

## **PARK CENTRAL TERRACES PLANNED DEVELOPMENT STANDARDS**

Park Central Terraces is a neighborhood which creates a beautiful, timeless community that upholds and enhances the quality of the surrounding environment. This neighborhood encourages outdoor activities and neighborhood interaction with its proximity to Central Park located to the southwest of Park Central Terraces. Maintaining the natural tree-lines and wildlife on the rear of the homes provides residents a scenic view and allows for a jewel-box type community

### **I. PROJECT LOCATION**

Park Central Terraces consists of 5.371 acres of land located on the north and south sides of McCartt Drive within the Boyd Addition, Block A, Lot 1 and Block B, Lots 2 and 3, and more generally described in Exhibit "A".

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

**A. Purpose:** The purpose of the district is to create a planned residential community with a base district of Estate Townhouse (E-TH) district as shown in Illustration "1" and

1. The purpose of this district is:
  - 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 design streets and homes which will contribute to creating safe neighborhoods.
  - b. To provide a new housing option.
3. The Development and Design Standards herein shall apply to the entire Park Central Terraces development unless indicated otherwise.

**B. Applicability:** These standards shall apply to all development within Park Central Terraces 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 on February 05, 2016.

### **III. DEFINITIONS**

Open Space: Publicly accessible parks, greens, squares, courtyards, plazas, parkways, medians and commons.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

IV. **LOT TYPE REGULATIONS**

Park Central Terraces will include lots, with detached minimum of 2,000 square foot homes, based on the Estate Townhouse (E-TH) district. The maximum number of dwelling units permitted within the Park Central Terraces development shall not exceed 32. The lot requirements shall be as follows:

A. **Lot Requirements:**

- 1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than four thousand (4,000) square feet, with rear entry garages, together with the allowed incidental and accessory uses.
- 2. Permitted Uses: Land use shall comply with residential uses permitted for the E-TH zoning district of the City of Lewisville Zoning Ordinance.
- 3. Height Regulations: No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.
- 4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	4,000 square feet
Lot Coverage:	Shall not exceed eighty percent (80%) of the total lot area.
Minimum Floor Area:	2,000 square feet of living area
Front Yard:	5 feet minimum
Rear Yard:	20 feet minimum (for driveways)
Side Yard:	3 feet and 7 feet; 5 feet minimum when adjacent to street right-of-way
Lot Width:	30 feet minimum, measured at the front building line
Garage:	20 feet from rear property line

**V. DEVELOPMENT AND DESIGN STANDARDS**

**A. Screening and Fences:** All development within Park Central Terraces shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances, with the following modification:

1. Screening shall be required as shown in Illustration "1".
2. The existing board-on-board fence on the south property line shall remain, no additional screening is required.
3. A 6-foot tubular steel fence with masonry columns every 50' shall be constructed on the northern property line.
4. A 6-foot tubular steel fence with masonry columns every 50' shall be constructed on the western property lines (or along westernmost easements, if necessary).
5. A 6-foot masonry wall is required along the eastern property line. This masonry wall will be constructed upon development of the commercial properties located to the east, by the developer of the properties to the east.
6. External surface of retaining walls shall be masonry, stonework, or brick.
7. Rear yards of the residential lots shall be enclosed with a six-foot wood fence.

**B. Landscape Standards:** Lots will be fully sodded and have a minimum of 1-3" caliper tree per lot.

**C. Residential Architectural Standards:** All development within Park Central Terraces shall comply with the City of Lewisville's Architectural Standards with the following requirements:

1. All exterior walls elevations (excluding doors and windows) zoning districts shall consist of not less than 80 percent brick veneer. No single wall elevation shall consist of less than 60 percent brick veneer.
2. All units shall have a two-car garage at minimum and two concrete parking spaces off the alley.
3. Each building shall include at least four of the following architectural elements:
  - a. Divided light or border light windows on street facing elevations
  - b. Enhanced brick details, such as herringbone, rowlocks, etc.
  - c. Metal seam roof accents
  - d. Cedar shutter accents
  - e. Cast stone accents
  - f. Decorative coach lighting
  - g. Quoins
  - h. Front porches
  - i. Cedar Columns
  - j. Dormers
  - k. Balconies
  - l. 8-foot entry doors

4. Proposed homes shall generally comply with the attached *representative* photographs as shown in Illustration "2," specifically in visual articulation and attenuation, use of masonry materials, and by utilizing the mixture of architectural elements, as described in Section V(C)(3) above.

