

## **Cowan Street Townhomes DEVELOPMENT STANDARDS**

### **I. PROJECT LOCATION**

Cowan Street Townhomes consists of 0.615 acres of land located at the Southwest corner of the intersection of South Cowan Avenue and Hickory Street, and more generally described in Exhibit "1".

### **II. PURPOSE AND INTENT**

#### **A. Purpose:**

1. The purpose of this district is: To create a planned residential community with a base of Old Town Mixed-Use Two (OTMU-2) zoning.
  - 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 develop a neighborhood that serves the needs of both future residents and the surrounding community, and to provide safe walkable streets.
3. The Development and Design Standards herein shall apply to the entire Cowan Street Townhomes development unless indicated otherwise.
4. Cowan Street Townhomes shall be developed in one phase.

**B. Applicability:** These standards shall apply to all development within the Cowan Street Townhome 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 as of August 21, 2023.

### **III. DEFINITIONS**

All definitions shall be as set forth in the City of Lewisville's Unified Development Code, as amended

### **IV. DEVELOPMENT REGULATIONS**

Cowan Street Townhomes will include a maximum of 13 townhomes. The base zoning for this PD shall be OTMU-2.

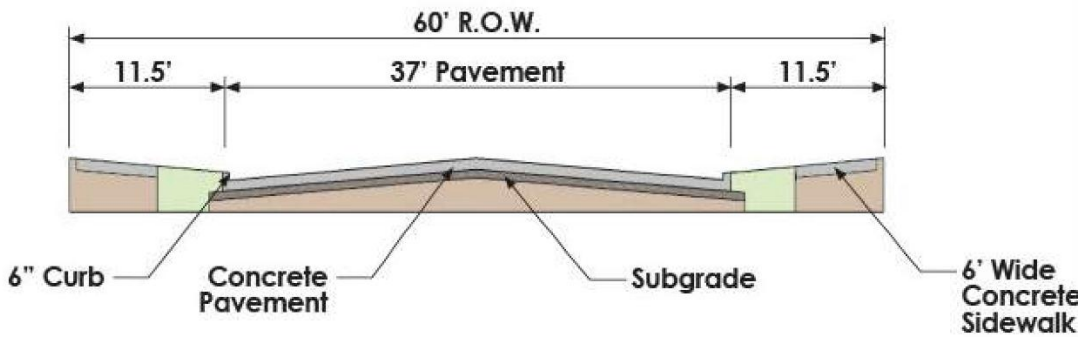
**A. Town Homes Requirements:**

1. Purpose: To allow for attached single family dwellings that provide ownership opportunities on smaller lots than generally allowed.
2. Permitted Uses:
  - a) Townhouse attached dwelling units.
3. Height Regulations: No building shall exceed forty-five feet (45') in Height
4. Area Regulations: The following minimum standards shall be required

Minimum Dwelling Unit:	The Minimum Dwelling unit size shall be 1,000 square feet
Minimum Lot Size:	The minimum Lot Size shall be 1,100 square feet
Front Yard Setback:	The minimum front yard setback shall be 5'
Rear Yard Setback:	The minimum rear yard setback shall be 4'
Side Yard Setback:	The minimum side yard setback shall be 5'
Maximum Density:	The maximum density shall be 21.2 units per acre.

**V. DEVELOPMENT AND DESIGN STANDARDS**

- A. Streets:** The following street types shall establish the criteria for streets allowed within the Cowan Street Townhome Development.
1. Local Streets A and B  
Classification: Minor Collector Street  
Street Right-of-Way: 60'  
Pavement Width: 37'  
Pavement Section: 6" Reinforced Concrete, 6" stabilized subgrade  
Curb Radii: 25'  
Minimum Sidewalk Width: 6'-0"  
Parking: Allowed on both sides of the street



The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis.

2. All streets will be owned and maintained by City of Lewisville (Public)

**B. Screening, Gates and Fences:** All development within Cowan Street Townhomes shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances

1. Screening: Screening shall be a board on board with cap cedar wooden fence and not to exceed 8'-0" in height.
2. The homeowner's association shall be required to maintain the screening fences in B.1 above.

