

LEWISVILLE CITY COUNCIL

REGULAR SESSION

AUGUST 5, 2019

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore
Bob Troyer, Mayor Pro Tem
R Neil Ferguson, Deputy Mayor Pro Tem
Kristin Green
Brandon Jones

City Staff:

Donna Barron, City Manager
Eric Ferris, Deputy City Manager
Claire Powell, Assistant City Manager
Melinda Galler, Assistant City Manager
Julie Worster, City Secretary
Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 6:30 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 6:30 p.m. on Monday, August 5, 2019, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item A)

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-1, Public Hearing: Consideration of a Resolution Authorizing the Adoption of the Community Development Block Grant 2019 Annual Action Plan; Authorization for the City Manager to Submit the Plan to the U.S. Department of Housing and Urban Development; and Acknowledgement of Receipt of the Recommended FY 2019-2020 City Social Service Agency Fund Budget of \$170,000 from the CDBG Advisory Committee. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item A)

Mayor Durham reviewed Agenda Item C-1, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit (SUP) Request for an Auto Auction Facility on 41.059 Acres Zoned Light Industrial (LI), Located at 1836 Midway Road, Further Identified as Metro Auto Auction Dallas Addition, Lot 1R, Block A, as Requested by Buckeye 59, the Property Owner. (Case No. SUP-2014-05-01) There was no discussion on this item.

Mayor Durham reviewed Agenda Item C-2, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Contractors Yard; on Approximately 2.4718 Acres, Legally Described as Lot 1, Block C, Riverview Industrial Addition, Located at 1620 Riverview Drive, Zoned Heavy Industrial District (HI); as Requested by Luis Pedraza, of Luis Construction Service Inc. and Newstar Drilling Inc., the Property Owner. (Case No. SUP-2019-07-04). At the request of City Manager Barron, Planning Director Richard Leudke conducted the attached PowerPoint Presentation in regard to this item. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item C-3, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Repair Shop; on Approximately 0.434 Acres, Legally Described as Lot 1, Block A, J.A. Salguero Addition, Located at 545 East Main Street, Zoned Light Industrial District (LI), as Requested by Erick Cortez, Global Master Planning, on Behalf of Jose A. Salguero, the Property Owner. Discussion was held that it would take a super majority of the City Council to overturn the Planning and Zoning Commissions' denial of this item. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item D, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-4, Approval of City Council Minutes of the July 15, 2019, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-5, Approval of a License Agreement Between the Upper Trinity Regional Water District and The City of Lewisville for Use of Certain Public Rights of Way for Installation and Maintenance of a Proposed 72-inch Water Main and an Existing 48-inch Water Main; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item A)

Mayor Durham reviewed Agenda Item E-6, Approval of a Professional Services Agreement with Epicenter Productions in the Amount of \$114,100 for Professional Services Related to the Pop Festival Commemoration Event Scheduled for Labor Day Weekend 2019; Authorization for the City Manager to Execute the Agreement; and Approval of a Supplemental Appropriation in the Amount of \$50,000 from Hotel-Motel Fund Reserves. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-7, Approval of a Professional Services Agreement with HDR Engineering, Inc., Dallas, TX, in the Amount of \$95,341 for Professional Engineering Services for the Castle Hills Facilities and Operations Assessment; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-8, Approval of a Bid Award for the Official City of Lewisville Newspaper to the Denton Media Company; and Adopt the Resolution Designating the Denton Record-Chronicle as the City's Official Newspaper. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-9, Approval of an Economic Development Agreement Between the City of Lewisville and TW Realty Advisors, Inc., and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-10, Approval of Lighting Agreements by and Between the City of Lewisville, Main & Mill Business Association, and Certain Owners to Allow the City to Install and Maintain LED Lights on 102, 112, and 150 W. Main Street; and Authorization for the City Manager to Execute the Agreements. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-11, Consideration of Three Variances to the Lewisville City Code Section 6-103 (c)(2) Access Spacing, Section 6-130 Table 4 Control of Access for Commercial Driveways, and Section 6-123 (b) Multi-Family and Non-Residential Landscaping Requirements, Located at 2301 South State Highway 121 Business; Legally Described as Lot 1, Block B, Timber Village; as Requested by Clay Cristy of Clay Moore Engineering, on Behalf of McDonald's Real Estate Company, the Owner. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item A)

Mayor Durham reviewed Agenda Item F-12, Consideration of Two Variances to the Lewisville City Code Section 9.5-92 (Paving) Regarding Driveways Related to CB Exteriors Addition, 537 South Kealy Avenue as Requested by Connor Murrell, McAdams, on Behalf of the Owner. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-13, Consideration of an Ordinance Amending Chapter 15, Section 15-62 of the Lewisville City Code to Prohibit Pedestrian Crossings on Valley Parkway from 50 Feet South of Main Street to 50 Feet North of Kathy Lane Except at the Designated Pedestrian Crosswalk. At the clarification questioning of Councilmember Green regarding the proposed pedestrian crossing, City staff advised that a traffic study had been done in this area and there had been 85 kids that had crossed all over in this area. City staff indicated that the Police Department had reached out to Engineering requesting a study to ensure safety of the kids. Councilmember Green stated that she was happy to see these two proposed pedestrian crossings in logical places. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-14, Consideration of an Ordinance Amending Chapter 15, Section 15-87 (c) of the Lewisville City Code to Prohibit U-Turns on Westbound State Highway 121 Business at the First Median Opening East of Valley Ridge Boulevard. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-15, Consideration of an Ordinance Amending Chapter 6, Land Development Regulations, of the Lewisville City Code, by Amending Section 6-123, Multi-Family and Non-Residential Landscaping Requirements, to Increase the Required Landscape Strip and Allow for Reductions of the Strip in Certain Circumstances; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency. City Attorney Lizbeth Plaster stated that she would like to take the City Council into Closed Session to discuss this item. There was no further discussion on this item.

Mayor Durham adjourned the Workshop Session of the Lewisville City Council into Closed Session at 6:37 p.m. Monday, August 5, 2019, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item I)

In accordance with Texas Government Code, Subchapter D, Section 551.071 (Consultation with Attorney/Contemplated Litigation);, the Lewisville City Council convened into Closed Session at 6:37 p.m. on Monday, August 5, 2019, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following: Agenda Item F-15, Consideration of an Ordinance Amending Chapter 6, Land Development Regulations, of the Lewisville City Code, by Amending Section 6-123, Multi-Family and Non-Residential Landscaping Requirements, to Increase the Required Landscape Strip and Allow for Reductions of the Strip in Certain Circumstances; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.

The Closed Session was adjourned at 6:40 p.m. on Monday, August 5, 2019.

**Reconvene into Workshop Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item J)

Mayor Durham reconvened the Workshop Session of the Lewisville City Council at 6:40 p.m. on Monday, August 5, 2019, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

WORKSHOP SESSION – 6:30 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item A)

Mayor Durham returned to the Discussion of Regular Agenda Items and Consent Agenda Items as follows:

Mayor Durham reviewed Agenda Item F-16, Consideration of an Ordinance of the Lewisville City Council Providing for the Abandonment, Vacation and Closure of a Sixty-Six (66) Foot Wide Section of Right-Of-Way, South of East Church Street and North of East Main Street. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H, Return to Workshop Session if Necessary. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

Discussion of City Owned Property

(Agenda Item B)

Deputy City Manager Eric Ferris and Director of Strategic Development Gina Thompson conducted the attached PowerPoint Presentation for City Council consideration. Due to timing, completion of this item was done following regular session.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:57 p.m. on Monday, August 5, 2019.

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, August 5, 2019, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

At the request of Mayor Durham, Councilmember Gilmore gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Durham, Deputy Mayor Pro Tem Ferguson gave the pledge to the American and Texas flags.

**Public Hearing: Consideration of Resolution
No. 0132-19-RES Authorizing the Adoption
of the Community Development Block Grant
2019 Annual Action Plan; Authorization for
the City Manager to Submit the Plan to the
U.S. Department of Housing and Urban
Development; and Acknowledgement of
Receipt of the Recommended FY 2019-2020
City Social Service Agency Fund Budget of
\$170,000 from the CDBG Advisory
Committee**

(Agenda Item C-1)

An Annual Action Plan must be submitted to the U.S. Department of Housing and Urban Development (HUD) by August 15th as a requirement to receive Community Development Block Grant (CDBG) funds of \$725,927 in FY 2019-2020. The CDBG Advisory Committee reviewed applications submitted by non-profit agencies for projects that address HUD national objectives and 2017 Consolidated Plan priorities. At a meeting on July 16, 2019, the Committee voted 4-0 to recommend a final social services budget and recommended approval of the Annual Action Plan by a vote of 4-0. The Plan was made available for a 30-day Public Comment period from July 5, through August 5, 2019.

Public Hearing: Consideration of Resolution No. 0132-19-RES Authorizing the Adoption of the Community Development Block Grant 2019 Annual Action Plan; Authorization for the City Manager to Submit the Plan to the U.S. Department of Housing and Urban Development; and Acknowledgement of Receipt of the Recommended FY 2019-2020 City Social Service Agency Fund Budget of \$170,000 from the CDBG Advisory Committee (cont'd)

(Agenda Item C-1)

The City staff's recommendation was that the City Council approve the resolution adopting the 2019 Annual Action Plan; authorize the City Manager to submit the plan to the U.S. Department of Housing and Urban Development; and acknowledge receipt of the recommended FY 2019-2020 City Social Service Agency Fund Budget as set forth in the caption above.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Councilmember Jones, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Councilmember Jones, the Council voted five (5) "ayes" and no (0) "nays" to approve and adopt **Resolution No. 0132-19-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of The 2019 Annual Action Plan as Required by The U.S. Department of Housing and Urban Development. The motion carried.

**Public Hearing: Consideration of Ordinance
No. 0133-19-SUP Granting a Special Use
Permit for a Contractors Yard; on
Approximately 2.4718 Acres, Legally
Described as Lot 1, Block C, Riverview
Industrial Addition, Located at 1620
Riverview Drive, Zoned Heavy Industrial
District (HI); as Requested by Luis Pedraza,
of Luis Construction Service Inc. and
Newstar Drilling Inc., the Property Owner.
(Case No. SUP-2019-07-04)**

(Agenda Item C-2)

Newstar Drilling is a foundation pier drilling company currently located in Lewisville's Old Town district, at 545 East Church Street. On March 19, 2018, a Special Use Permit (Ordinance Number 0018-18-SUP) was approved to allow Newstar Drilling to construct a new facility at 1620 Riverview Drive. The applicant is requesting to make modifications to the previously approved development plan, which includes expanding the size of the building, increasing the outside storage, and rearranging the parking lot configuration. The special use permit (SUP) regulations adopted in 2013 require an SUP for all contractor's yards. The proposed SUP will replace the existing SUP. The Planning and Zoning Commission recommended unanimous (6-0) approval on July 16, 2019.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Richard E. Luedke, Planning Director was available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Mayor Pro Tem Troyer and seconded by Councilmember Gilmore, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

"An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Contractor's Yard, on Approximately 2.4718 Acres, Legally Described as Lot 1, Block C, Riverview Industrial Addition, Located at 1620 Riverview Drive and Zoned Heavy Industrial District (HI); Providing for a Repealer, Severability, Penalty, and an Effective Date; and Declaring an Emergency."

Public Hearing: Consideration of Ordinance No. 0133-19-SUP Granting a Special Use Permit for a Contractors Yard; on Approximately 2.4718 Acres, Legally Described as Lot 1, Block C, Riverview Industrial Addition, Located at 1620 Riverview Drive, Zoned Heavy Industrial District (HI); as Requested by Luis Pedraza, of Luis Construction Service Inc. and Newstar Drilling Inc., the Property Owner. (Case No. SUP-2019-07-04) (cont'd)

(Agenda Item C-2)

MOTION: Upon a motion made by Mayor Pro Tem Troyer and seconded by Councilmember Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0133-19-SUP**, as previously captioned. The motion carried.

Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Repair Shop; on Approximately 0.434Acres, Legally Described as Lot 1, Block A, J.A. Salguero Addition, Located at 545 East Main Street, Zoned Light Industrial District (LI), as Requested by Erick Cortez, Global Master Planning, on Behalf of Jose A. Salguero, the Property Owner

(Agenda Item C-3)

Alex Paint and Body is seeking a Special Use Permit (SUP) to expand its vehicle repair business at the northwest corner of Railroad Street and Main Street, in Old Town Lewisville. Alex Paint and Body was originally developed in 2013 before the SUP regulations were adopted in 2013. With SUP regulations now in place, this expansion requires approval of an SUP. The use does not comply with the Old Town Master Plan or Transit Oriented Development Plans. The Planning and Zoning Commission recommended denial of this request by a vote of 5-1 on July 2, 2019. A supermajority vote of City Council is required to approve this request.

The City staff’s recommendation was that the City Council deny the special use permit request.

Mayor Durham opened the public hearing.

Richard E. Luedke, Planning Director gave the attached PowerPoint Presentation related to this item reviewing the back history on this location for City Council consideration

Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Repair Shop; on Approximately 0.434 Acres, Legally Described as Lot 1, Block A, J.A. Salguero Addition, Located at 545 East Main Street, Zoned Light Industrial District (LI), as Requested by Erick Cortez, Global Master Planning, on Behalf of Jose A. Salguero, the Property Owner (cont'd)

(Agenda Item C-3)

Jose A. Salguero, 545 East Main Street, Lewisville, Texas gave the attached PowerPoint Presentation in favor of this request.

Ray Bowens, 3501 Pecan Park Drive, Flower Mound, Texas, spoke before the City Council in support of this item. Mr. Bowens acknowledged Mr. Salguero's support of the Lewisville Area Chamber of Commerce and the Cross Timbers YMCA. Mr. Bowens also advised that he owned a business in Lewisville. Mr. Bowens reiterated a portion of Mr. Salguero's presentation regarding the restaurants closing in this area. He stated that Mr. Salguero has been consistent in his business and he has been faithful in keeping his place clean and was an important part of the community. He requested that the City Council reconsider approving the request.

Glenn Kimball, 1608 Colony Drive, Flower Mound, Texas, spoke before the City Council in support of this item. He stated he has been an active member of the business community in Lewisville and the Chamber of Commerce for over 10 years. He stated that he wanted to support Mr. Salguero's business and his family as a vibrant member of the community in Lewisville. He indicated his feelings that Mr. Salguero had built a beautiful facility, not your average body shop, and has complied with the look and guidelines. He stated his concern that an ordinance, while he understood the reasoning behind it, does not take into the account the success of a business if that whole plan is going to come into play. He further indicated by denying a request for something that is being attempted to be built and grow would be determinantal and not help Lewisville. He requested that a good look be taken at why the decision was made by the Planning and Zoning Commission.

Al MacDonald, 3813 Simmons Creek Lane, Flower Mound, Texas, spoke before the City Council in support of this item. Mr. MacDonald stated that he wanted to support Mr. Salguero and his wife. He indicated the quality of work and the low cost (expense/charges) of this body shop. He stated that when referring people to this body shop, people know the building and think it's neat. He stated that when dropping off vehicles people are eating at the restaurants in this area. He encouraged the City Council to approve this request as it would add to the attractiveness of the facility.

City Secretary Julie Worster advised the following individuals had filled out cards in opposition to this item:

Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Repair Shop; on Approximately 0.434 Acres, Legally Described as Lot 1, Block A, J.A. Salguero Addition, Located at 545 East Main Street, Zoned Light Industrial District (LI), as Requested by Erick Cortez, Global Master Planning, on Behalf of Jose A. Salguero, the Property Owner (cont'd)

(Agenda Item C-3)

Judy Kay Ferguson, 336 West College, Lewisville, Texas
Heather Cicirano, 152 West Main, Lewisville, Texas.

MOTION: Upon a motion made by Councilmember Jones and seconded by Mayor Pro Tem Troyer, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Councilmember Gilmore stated that he was in the City Council chair to best represent the interests of the community. He referenced working hard to find a middle ground when this item originally came before City Council to keep this business in business when it first came in 2016. He stated that no one was putting this business out of business. He advised additional parking was approved with the understanding additional buildings would be placed on the property. He questioned why that had not been done – either it was made up to confuse the City Council or had been decided that was no longer the case and the buildings were no longer wanted in 2018. In closing, he advised he looked at this through the eyes of the Rotary, is it fair to all concerned, it's not. He stated this process has been in place since 2010 and how Old Town would be developed has been talked about since 2010 – this was not news. And lastly, does it build good will and better friendships, and it does not because we've had to continually go back and forth on this. That is why I am denying this process. It's either been a sham since 2016 and you are not willing to work with the community or you just don't care.

Councilmember Green stated that she had been wrestling with the fair thing to do. She advised that this actually started back in 2003 when the Old Town Master Plan was adopted, which means it was being worked on two or three years before that. In 2010 the Old Town TOD Plan and the Mill Street Corridor Plan – all long-range plans in an effort to organize the City had been developed. She indicated that the community is behind the plan as well as the local business community as the plan was something stable that they could count on. She stated she did not feel it was fair 16 years down the road to change the plan after a whole strip of business owners have put their hard-earned money into these businesses because they support the plan as it was. She stated it was not fair to a whole lot of people.

Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Auto Repair Shop; on Approximately 0.434 Acres, Legally Described as Lot 1, Block A, J.A. Salguero Addition, Located at 545 East Main Street, Zoned Light Industrial District (LI), as Requested by Erick Cortez, Global Master Planning, on Behalf of Jose A. Salguero, the Property Owner (cont'd)

(Agenda Item C-3)

Councilmember Jones stated that this was the second time of Alex Paint and Body had come before the City Council. He advised that he was on the Planning & Zoning Commission at the time when the parking was first denied, and then was allowed with the understanding there would be buildings there that never came. He indicated that City Council has struggled with this because it is an Old Town Mix Use and they wanted to help the business owner, however the buildings have not been seen only the parking.

MOTION: Upon a motion made by Councilmember Gilmore and seconded by Councilmember Jones, the Council voted five (5) “ayes” and no (0) “nays” to deny an Ordinance granting a Special Use Permit for an Auto Repair Shop; on approximately 0.434 acres, legally described as Lot 1, Block A, J.A. Salguero Addition, located at 545 East Main Street, zoned Light Industrial District (LI), as requested by Erick Cortez, Global Master Planning, on behalf of Jose A. Salguero, the property owner. The motion carried.

Visitors/Citizens Forum

(Agenda Item D)

Greg Tierney, 477 Richland, Lewisville, Texas spoke before the City Council regarding Northwest Old Town Neighborhood Paving Drainage and Utility Improvements. He acknowledged the well conducted meeting held last week by City staff. Mr. Tierney stated that he had recently moved into this neighborhood and he wanted to show his appreciation for the City Council’s continued dedication of the Old Town development, both residential and business community. Mr. Tierney indicated he wanted the City Council to be aware of the perception residents have in this area that these improvements that were voted on in 2003 not yet being completed. Mr. Tierney acknowledged that there were cost over runs and other items that came up that were more important than this projects’ completion. He indicated that at the meeting the neighborhood had been advised that the City Council had elected to go with asphalt (mill and overlay- instead of concrete (curb and gutters) and that was creating the perception that this neighborhood was getting kicked to the curb. Mr. Tierney advised that the problem in this area was drainage issues that could be solved by curb and gutter; however, he was aware that all those in the neighborhood were not interested in the requirements of doing curb and gutter. He respectfully requested that if the City was going to do the asphalt instead of concrete that it be maintained in ten years when it started to fall apart and that a drainage solution for this area was figured out.

Visitors/Citizens Forum (cont'd)

(Agenda Item D)

Amanda and Alonzo Cabrar, 478 Richland Street, Lewisville, Texas, spoke before the City Council regarding their concerns of standing water in this area and subsequent mosquitoes. Ms. Cabrar requested that something be done in this area regarding the drainage problem to help mitigate the mosquitoes. Mr. Cabrar expressed his concern regarding the mosquitoes in this area preventing residents from going outside and enjoying their property. He referenced the pipe coming from the empty lot that created this drainage issue and the importance of the drainage being looked at. Mr. Cabrar advised they were not concerned about sidewalks, but they did want something done about the drainage.

No one else appeared to speak at this time.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Mayor Pro Tem Troyer and seconded by Councilmember Green, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

4. APPROVAL OF MINUTES: City Council Minutes of the July 15, 2019, Workshop Session and Regular Session.
5. Approval of a License Agreement Between the Upper Trinity Regional Water District and The City of Lewisville for Use of Certain Public Rights of Way for Installation and Maintenance of a Proposed 72 inch Water Main and an Existing 48 inch Water Main; and Authorization for the City Manager to Execute the Agreement.
6. Approval of a Professional Services Agreement with Epicenter Productions in the Amount of \$114,100 for Professional Services Related to the Pop Festival Commemoration Event Scheduled for Labor Day Weekend 2019; Authorization for the City Manager to Execute the Agreement; and Approval of a Supplemental Appropriation in the Amount of \$50,000 from Hotel Motel Fund Reserves.
7. Approval of a Professional Services Agreement with HDR Engineering, Inc., Dallas, TX, in the Amount of \$95,341 for Professional Engineering Services for the Castle Hills Facilities and Operations Assessment; and Authorization for the City Manager to Execute the Agreement.

CONSENT AGENDA (cont'd)

(Agenda Item E)

8. Approval of a Bid Award for the Official City of Lewisville Newspaper to the Denton Media Company; and Adopt **Resolution No. 0134-19-RES** Designating the Denton Record Chronicle as the City's Official Newspaper.
9. Approval of an Economic Development Agreement Between the City of Lewisville and TW Realty Advisors, Inc., and Authorization for the City Manager to Execute the Agreement.
10. Approval of Lighting Agreements by and Between the City of Lewisville, Main & Mill Business Association, and Certain Owners to Allow the City to Install and Maintain LED Lights on 102, 112, and 150 W. Main Street; and Authorization for the City Manager to Execute the Agreements.

The motion carried.

END OF CONSENT AGENDA

Consideration of Three Variances to the Lewisville City Code Section 6-103 (c)(2) Access Spacing, Section 6-130 Table 4 Control of Access for Commercial Driveways, and Section 6-123 (b) Multi-Family and Non-Residential Landscaping Requirements, Located at 2301 South State Highway 121 Business; Legally Described as Lot 1, Block B, Timber Village; as Requested by Clay Cristy of Clay Moore Engineering, on Behalf of McDonald's Real Estate Company, the Owner

(Agenda Item F-11)

McDonald's submitted plans to demolish their existing restaurant, located on the southwest corner of Valley View Drive and State Highway 121 Business, and build a new restaurant in its location. Three variances are proposed with this redevelopment; a) to reduce the required driveway spacing of 230-feet along SH 121 Business, b) to reduce the control of access of 250-feet along SH 121 Business and, c) to allow a variable width landscape buffer along Valley View Drive.

The City staff's recommendation was that the City Council approve the three variances as set forth in the caption above.

Consideration of Three Variances to the Lewisville City Code Section 6-103 (c)(2) Access Spacing, Section 6-130 Table 4 Control of Access for Commercial Driveways, and Section 6-123 (b) Multi-Family and Non-Residential Landscaping Requirements, Located at 2301 South State Highway 121 Business; Legally Described as Lot 1, Block B, Timber Village; as Requested by Clay Cristy of Clay Moore Engineering, on Behalf of McDonald's Real Estate Company, the Owner (cont'd)

(Agenda Item F-11)

Richard E. Luedke, Planning Director, David Salmon, City Engineer, and Drew Donosky with Clay Moore Engineering, 1903 Central Drive, Ste 406, Bedford, Texas, 76021, were all available to address any questions posed by the City Council.

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Green, the Council voted five (5) "ayes" and no (0) "nays" to approve the following three variances to the Lewisville City Code Section 6-103 (c)(2) Access Spacing, Section 6-130 Table 4 Control of Access for Commercial Driveways, and Section 6-123 (b) Multi-Family and Non-Residential Landscaping Requirements, Located at 2301 South State Highway 121 Business; Legally Described as Lot 1, Block B, Timber Village: a) to reduce the required driveway spacing of 230-feet along SH 121 Business, b) to reduce the control of access of 250-feet along SH 121 Business and, c) to allow a variable width landscape buffer along Valley View Drive; as Requested by Clay Cristy of Clay Moore Engineering, on Behalf of McDonald's Real Estate Company, the Owner. The motion carried.

