURVEYOR**  
 Spiars Engineering, Inc.  
 501 W. President George Bush Hwy, Suite 200  
 Richardson, TX 75080  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 And No. F-10043100  
 Contact: David Bond

**OWNER / APPLICANT**  
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 2305 Cedar Springs Rd., Ste. 208  
 Dallas, TX 75201  
 Telephone: (214) 497-4329  
 Contact: Spencer Miller



Drawing: G:\2025\_ARCH\350-CP Midway Phase 2\CAD\Site Plan.dwg  
 Printed by: Jular, Print Date: 5/17/2026 2:28 PM  
 Scale: 1"=30'  
 Sheet 1 of 1  
 Scale: 1"=30'  
 SEI Job No.: 25-355