## **VI. PARK AND OPEN SPACE REQUIREMENTS**

### **A. Parks and Open Space:** Parks and Open Space shall be provided for as shown on the Concept Plan.

1. HOA. Park Central Terraces' Homeowner's Association (the "HOA") shall maintain the open spaces, common areas, right-of-way irrigation systems, landscaping, and screening walls within the subdivision, notwithstanding the provisions below. The City shall maintain and operate the water, wastewater, and storm water infrastructure and maintain the streets and sidewalks. The City shall own the Drainage Easement and the HOA of Park Central Terraces shall maintain said Drainage Easement. The HOA shall be responsible to repair street/concrete/other amenities damaged by the city of Lewisville or the City of Lewisville's contractor due to maintenance or repairs to the City maintained storm sewer or sanitary sewer lines within the following lots: Lot 5x, Block A; Lot 8x, Block B; Lot 18x, Block A; Lot 18x, Block B.
2. In the event the HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of the common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the City agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public right-of-ways, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its maintenance

## **VII. AMENITIES**

- Dog waste receptacles
- Small open space amenity with trail and landscaping
- Park benches near parking area
- Small open space amenity near mailboxes

## **VIII. PARKING**

- No on-Street parking shall be allowed on McCartt Drive.

**IX. REQUESTED DEVIATIONS**

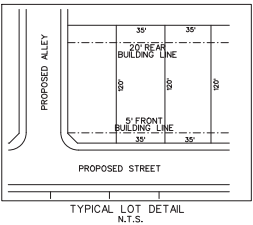
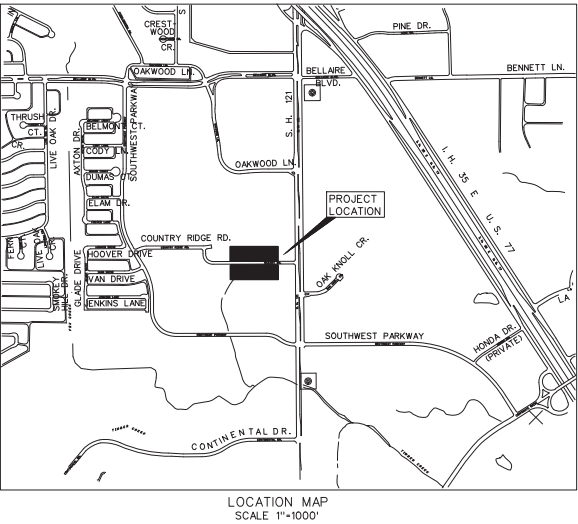
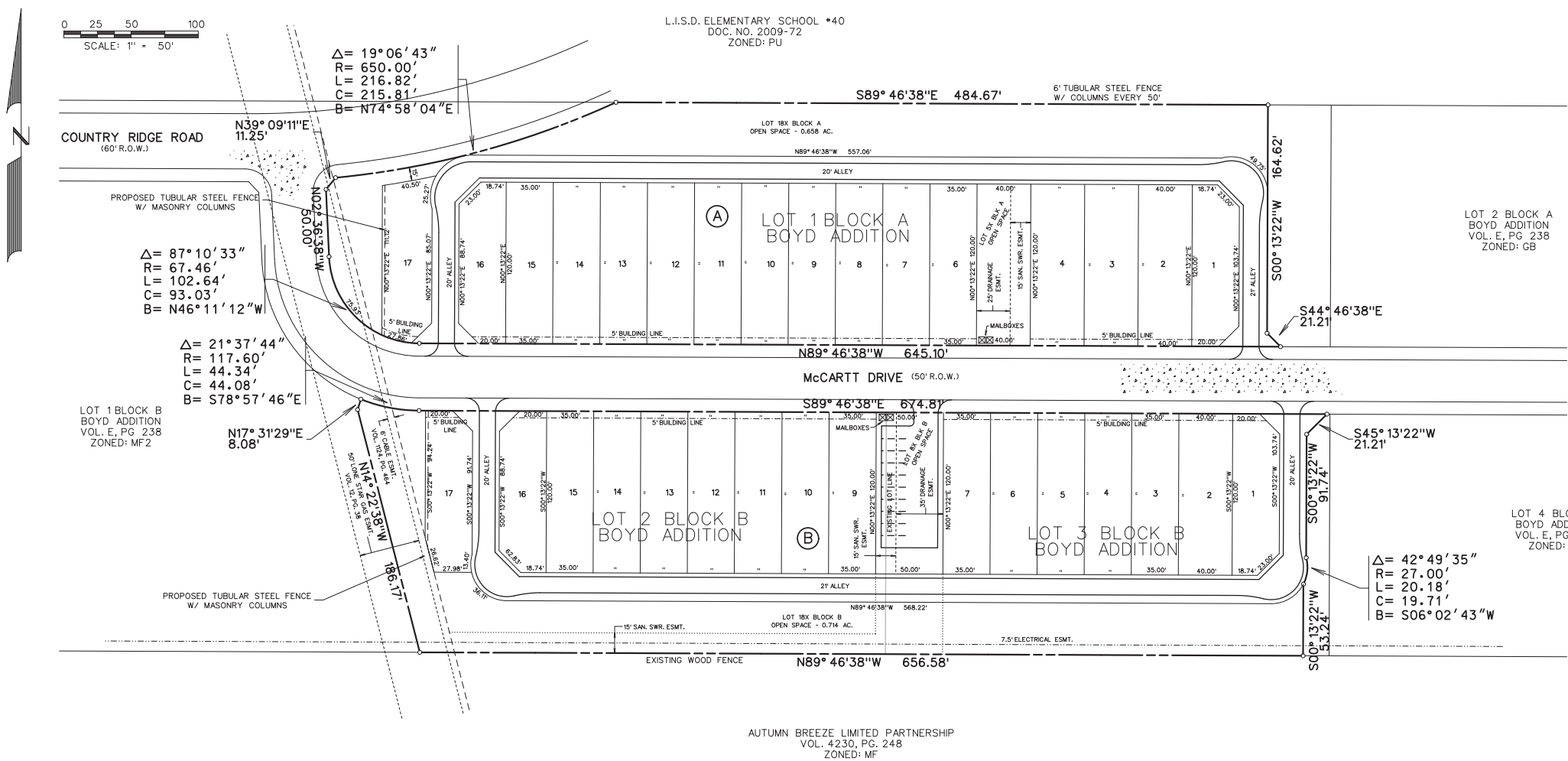
**A. Lot Requirement Comparison**