Consideration of Two Variances to the Lewisville City Code Section 9.5-92 (Paving) Regarding Driveways Related to CB Exteriors Addition, 537 South Kealy Avenue as Requested by Connor Murrell, McAdams, on Behalf of the Owner

(Agenda Item F-12)

The subject site is a 0.400-acre lot zoned Light Industrial (LI) within the CB Exteriors Addition. The property owner is proposing to renovate the existing building and make significant site improvements. Staff has reviewed and approved the Old Town Development Plan subject to the City Council approval of two variances: a) to reduce the required driveway spacing of 50 feet along South Kealy Avenue; b) to reduce the required driveway spacing of 50 feet along East Purnell Street.

The City staff's recommendation was that the City Council approve the variances as set forth in the caption above.

**Consideration of Two Variances to the
Lewisville City Code Section 9.5-92 (Paving)
Regarding Driveways Related to CB Exteriors
Addition, 537 South Kealy Avenue as
Requested by Connor Murrell, McAdams, on
Behalf of the Owner (cont'd)**

(Agenda Item F-12)

David Salmon P.E., City Engineer, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Councilmember Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve the following two variances to the Lewisville City Code Section 9.5-92 (Paving) Regarding Driveways Related to CB Exteriors Addition, 537 South Kealy Avenue: a) to reduce the required driveway spacing of 50 feet along South Kealy Avenue; b) to reduce the required driveway spacing of 50 feet along East Purnell Street, as requested by Connor Murrell, McAdams, on behalf of the owner. The motion carried.

**Consideration of Ordinance No. 0135-19-
ORD Amending Chapter 15, Section 15-62 of
the Lewisville City Code to Prohibit
Pedestrian Crossings on Valley Parkway
from 50 Feet South of Main Street to 50 Feet
North of Kathy Lane Except at the
Designated Pedestrian Crosswalk**

(Agenda Item F-13)

Lewisville High School student pedestrians cross Valley Parkway, a major 4-lane arterial street, at various mid-block locations along the school frontage during the school arrival and dismissal times putting their safety at risk. Existing signalized intersections on Valley Parkway at Main Street and at Fox Avenue are located too far away to reasonably expect a student pedestrian to walk over to and cross the street safely at those locations. Texas Transportation Code considers pedestrian crossings on a roadway illegal only when the crossing pedestrian inhibits the vehicular movement or when adjacent intersections at each end of a block are controlled by traffic signals. An amendment to the city ordinance is required to prohibit the unsafe pedestrian crossings across Valley Parkway near the School. The Transportation Board considered this item at the June 18, 2019 meeting and voted unanimously (5-0) to approve the recommendation to the City Council.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

David Salmon, PE, City Engineer, was available to address any questions posed by the City Council.

Consideration of Ordinance No. 0135-19-ORD Amending Chapter 15, Section 15-62 of the Lewisville City Code to Prohibit Pedestrian Crossings on Valley Parkway from 50 Feet South of Main Street to 50 Feet North of Kathy Lane Except at the Designated Pedestrian Crosswalk (cont'd)

(Agenda Item F-13)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending the Lewisville City Code, Chapter 15, Section 15-62, Pedestrian Crossing Restricted, by Adding a Prohibition for Pedestrian Crossing on Valley Parkway From 50 Feet South of Main Street to 50 Feet North of Kathy Lane Except at the Designated Pedestrian Crosswalk; Providing a Penalty, Repealer and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0135-19-ORD**, as captioned previously. The motion carried.

Consideration of Ordinance No. 0136-19-ORD Amending Chapter 15, Section 15-87 (c) of the Lewisville City Code to Prohibit U-Turns on Westbound State Highway 121 Business at the First Median Opening East of Valley Ridge Boulevard

(Agenda Item F-14)

A driveway for L&L Autolink, a commercial used car dealership under construction is located on the south side of SH 121 Business east of the Valley Ridge Boulevard intersection and the proposed driveway is offset from the existing median opening in front of the property. A left turn deceleration lane at the median opening was not required by TxDOT on westbound SH 121 Business. Westbound U-turns need to be restricted when the business is open to the public as there is no exclusive left turn storage bay. The Transportation Board considered this item at the June 18, 2019 meeting and voted unanimously (5-0) to approve the recommendation to the City Council.

The City staff’s recommendation was that the City Council approve the ordinance as set forth in the caption above.

David Salmon, PE, City Engineer, was available to address any questions posed by the City Council.

**Consideration of Ordinance No. 0136-19-
ORD Amending Chapter 15, Section 15-87
(c) of the Lewisville City Code to Prohibit
U-Turns on Westbound State Highway 121
Business at the First Median Opening East of
Valley Ridge Boulevard (cont'd)**

(Agenda Item F-14)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending the Lewisville City Code Chapter 15, Section 15-87(c) by Prohibiting U-Turns on State Highway 121 Business at the First Median Opening East of Valley Ridge Boulevard; Providing for a Repealer, Severability, Penalty, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0136-19-ORD**, as captioned previously. The motion carried.

**Consideration of Ordinance No. 0137-19-
ORD Amending Chapter 6, Land
Development Regulations, of the Lewisville
City Code, by Amending Section 6-123,
Multi-Family and Non-Residential
Landscaping Requirements, to Increase the
Required Landscape Strip and Allow for
Reductions of the Strip in Certain
Circumstances; Providing for a Repealer,
Severability, a Penalty, and an Effective
Date; and Declaring an Emergency**

(Agenda Item F-15)

These amendments are proposed to increase the landscaping requirements, furthering the Big Move Number 2: Extending the Green, Big Move Number 4: Thriving Neighborhoods, and Big Move Number 9: Sustainability of the Lewisville 2025 Plan. The provisions also permit a reduction in the landscape buffer to its existing standard provided other community character standards are met. This provision will reduce complications associated with redevelopment but also apply to new developments.

The City staff’s recommendation was that the City Council approve the ordinance as set forth in the caption above.

Richard E. Luedke, Planning Director, was available to address any questions posed by the City Council.

Consideration of Ordinance No. 0137-19-ORD Amending Chapter 6, Land Development Regulations, of the Lewisville City Code, by Amending Section 6-123, Multi-Family and Non-Residential Landscaping Requirements, to Increase the Required Landscape Strip and Allow for Reductions of the Strip in Certain Circumstances; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency (cont'd)

(Agenda Item F-15)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Amending Chapter 6, Land Development Regulations, of the Lewisville City Code, by Amending Section 6-123, Multi-Family and Non-Residential Landscaping Requirements, to Increase the Required Landscape Strip and Allow for Reductions of the Strip in Certain Circumstances; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Mayor Pro Tem Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0137-19-ORD**, as captioned previously. The motion carried.

Consideration of Ordinance No. 0138-19-ORD of the Lewisville City Council Providing for the Abandonment, Vacation and Closure of a Sixty-Six (66) Foot Wide Section of Right-Of-Way, South of East Church Street and North of East Main Street

(Agenda Item F-16)

The original Kealy Addition contained right-of-way for Railroad Street, which was never constructed and has been fenced and used as private property for parking and storage for decades by the four adjacent properties; however, this section of the right-of-way was never formally abandoned by the City. This ordinance cleans up this situation and provides for clear title for the impacted properties. A similar ordinance was passed in 1995 for the portion of Railroad Street on the South side of Main Street to allow the CCA to have clear title to that land.

The City staff’s recommendation was that the City Council approve the ordinance as set forth in the caption above.

Consideration of Ordinance No. 0138-19-ORD of the Lewisville City Council Providing for the Abandonment, Vacation and Closure of a Sixty-Six (66) Foot Wide Section of Right-Of-Way, South of East Church Street and North of East Main Street (cont'd)

(Agenda Item F-16)

Richard E. Luedke, Planning Director, was available to address any questions posed by the City Council.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council Providing for the Abandonment, Vacation and Closure of a Sixty-Six (66) Foot Wide Section of Right-Of-Way, South of East Church Street and North of East Main Street, as Shown in Exhibit “A”; Providing for the Terms and Conditions of the Abandonment, Vacation and Closure; Providing a Repealer, Severability, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilmember Gilmore and seconded by Deputy Mayor Pro Tem Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt Ordinance No. 0138-19-ORD, as captioned previously. The motion carried.

Reports

(Agenda Item G)

- Second Quarter 2019 Boards/Commissions/Committees Attendance Reports
- Assistant Police Chief Jay Powell advised the Lewisville Police Department was celebrating 75 years of dedicated service to the community. He encouraged everyone to attend the Open House on Saturday, August 9, 2014 from 11:30 a.m. to 1:30 p.m. at the Lewisville Police Department where hot dogs, chips and drinks will be provided. The plan right now is to have it in the south parking lot off of Main Street.

There were no additional reports at this time.

Return to Workshop Session if Necessary

(Agenda Item H)

City Council returned to the City Council Conference Room to complete Workshop Agenda Item B – Discussion of City Owned Property. Deputy City Manager Eric Ferris and Director of Strategic Development Gina Thompson concluded their attached PowerPoint Presentation for City Council consideration.

Mayor Durham adjourned the Regular Session of the Lewisville City Council into Closed Session at 8:20 p.m. Monday, August 5, 2019, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item I)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 8:20 p.m. on Monday, August 5, 2019, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

The Closed Session was adjourned at 8:28 p.m. on Monday, August 5, 2019.

**Reconvene into Regular Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item J)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:28 p.m. on Monday, August 5, 2019, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item K)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Ferguson and seconded by Councilmember Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:28 p.m. on Monday, August 5, 2019. The motion carried.

These minutes approved by the Lewisville City Council on the 19th day of August, 2019.

APPROVED

Rudy Durham
MAYOR

ATTEST:

Julie Worster
CITY SECRETARY

New Star Drilling
Current Location
545 East Church
Street
0.528 acres

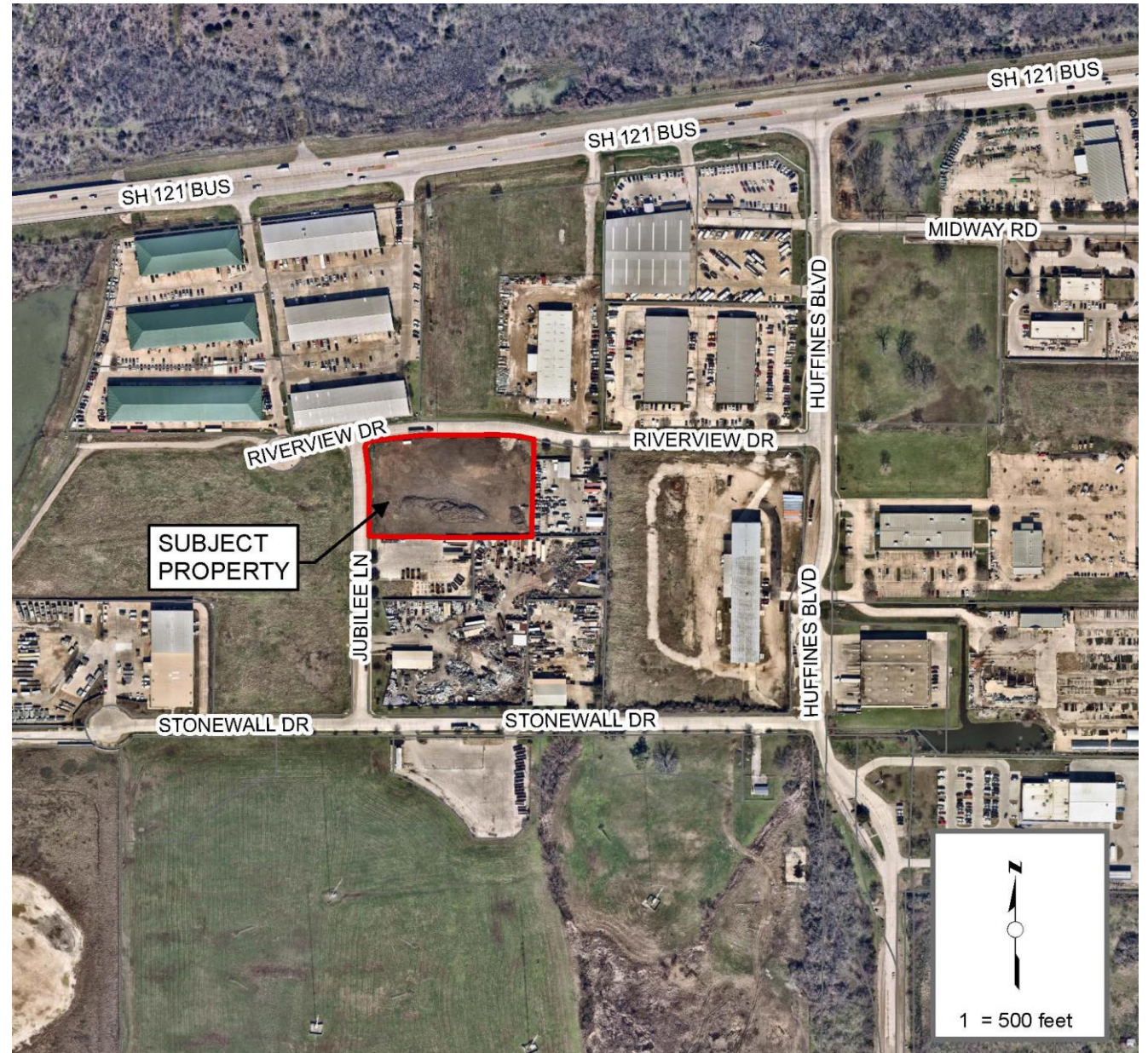


Existing
Location 545
East Church
Street

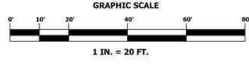
Street View



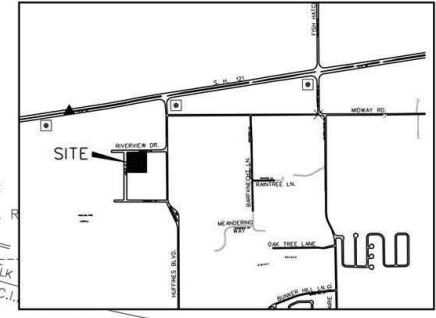
Proposed
Location
1620 Riverview
Drive
2.4718 acres



LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE



ZONING: "HI"
(HEAVY INDUSTRIAL)



VICINITY MAP - SCALE 1" = 1,000'

- GENERAL NOTES:**
- THE AGGREGATE TOTAL OF ALL WALL ELEVATIONS SHALL BE 80% MASONRY VENEER.
 - NO POLE SIGN PROPOSED. ANY FUTURE SIGNAGE MUST BE A MONUMENT SIGN.

LEGAL DESCRIPTION

BEING LOT 1, BLOCK C, RIVERVIEW INDUSTRIAL PARK, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET T, SLIDE 64, PLAT RECORDS, DENTON COUNTY, TEXAS.

SITE SUMMARY TABLE	
EXISTING ZONING:	"HI" - HEAVY INDUSTRIAL
PROPOSED USE:	"HI" - STORAGE WARE & CONTRACTOR'S YARD (SUP)
LOT AREA:	2.4718 ACRES
OFFICE USE:	4,126 SF
SHOP USE:	4,030 SF
BLDG. FOOTAGE:	8,156 SF / 30 FT. HEIGHT

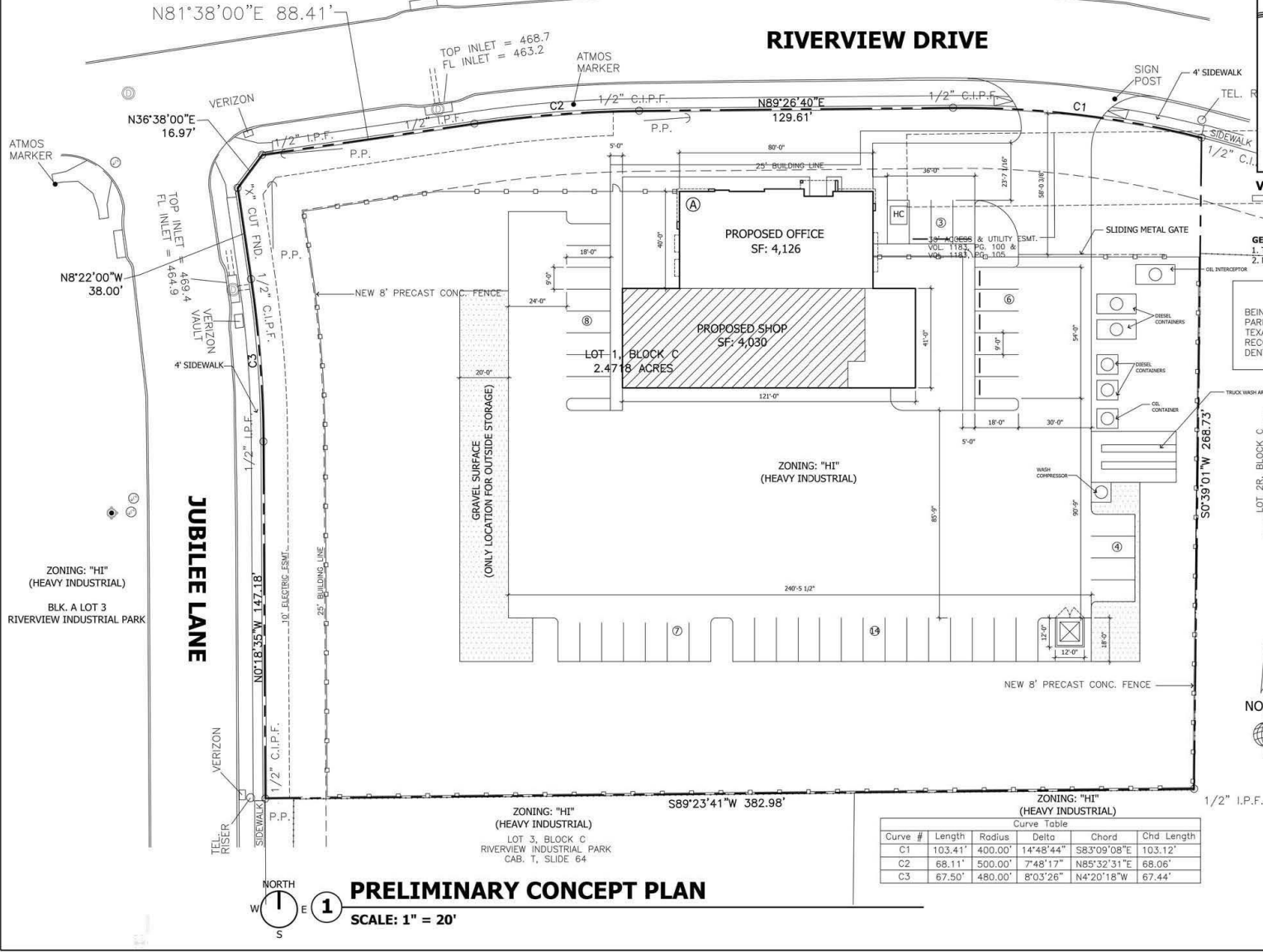
PARKING TABLE			
BUILDING USE:	PARKING RATIO:	REQUIRED:	PROVIDED:
OFFICE (4,126 SF):	1:200 SF	21	21
SHOP (4,030 SF):	1:200 SF	21	21
OVERALL:	-	42	42
ACCESSIBLE SPACES:	-	1	1

OWNER/APPLICANT:
LUIS CONSTRUCTION
SERVICE INC. & NEWSTAR
545 E. CHURCH ST.
LEWISVILLE, TX 75057
PHONE: 972-906-9988

CONTRACTOR:
RELIABLE PAVING, INC.
1903 PEYCO DR. N.
ARLINGTON, TX 76001
PHONE: 817-467-0779
ATTN: JOHN MORRIS, P.E.
john@reliablepaving.com

DEVELOPMENT PLAN

FOR
NEWSTAR DRILLING, INC.
1620 RIVERVIEW DR.
LOT 1, BLOCK C - RIVERVIEW INDUSTRIAL ADDITION
2.4718 ACRES - ZONED: HI
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
June 26, 2017

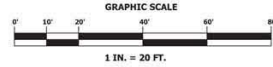


PRELIMINARY CONCEPT PLAN

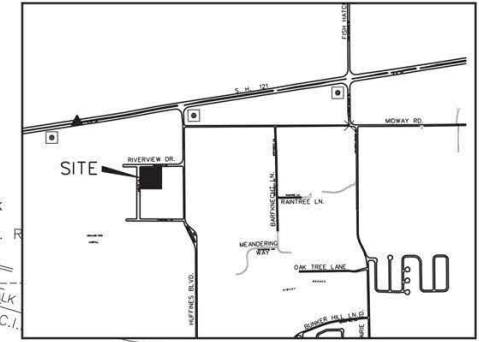
SCALE: 1" = 20'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chd Length
C1	103.41'	400.00'	14°48'44"	S83°09'08"E	103.12'
C2	68.11'	500.00'	7°48'17"	N85°32'31"E	68.06'
C3	67.50'	480.00'	8°03'26"	N42°20'18"W	67.44'

- LEGEND
- SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE



ZONING: "HI"
(HEAVY INDUSTRIAL)



VICINITY MAP - SCALE 1" = 1,000'

- GENERAL NOTES:
1. THE AGGREGATE TOTAL OF ALL WALL ELEVATIONS SHALL BE 80% MASONRY VENEER.
 2. NO POLE SIGN PROPOSED. ANY FUTURE SIGNAGE MUST BE A MONUMENT SIGN.
 3. DUMPSTER SCREENED IN ACCORDANCE WITH ORDINANCE NO. 4223-11-2015.

LEGAL DESCRIPTION

BEING LOT 1, BLOCK C, RIVERVIEW INDUSTRIAL PARK, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET T, SLIDE 64, PLAT RECORDS, DENTON COUNTY, TEXAS.

SITE SUMMARY TABLE	
EXISTING ZONING:	"HI" - HEAVY INDUSTRIAL
PROPOSED USE:	"HI" - STORAGE YARD & CONTRACTORS YARD (DUP)
LOT AREA:	2.4718 ACRES
OFFICE USE:	4,126 SF
SHOP USE:	6,478 SF
BLDG. FOOTAGE:	10,604 SF / 36 FT. HEIGHT
IMPERVIOUS AREA:	61,711 SF
OUTSIDE STORAGE:	15,777 SF