**C. Landscape Standards:** All development within Cowan Street Townhomes shall comply with the City of Lewisville's Landscaping Ordinance and shall comply with Illustration "2" with the following requirements:

1. Street trees will be provided along the parkway every 40 feet on center. Where shade trees cannot be planted at least 10' from a foundation then under-story trees may be used and planted ever 20' along Cowan Avenue and Hickory Street. Irrigation will be provided through an automatic system the front of each lot which will include irrigation for the street tree in the parkway adjacent to the lot.
2. The open space and the area in front of each home, excluding sidewalks and lead walks, shall not consist or more than 50% living turf grass the remainder being any combination of ornamental grasses, ground covers, shrubs and perennials.
3. The homeowner's owner's association (HOA) shall be required to maintain all landscaping, trees, shrubs.

**D. Architectural Standards:** All development within Cowan Street Townhomes shall comply with the City of Lewisville's Architectural Standards adhering to the elevations approved in the Old Town Development Review Committee, see attached elevations.

1. Homes will comply with attached elevations.
2. All units shall have a minimum of two parking spaces per unit within the attached residential garages.
3. All garage doors shall be rear entry.
4. All homes shall be protected with an automatic fire sprinkler conforming to N.F.P.A. Standard 13D.

**E. Parking:** Two off-street parking spaces are required per unit.

## **V I. AMENITIES**

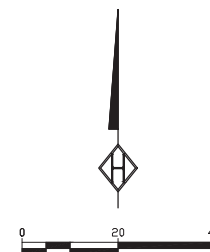
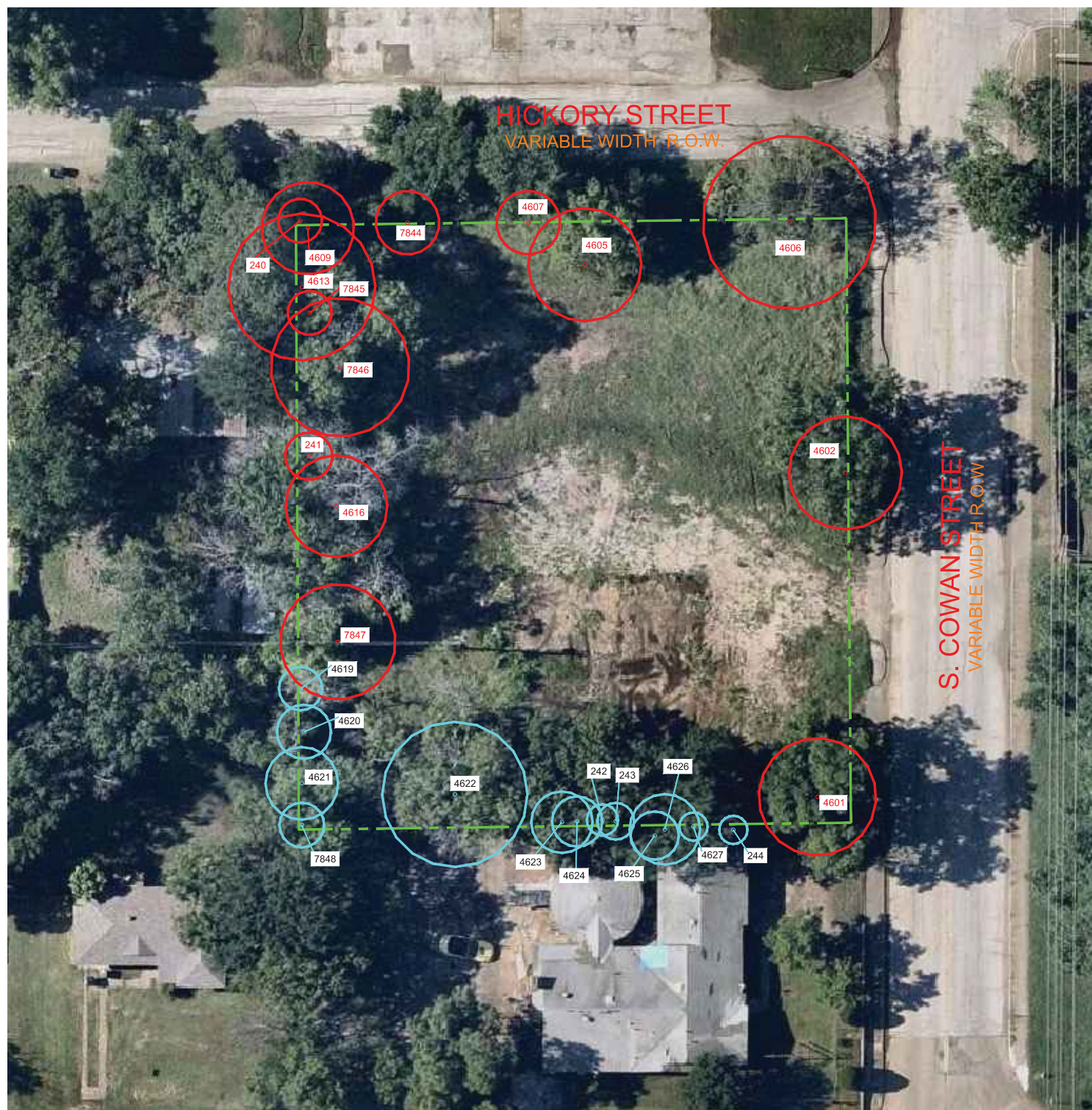
- A. Community Amenities:** There is one open lot which will contain sidewalk and some landscaping to include minimum of one ornamental tree, and ornamental grasses and shrubs.