	<b>Lot Requirement Comparison</b>	
	<b>Required: E-TH</b>	<b>Requested: PD</b>
<b>Minimum Dwelling Size</b>	2,000 square feet	2,000 square feet
<b>Minimum Lot Area</b>	4,000 square feet	4,000 square feet
<b>Minimum Front Yard:</b>	5'	5'
<b>Minimum Side Yard:</b>	0' / 5' adjacent to street ROW	3' and 7' / 5' adjacent to street ROW
<b>Minimum Rear Yard:</b>	0'	20' (driveways)

**X. REQUESTED VARIANCES**

**List of Requested Variances**

- a) To maintain the exiting wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.
- b) To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.



### SUMMARY TABLE

SINGLE PHASE - 5,371 AC.  
32 TOTAL PD-ESTATE TOWNHOME RESIDENTIAL LOTS  
4 TOTAL HOA LOTS  
MIN. LOT SIZE - 4000 SF.  
DENSITY - 5.9 UNITS PER ACRE.  
100% OF LOTS WITH MIN. 2000 SF. OF LIVING AREA  
FRONT BUILDING LINE - 5' MIN.  
REAR BUILDING LINE - 20' MIN.  
EX. ZONING - GENERAL BUSINESS

LOT SIZE TABLE			
BLOCK A		BLOCK B	
LOT	SF	LOT	SF
1	4017	1	4017
2	4800	2	4800
3	4800	3	4200
4	4800	4	4200
5X	4800	5	4200
6	4200	6	4200
7	4200	7	4200
8	4200	8X	34845
9	4200	9	4200
10	4200	10	4200
11	4200	11	4200
12	4200	12	4200
13	4200	13	4200
14	4200	14	4200
15	4200	15	4200
16	4200	16	4017
17	4327	17	4059

X DENOTES HOA LOT

## NOTES

1. Bearings are referenced to Boyd Addition, an addition to the City of Lewisville, as recorded in Cab. E., Pg. 238, in the Plat Records of Denton County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
5. HOA Lots shall be owned and maintained by the Homeowners Association.
6. All homes to be fire sprinklered.