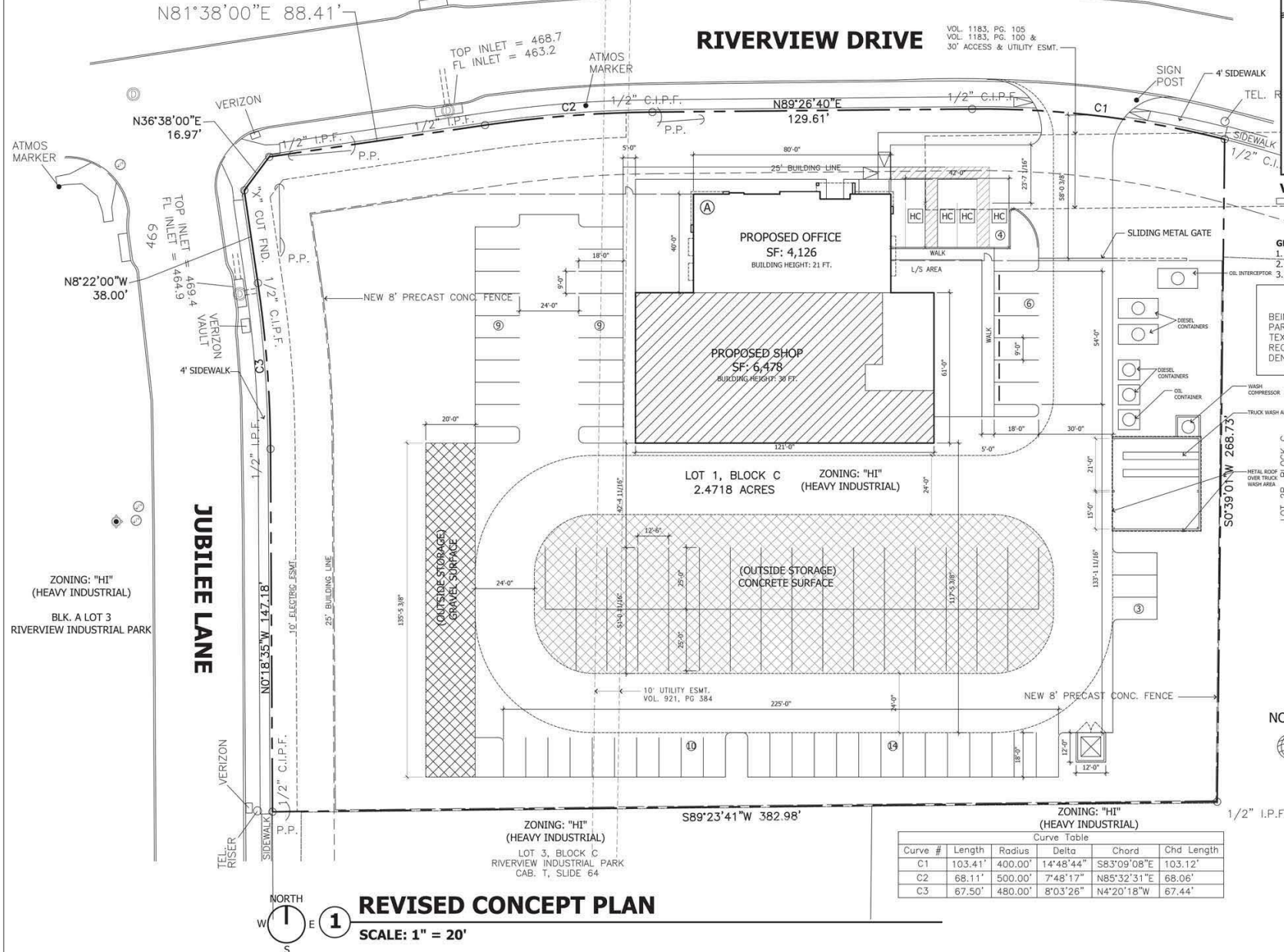
PARKING TABLE			
BUILDING USE:	PARKING RATIO:	REQUIRED:	PROVIDED:
OFFICE (4,126 SF):	1:200 SF	21	22
SHOP (6,478 SF):	1:200 SF	33	33
OVERALL:	-	54	55
ACCESSIBLE SPACES:	-	4	4












OWNER/APPLICANT:
LUIS CONSTRUCTION
SERVICE INC. & NEWSTAR
545 E. CHURCH ST.
LEWISVILLE, TX 75057
PHONE: 972-906-9988

CONTRACTOR:
RELIABLE PAVING, INC.
1903 PEYCO DR. N.
ARLINGTON, TX 76001
PHONE: 817-467-0779
ATTN: JOHN MORRIS, P.E.
john@reliablepaving.com

DEVELOPMENT PLAN

FOR
NEWSTAR DRILLING, INC.
1620 RIVERVIEW DR.
LOT 1, BLOCK C - RIVERVIEW INDUSTRIAL ADDITION
2.4718 ACRES - ZONED: HI
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
June 11, 2019



	STUCCO		CULTURED STONE		CONCRETE TILT WALL
	EIFS TRIM		CULTURED STONE		CONCRETE TILT WALL
	EIFS TRIM		STUCCO		CONCRETE TILT WALL
			GLASS		CONCRETE TILT WALL

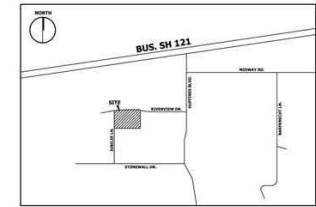
LEGEND NOTES:

- 1 CONCRETE TILT WALL
- 2 CULTURED STONE
- 3 STUCCO
- 4 STUCCO ACCENT BAND
- 5 CLEAR ANODIZED ALUM. FRAME WITH LOW-E GLAZING

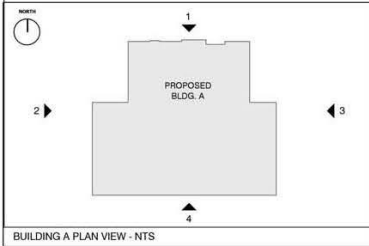
- 6 WALL MOUNTED LED LIGHT FIXTURE
- 7 METAL FRAMED ACCENT AWNING
- 8 TPO ROOF
- 9 DOWNSPOUTS AND GUTTERS PAINTED TO MATCH BLDG.

- 10 METAL ROLL UP DOOR
- 11 HOLLOW METAL DOORS
- 12 PIPE BOLLARD
- 13 WALL REVEALS

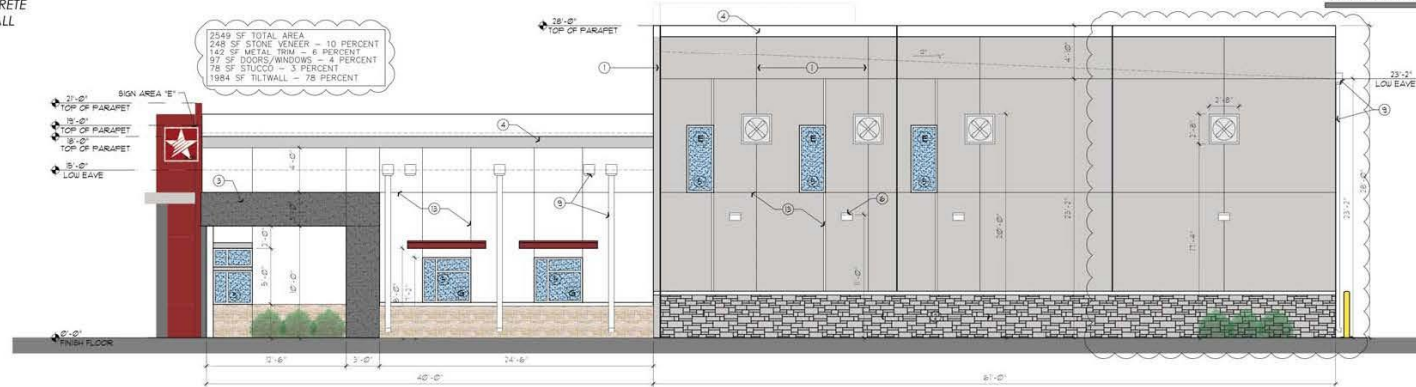
Sign Exhibit



VICINITY MAP - NTS



BUILDING A PLAN VIEW - NTS



02 | WEST CONCEPT ELEVATION

SCALE: 3/16" = 1'-0"



01 | NORTH CONCEPT ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES:












1. This Concept Elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
2. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.

OWNER/APPLICANT:
LUIS CONSTRUCTION
SERVICE INC. & NEWSTAR
545 E. CHURCH ST.
LEWISVILLE, TX 75057
PHONE: 972-906-9988

CONTRACTOR:
RELIABLE PAVING, INC.
1903 PEYCO DR. N.
ARLINGTON, TX 76001
PHONE: 817-467-0779
ATTN: JOHN MORRIS, P.E.
john@reliablepaving.com

BUILDING A CONCEPT SIGNS

NEWSTAR DRILLING, INC.
1620 RIVERVIEW DR.
LOT 1, BLOCK C - RIVERVIEW INDUSTRIAL ADDITION
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
JUNE 18, 2019

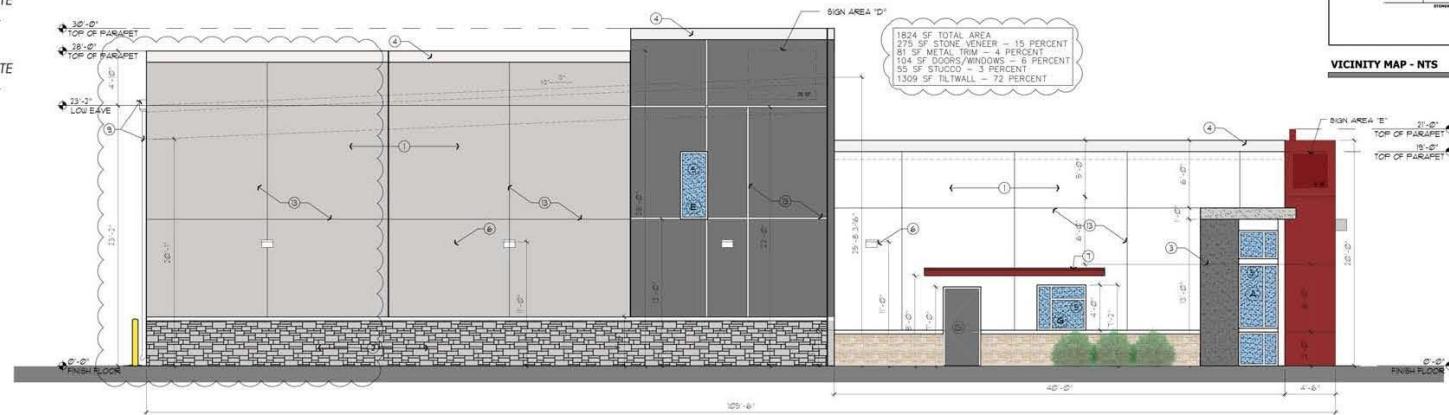
	STUCCO		CULTURED STONE		CONCRETE TILT WALL
	EIFS TRIM		CULTURED STONE		CONCRETE TILT WALL
	EIFS TRIM		STUCCO		CONCRETE TILT WALL
			GLASS		CONCRETE TILT WALL

- 1 CONCRETE TILT WALL
- 2 CULTURED STONE
- 3 STUCCO
- 4 STUCCO ACCENT BAND
- 5 CLEAR ANODIZED ALUM. FRAME WITH LOW-E GLAZING

- ⑥ WALL MOUNTED LED LIGHT FIXTURE
- ⑦ METAL FRAMED ACCENT AWNING
- ⑧ TPO ROOF
- ⑨ DOWNSPOUTS AND GUTTERS
PAINTED TO MATCH BLDG.

- 10 METAL ROLL UP DOOR
- 11 HOLLOW METAL DOORS
- 12 PIPE BOLLARD
- 13 WALL REVEALS

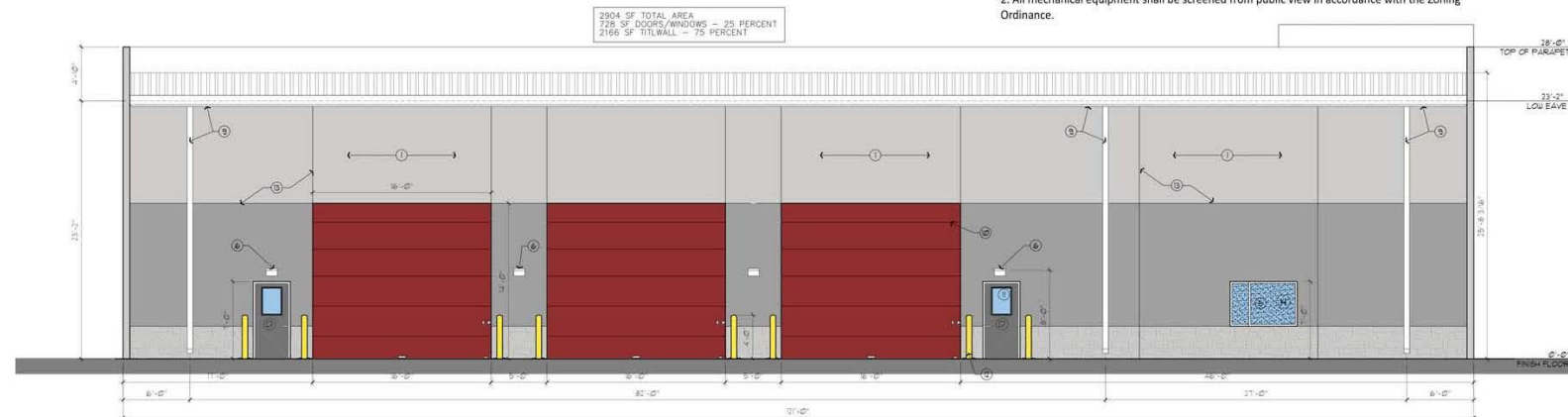
Building Elevations



03 | EAST CONCEPT ELEVATION

SCALE: 3/16" = 1'-0"

1. This Concept Elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
2. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.