**VII. REQUESTED DEVIATIONS**

**A. Lot Requirement Comparison**

	<b>Lot Requirement Comparison</b>	
	<b>Required:</b>	<b>Requested:</b>
<b>Minimum Lot Area</b>	None	1,100 square Feet
<b>Minimum Front Yard</b>	None	5 feet
<b>Minimum Side yard</b>	5 feet; 10 feet if side garage entry	5 feet
<b>Minimum Rear Yard</b>	6.5 feet; 4 feet for alley garage entry	4 feet
<b>Maximum Height</b>	45 feet or 3 ½ stories	45 feet or 3 ½ stories





TREE INVENTORY						
TREE #	SPECIES COMMON NAME/SCIENTIFIC NAME	DBH (IN)	RADIAL (IN)	CANOPY (SF)	CONDITION	NOTES
4601	PECAN / CARYA ILLINOINENSIS	21	12	452.16	GOOD	
4602	PECAN / CARYA ILLINOINENSIS	20.5	12	452.16	GOOD	
4605	HACKBERRY / CELTIS OCCIDENTALIS	20	12	452.16	GOOD	
4606	HACKBERRY / CELTIS OCCIDENTALIS	30	12	452.16	FAIR	MISTLETOE
4607	HACKBERRY / CELTIS OCCIDENTALIS	11	8	200.96	POOR	IRREGULAR CANOPY
4609	GREEN ASH / FRAXINUS PENNSYLVANICA	16	10	314	FAIR	IRREGULAR CANOPY
4613	PECAN / CARYA ILLINOINENSIS	26	14	615.44	GOOD	
4619	PECAN / CARYA ILLINOINENSIS	8	8	200.96	GOOD	
4620	HACKBERRY / CELTIS OCCIDENTALIS	10	8	200.96	POOR	TRUNK DECAY
4621	AMERICAN ELM / ULMUS AMERICANA	13	10	314	FAIR	IRREGULAR CANOPY
4622	PECAN / CARYA ILLINOINENSIS	26	14	615.44	GOOD	
4623	HACKBERRY / CELTIS OCCIDENTALIS	11.5	8	200.96	FAIR	IRREGULAR CANOPY
4624	HACKBERRY / CELTIS OCCIDENTALIS	9.5	8	200.96	FAIR	IRREGULAR CANOPY
4625	AMERICAN ELM / ULMUS AMERICANA	13	12	452.16	GOOD	
4626	AMERICAN ELM / ULMUS AMERICANA	19	12	452.16	FAIR	IRREGULAR CANOPY
4627	HACKBERRY / CELTIS OCCIDENTALIS	8	6	113.04	FAIR	IRREGULAR CANOPY
7844	GREEN ASH / FRAXINUS PENNSYLVANICA	11.5	8	200.96	POOR	IRREGULAR CANOPY IN FENCE
7845	GREEN ASH / FRAXINUS PENNSYLVANICA	8	8	200.96	GOOD	
7846	PECAN / CARYA ILLINOINENSIS	24	14	615.44	GOOD	
7847	PECAN / CARYA ILLINOINENSIS	21	12	452.16	FAIR	IRREGULAR CANOPY OVERHEAD ELECTRIC
7848	HACKBERRY / CELTIS OCCIDENTALIS	8	6	113.04	FAIR	