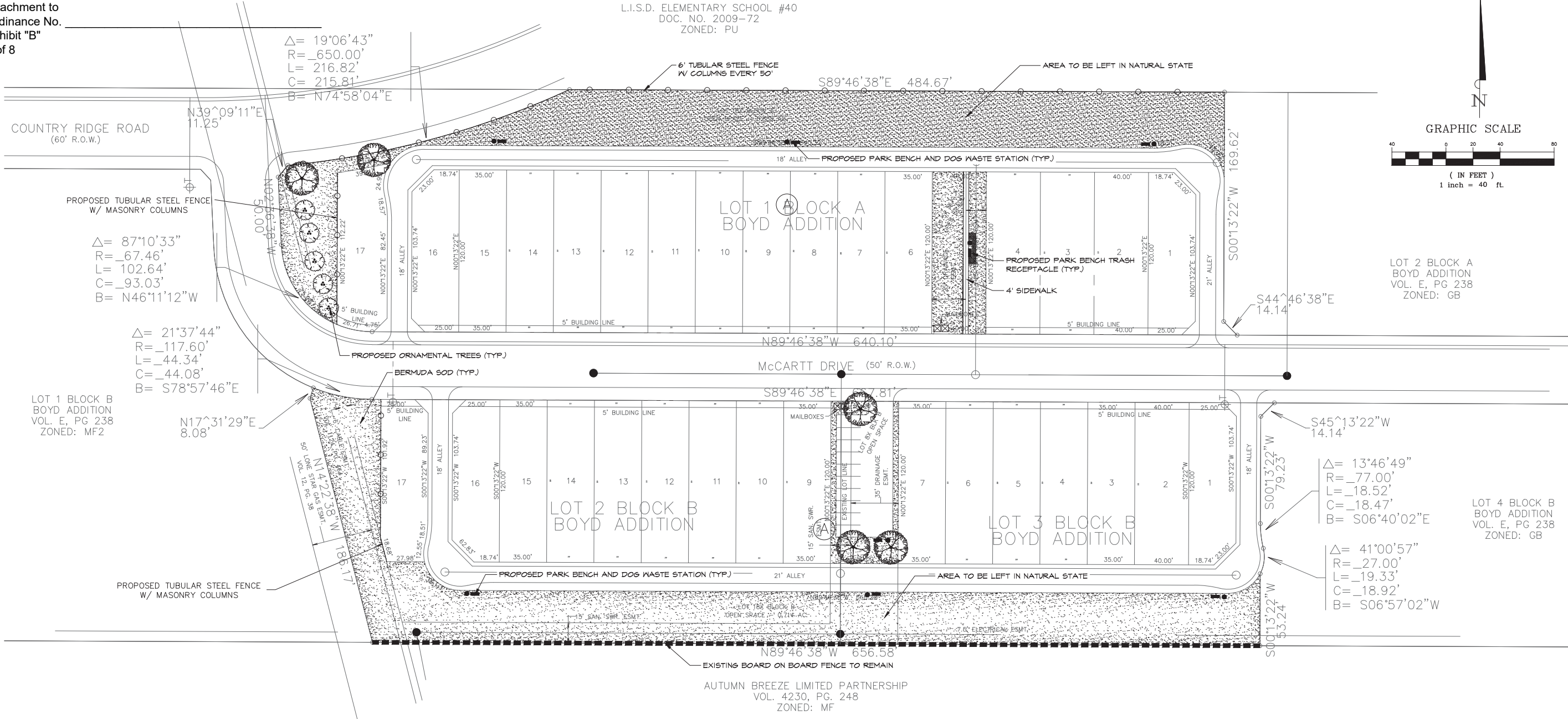
VARIANCE REQUESTS:

- a. To maintain the existing wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.
- b. To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.

CONCEPT PLAN  
OF  
PARK CENTRAL TERRACES  
32 TOTAL RESIDENTIAL LOTS  
4 TOTAL HOA LOTS  
5.371 ACRES  
ZONING: PD-ETH  
OUT OF THE  
W.B. HUNTER SURVEY, ABSTRACT NO. 552

APPLICANT  
LEWISVILLE HIGHLAND TERRACES, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
JOHN ARNOLD  
ENGINEER  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

L.I.S.D. ELEMENTARY SCHOOL #40  
DOC. NO. 2009-72  
ZONED: PU



No.	Date	Revision Description

PRELIMINARY  
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Design Review and not  
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Construction, Bidding or  
Permit Purposes. They  
were prepared by, or  
under the supervision of:  
Drew J. Dubocq  
L.A.#3141  
8/21/2018



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS  
IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE  
DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES.  
EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS  
PLAN SET.

Park Central Terraces



Illustration 2 – Representative Product