04 | SOUTH CONCEPT ELEVATION

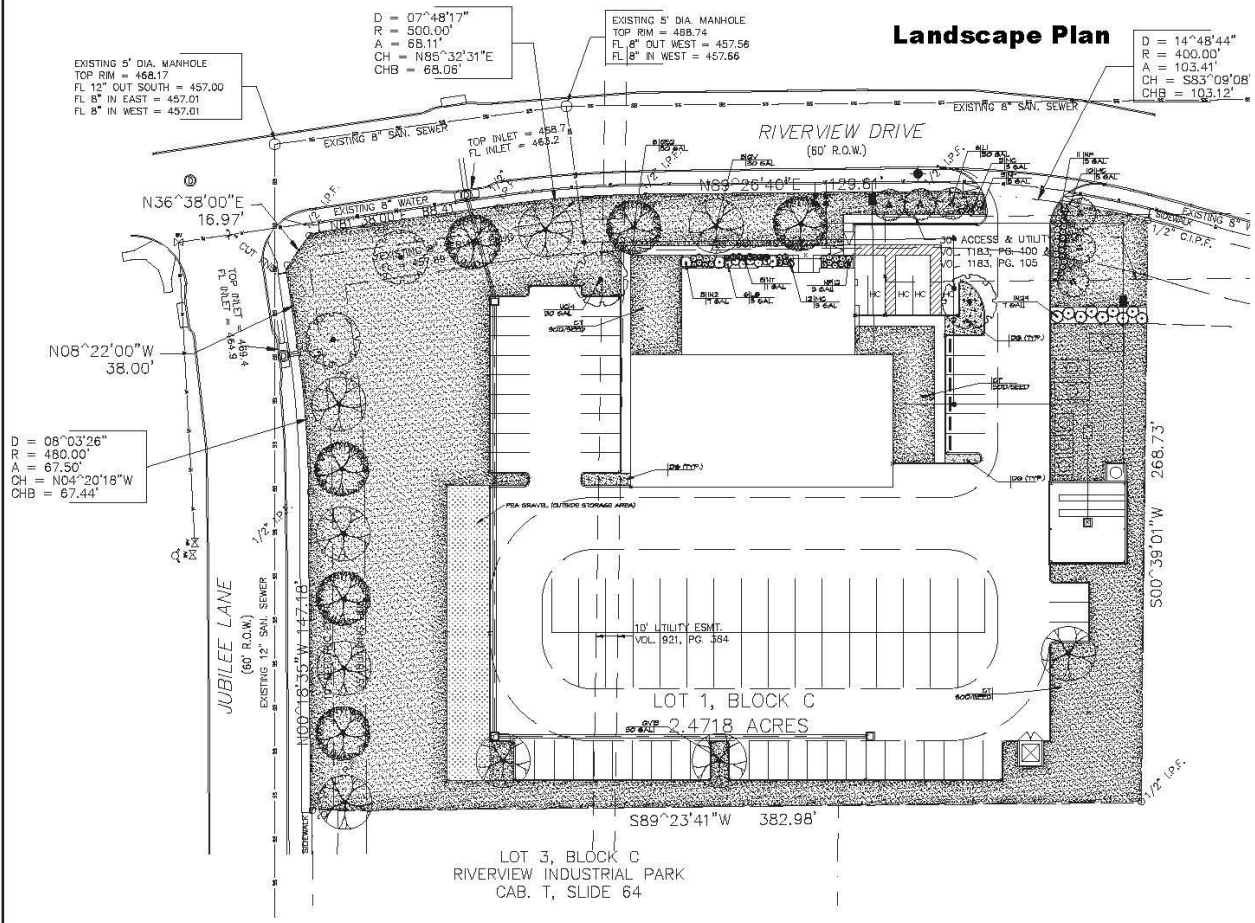
SCALE: 3/16" = 1'-0"

OWNER/APPLICANT:
LUIS CONSTRUCTION
SERVICE INC. & NEWSTAR
545 E. CHURCH ST.
LEWISVILLE, TX 75057
PHONE: 972-906-9988

CONTRACTOR:
RELIABLE PAVING, INC.
1903 PEYCO DR. N.
ARLINGTON, TX 76001
PHONE: 817-467-0779
ATTN: JOHN MORRIS, P.E.
john@reliablepaving.com

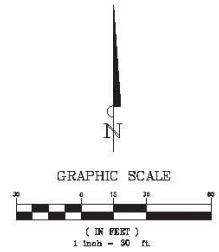
BUILDING A CONCEPT ELEVATION

NEWSTAR DRILLING, INC.
1620 RIVERVIEW DR.
LOT 1, BLOCK C - RIVERVIEW INDUSTRIAL ADDITION
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
JUNE 18, 2019














LANDSCAPE TABULATIONS:

TOTAL LOT AREA	107,592.9
LANDSCAPE AREA PROVIDED	46,602.9
LANDSCAPE BUFFER AREA	6,568.9
SUFFER TREES REQUIRED 1/1500 SF	11 TREES
SUFFER TREES PROVIDED	14 TREES
PARKING LOT TREES REQUIRED 1/15 SPACES 116 SPACES	4 TREES
PARKING LOT TREES PROVIDED	5 TREES
PARKING LOT AREA	41,709.9
PARKING LOT LANDSCAPE AREA REQUIRED 95	2,500.9
PARKING LOT LANDSCAPE AREA PROVIDED	2,504.9



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	6	Lagerstroemia indica / Crepe Myrtle	30 GAL	2 1/2"	6'-8"	SYMMETRICAL, MATCHING, FULL
	6	Quercus shumardii / Shumard Red Oak	30 GAL	2 1/2"	10'-12"	SYMMETRICAL, MATCHING, FULL
	4	Quercus virginiana / Southern Live Oak	30 GAL	2 1/2"	10'-12"	SYMMETRICAL, MATCHING, FULL
	4	Ulmus crassifolia / Cedar Elm	30 GAL	2 1/2"	10'-12"	SYMMETRICAL, MATCHING, FULL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	12	Ilex x Nette R. Stevens / Nette Stevens Holly	7 GAL	48" HT.	48" O.C.	SYMMETRICAL, MATCHING, FULL
	6	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	3 GAL	24" HT.	36" O.C.	SYMMETRICAL, MATCHING, FULL
	28	Hamelia capillaris / Pink Holly	3 GAL	24" HT.	36" O.C.	SYMMETRICAL, MATCHING, FULL
	28	Nandina domestica 'Fire Power' / Firepower Nandina	3 GAL	24" HT.	36" O.C.	SYMMETRICAL, MATCHING, FULL
	8	Nassella tenuissima / Texas Needle Grass	1 GAL	18" HT.	30" O.C.	SYMMETRICAL, MATCHING, FULL
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	PER PLAN	Decomposed Granite	5" DEPTH COMPACTED WITH PERMEABLE NEED MAT			
	PER PLAN	Cynodon dactylon TR 414 / Bermuda Grass	500 OR 5000			



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.

BANNISTER
ENGINEERING
280 N. Nichols Road, Suite 401, Ft. Worth, TX 76102 | (817) 442-2394 | (817) 442-2915 fax
REGISTRATION # F-4559 (TEXAS)

NEWSTAR DRILLING, INC OFFICE BLDG.
RIVERVIEW INDUSTRIAL PARK ADDITION
LOT 1, BLOCK C
LEWISVILLE, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NO.
L-1.0