<u>SUBMITTAL DATES</u>	
1 <sup>ST</sup> SUBMITTAL	10/07/2024
2 <sup>ND</sup> SUBMITTAL	04/28/2025
3 <sup>RD</sup> SUBMITTAL	09/08/2025

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM  
REVIEW AND IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING OR PERMIT  
PURPOSES.

STEVEN R. HOMEYER, PE # 86942  
DATE: 09/08/2025

COWAN STREET TOWNHOMES  
LOTS 1 - 6, 7X & 8 - 14, BLOCK A  
COWAN STREET  
BROWNSTONE ADDITION  
0.614 ACRES  
ZONING: OTMU2  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

**HOMER**  
**ENGINEERING, INC.**  
TBPELS FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
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COWAN STREET TOWNHOMES  
0.614 ACRES  
13 RESIDENTIAL LOTS  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

TREE EXHIBIT

DRAWN: MI

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DATE: 02/02/2024

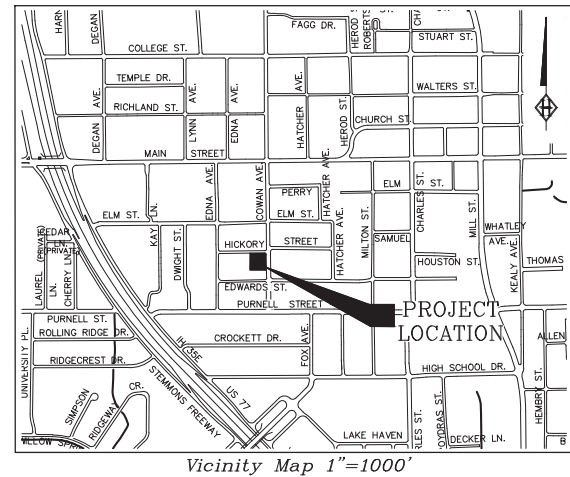
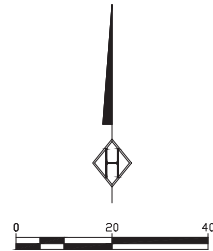
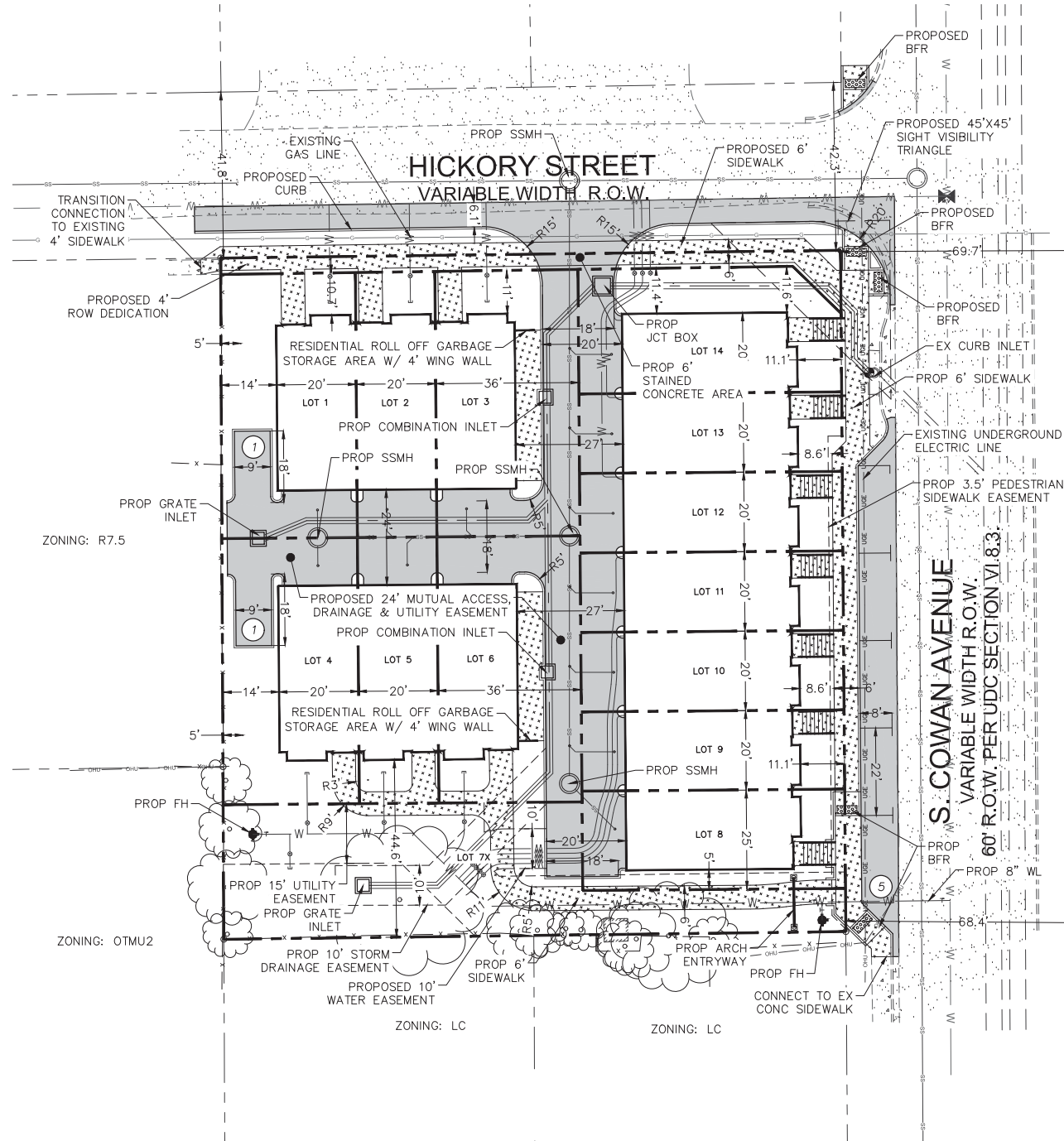
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### SITE INFORMATION

EXISTING ZONING: OTMU-2; OLD TOWN MIXED USE 2  
PROPOSED ZONING: PD-OTMU-2; PLANNED DEVELOPMENT OLD TOWN MIXED USE 2  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED  
LOT AREA: 26,780 SF (0.614 AC)  
ROW DEDICATION: 696 SF (0.016 AC)  
PROPOSED BUILDING AREA: 10,572 SF  
MAXIMUM BUILDING HEIGHT: 45' OR 3.5 STORIES  
PROPOSED BUILDING HEIGHT: 46.16'  
MINIMUM DWELLING UNIT SIZE: 1,000 SF  
ZONING SETBACKS:  
FRONT: 5'  
SIDE: 5'  
REAR: 4'  
LANDSCAPE AREA : 8,477 SF (31.65 %)  
PARKING REQUIRED: 2 OFF-STREET GARAGE SPACES PER UNIT + 1/2 GUEST SPACE PER UNIT  
PARKING PROVIDED: 26 OFF-STREET GARAGE SPACES, 7 GUEST SPACES

#### SUBMITTAL DATES

1<sup>ST</sup> SUBMITTAL - 10/07/2024  
2<sup>ND</sup> SUBMITTAL - 04/28/2025  
3<sup>RD</sup> SUBMITTAL - 09/08/2025

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STEVEN R. HOMEYER, PE # 86942  
DATE: 09/08/2025

### LEGEND

I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⬮	FIRE HYDRANT
Ⓢ	TELEPHONE MANHOLE	⊗WM	WATER METER



**OWNER**  
421 S. COWAN STREET, LLC  
2246 CARMEL DRIVE  
CARROLLTON, TEXAS 75006  
CONTACT: ROBBY RAHMAN  
PHONE: 214-808-1864

**ENGINEER**  
HOMEYER ENGINEERING, INC  
P.O. BOX 294527  
LEWISVILLE, TEXAS 75029  
CONTACT: STEVEN R. HOMEYER, PE  
PHONE: 972-906-9985