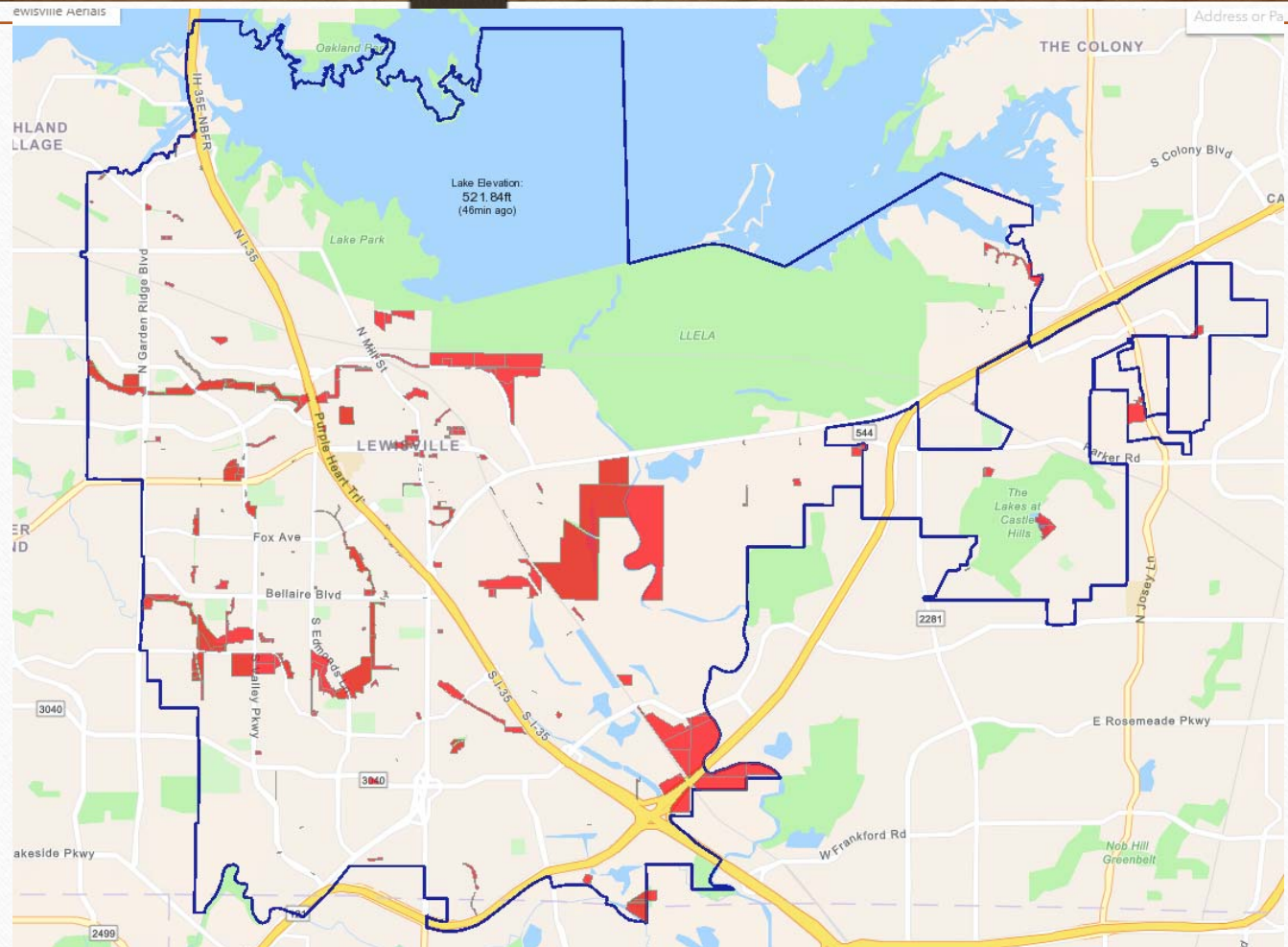
Overview of City- Owned Property

August 5, 2019

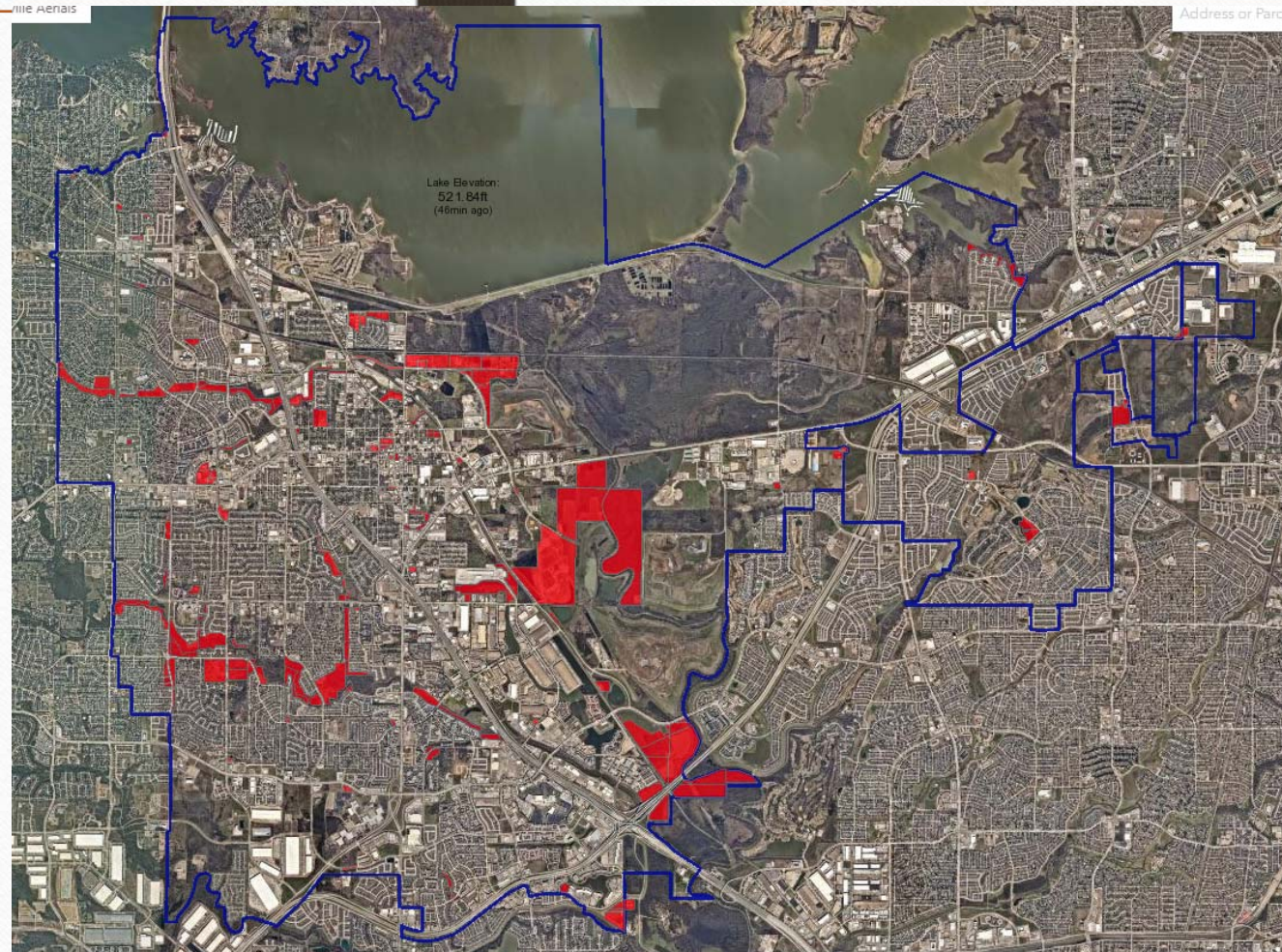
Purpose

- Identify City owned property/create a database
- Categorize into existing/future use
- Identify target areas for future development/use

Overview Map



Overview Map (Aerial)



Fast Facts

- 312 Parcels / Properties (Exception - most City street rights-of-way not included)
- \$87,867,067 Total Market Value
- Properties Were Either:
 - Dedicated
 - Donated
 - Purchased/ Acquired

Property Categories

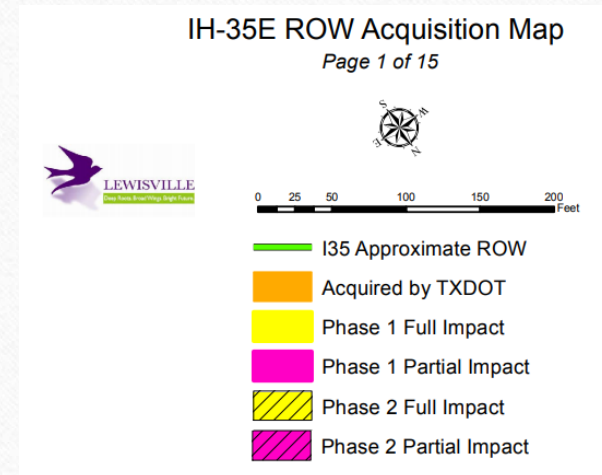
1. Building/Facility Property (Existing)
 - 47 parcels
2. Dedicated Park Land
 - 34 parcels
3. Dedicated Drainage/Utility R.O.W.
 - 30 parcels
4. Dedicated Drainage/Utility R.O.W. Trail – Park
 - 53 parcels
5. Lots Purchased for Drainage
 - 12 parcels
6. Excess Street R.O.W.
 - 72 parcels
7. I-35 Donation Deed Property
 - 17 parcels
8. Purchased/Acquired for Specific Reason / E.D., etc.
 - 47 parcels

Category #7 – I-35 Donation Deed Property

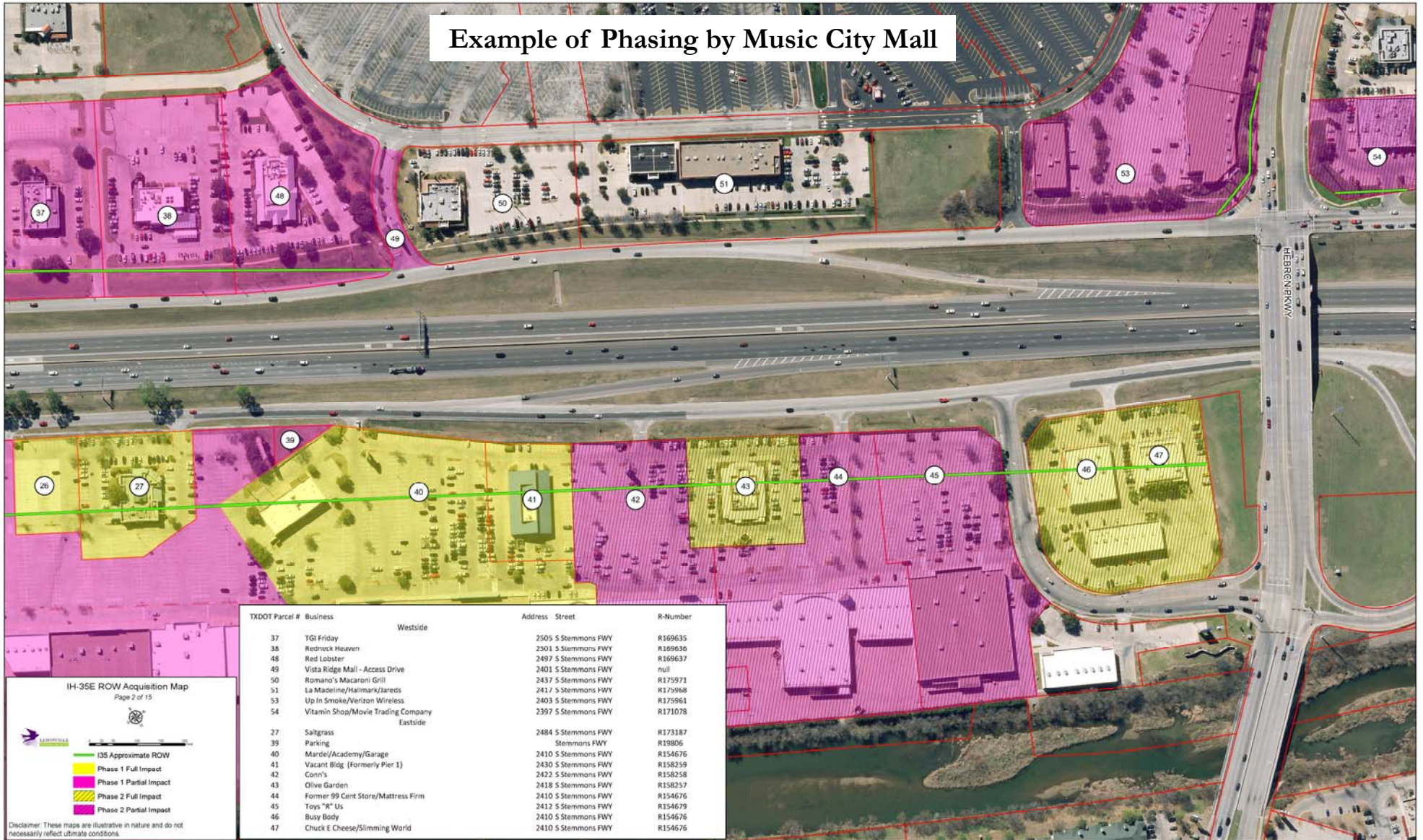
I35E ROW Acquisition TxDot

- Acquisition has four (4) phases
 - Phase I – Full Impact
 - Phase I – Partial Impact
 - Phase II – Full Impact
 - Phase II – Partial Impact

Map Legend →



Example of Phasing by Music City Mall



- Lakeland Drive
- High School Drive
- North Shore Place
- South Shore Place
- Harbor Drive

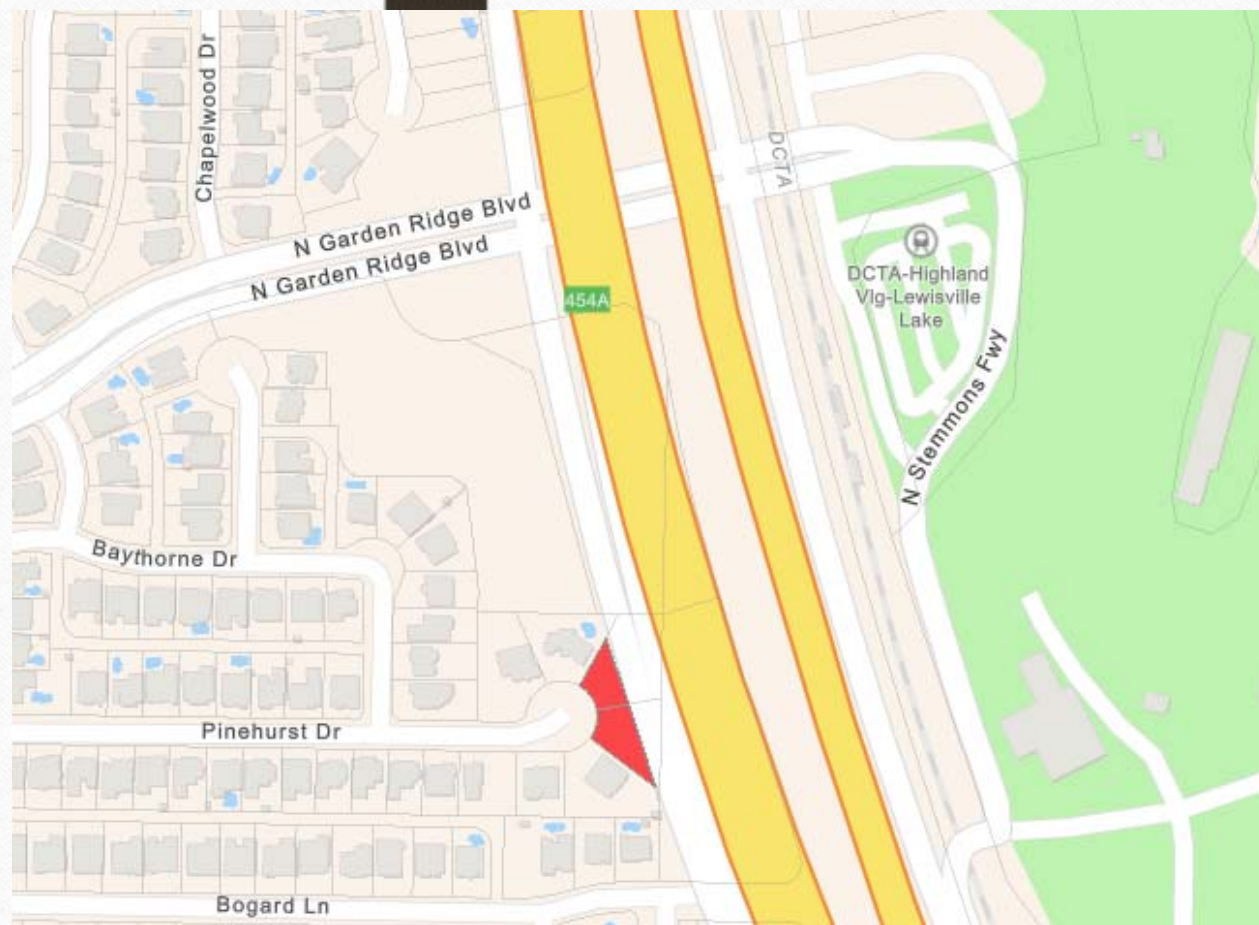
15 tracts currently owned by City.
Additional properties added during
Phase II