**COWAN STREET TOWNHOMES**  
**LOTS 1 - 6, 7X & 8 - 14, BLOCK A**  
**COWAN STREET**  
**BROWNSTONE ADDITION**  
**0.614 ACRES**  
**ZONING: OTMU2**  
**CITY OF LEWISVILLE**  
**DENTON COUNTY, TEXAS**

**COWAN STREET TOWNHOMES**  
**0.614 ACRES**  
**13 RESIDENTIAL LOTS**  
**CITY OF LEWISVILLE**  
**DENTON COUNTY, TEXAS**

**ZONING PLAN**

DRAWN: MI  
DATE: 02/02/2024  
HEI #: 24-0101

**SHEET NO:**  
**C2**



**HOMEYER**  
**ENGINEERING, INC.**  
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1 FRONT ELEVATION  
A301 3/16" = 1'-0"



CLAY CON  
Construction Co.

ClayCons, LLC.

5936 RidgeLine Dr  
McKinney, Tx, 75070  
Tel: 682 472 7039

PRELIMINARY  
NOT FOR CONSTRUCTION

No.	Description	Date

Client/Project  
**TOWNHOUSE**  
**COWAN TOWNHOUSES**  
S COWAN STREET  
LEWISVILLE, TX, 75057

Title  
EXTERIOR ELEVATIONS

Drawn By: Author  
Checked By: Checker  
Scale: 3/16" = 1'-0"  
Date: 08/05/2024  
Project Number: 20240512  
Sheet No.:

A301

20240308 ISSUED FOR REVIEW ONLY



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1  
A302

## REAR ELEVATION

3/16" = 1'-0"



### ClayCons, LLC.

5936 RidgeLine Dr  
McKinney, Tx, 75070  
Tel: 682 472 7039

**PRELIMINARY**  
NOT FOR CONSTRUCTION

No.	Description	Date

Client/Project  
**TOWNHOUSE**  
**COWAN TOWNHOUSES**  
S COWAN STREET  
LEWISVILLE, TX, 75057

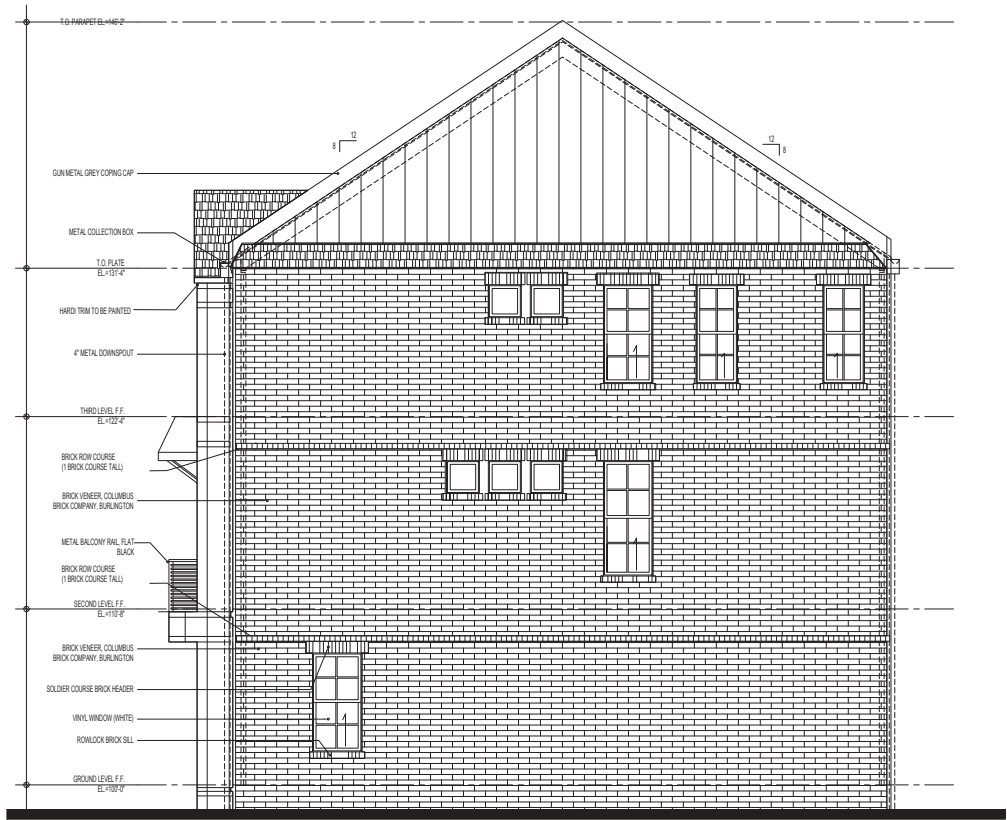
Title  
EXTERIOR ELEVATIONS

Drawn By:                      Author  
Checked By:                    Checker  
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Project Number:                20240512  
Sheet No.:

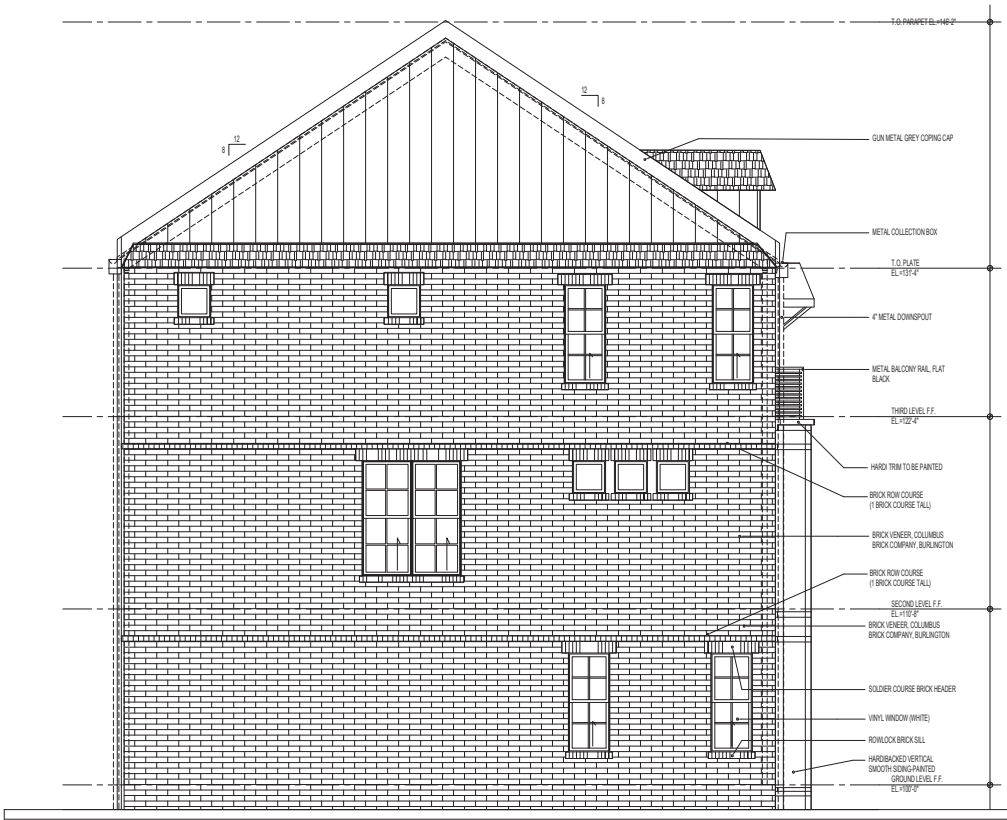
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**1 RIGHT ELEVATION**  
3/16" = 1'-0"



**2 LEFT ELEVATION**  
3/16" = 1'-0"



**CLAY CON**  
Construction Co.

**ClayCons, LLC.**

5936 RidgeLine Dr  
McKinney, Tx, 75070  
Tel: 682 472 7039

**PRELIMINARY**  
NOT FOR CONSTRUCTION

No.	Description	Date

Client/Project  
**TOWNHOUSE**  
**COWAN TOWNHOUSES**  
5 COWAN STREET  
LEWISVILLE, TX, 75057

Title  
EXTERIOR ELEVATIONS

Drawn By:	Author
Checked By:	Checker
Scale:	3/16" = 1'-0"
Date	08/05/2024
Project Number:	20240512
Sheet No.:	

**A303**

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