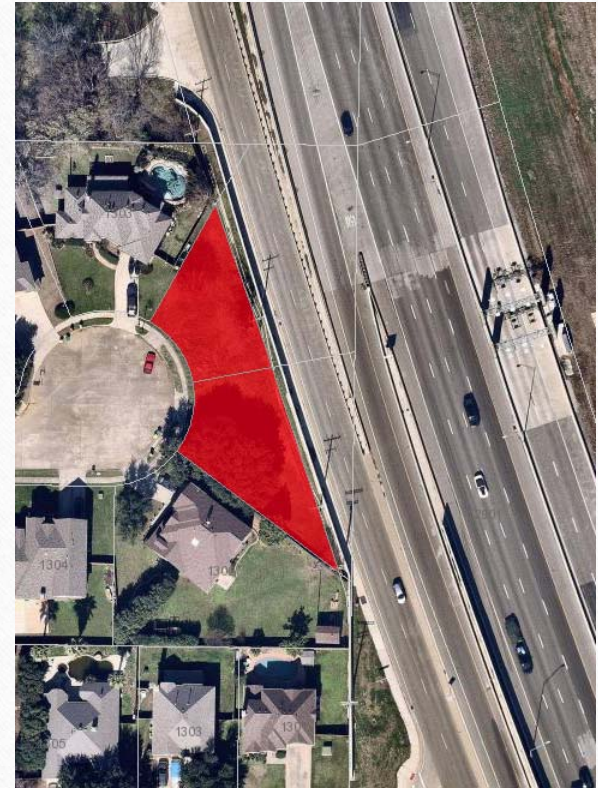
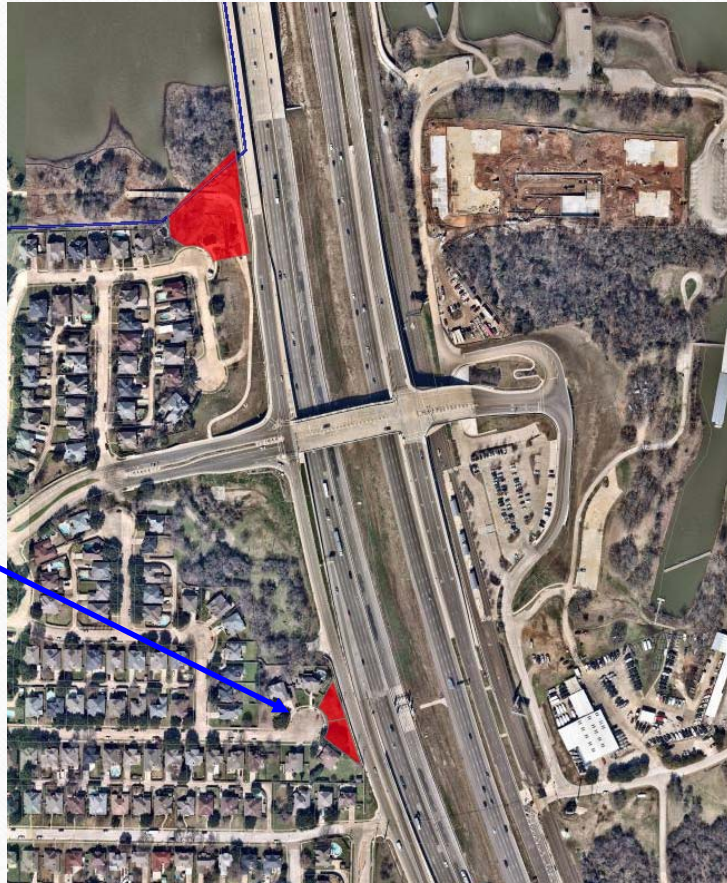


Pinehurst Drive



Pinehurst Drive

Two tracts total
approximately \$1,148
(market value per DCAD)





1301 Pinehurst Dr
Lewisville, Texas
Google
Street View - Oct 2018

Pinehurst - Two Tracts

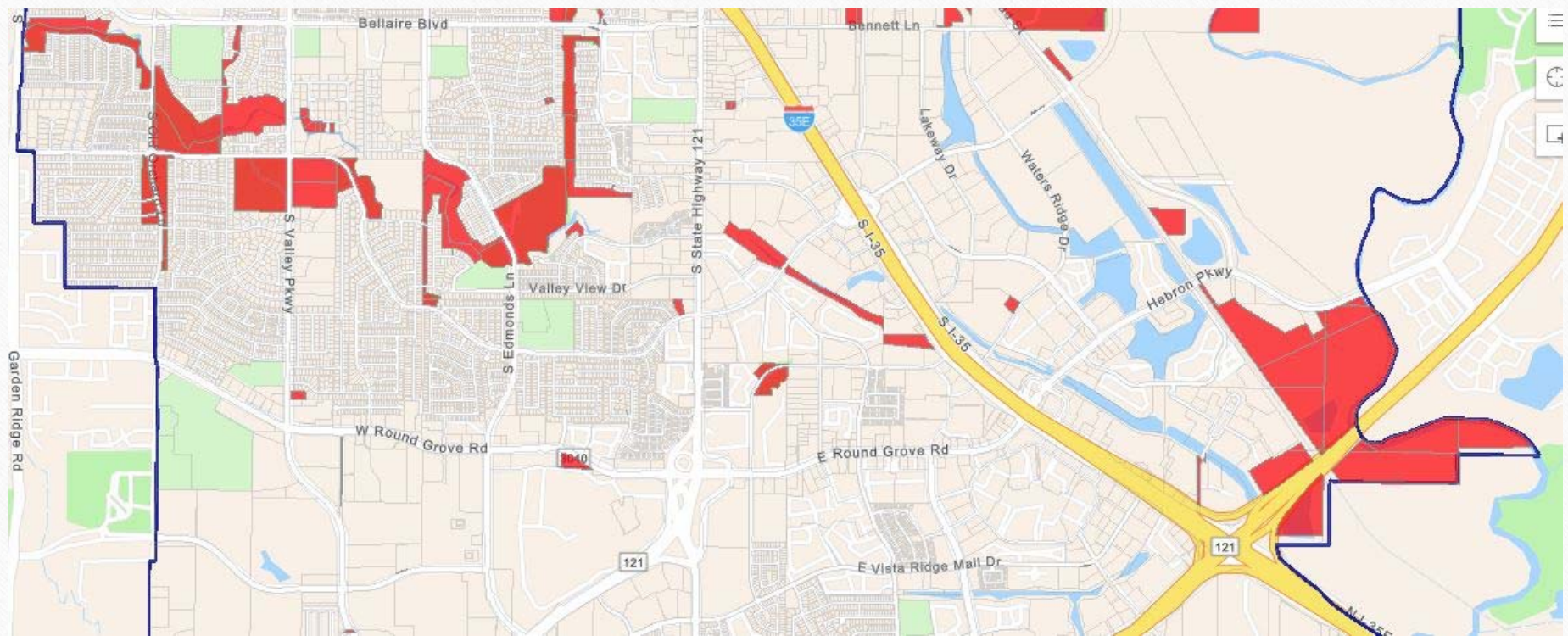


I-35 Public Property Plan

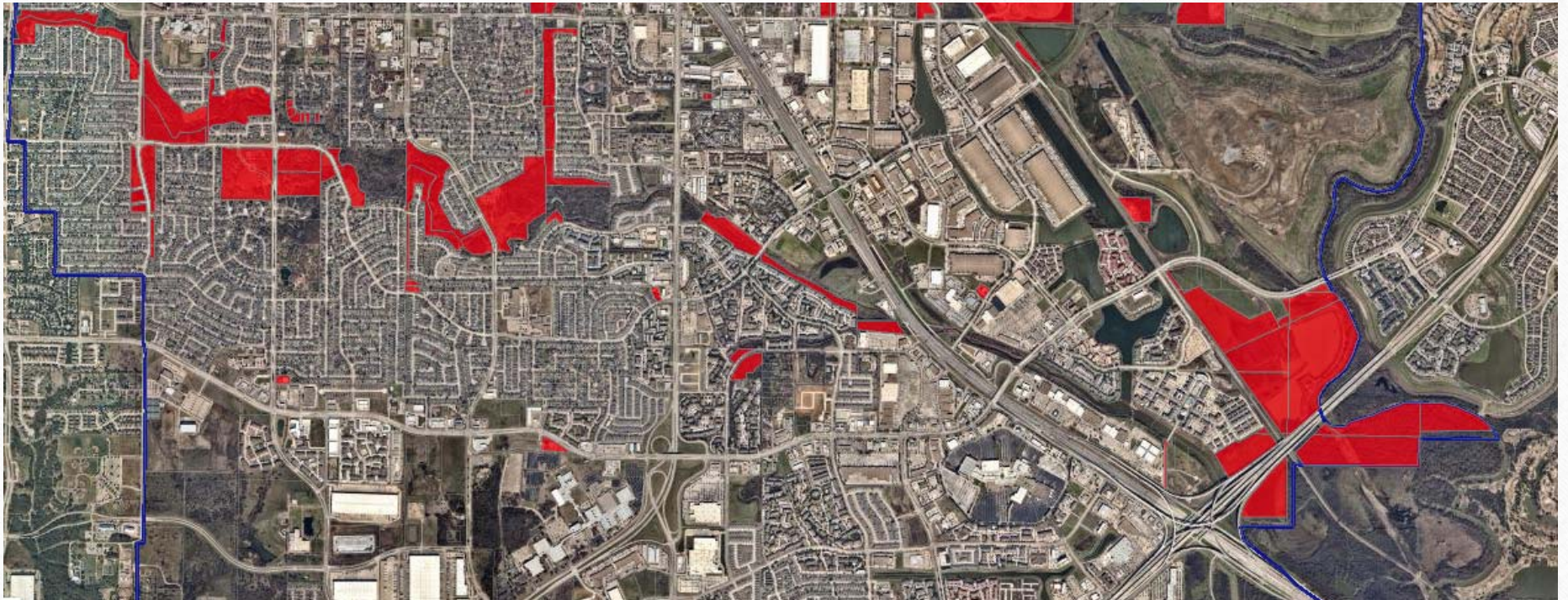
- In proposed base budget, existing fund balance would be used to hire consultant to develop a plan for city-owned property along the I-35 corridor.
- Consultant will study existing city and TxDOT plans as they relate to parcels currently owned by City along I-35 (i.e. I-35 Plan, TxDOT construction/design plans, ULI Triangle Study, 10 minute walk to park maps, Water and Wastewater Plans, Northern Gateway and Southern Gateway plan, Parks Master Plan, and Thoroughfare plans).
- Consultant will propose best uses for properties (development, acquisition, and opportunities).
- This will provide the city with a unified strategy for public property along the corridor. It can also help the city better position itself with TxDOT and property owners being affected by the next phases of I-35 expansion.

Category #4 – Dedicated Drainage/Utility
R.O.W. Trail – Park

Timber Creek / Southern Gateway



Timber Creek / Southern Gateway



Lewisville, Texas

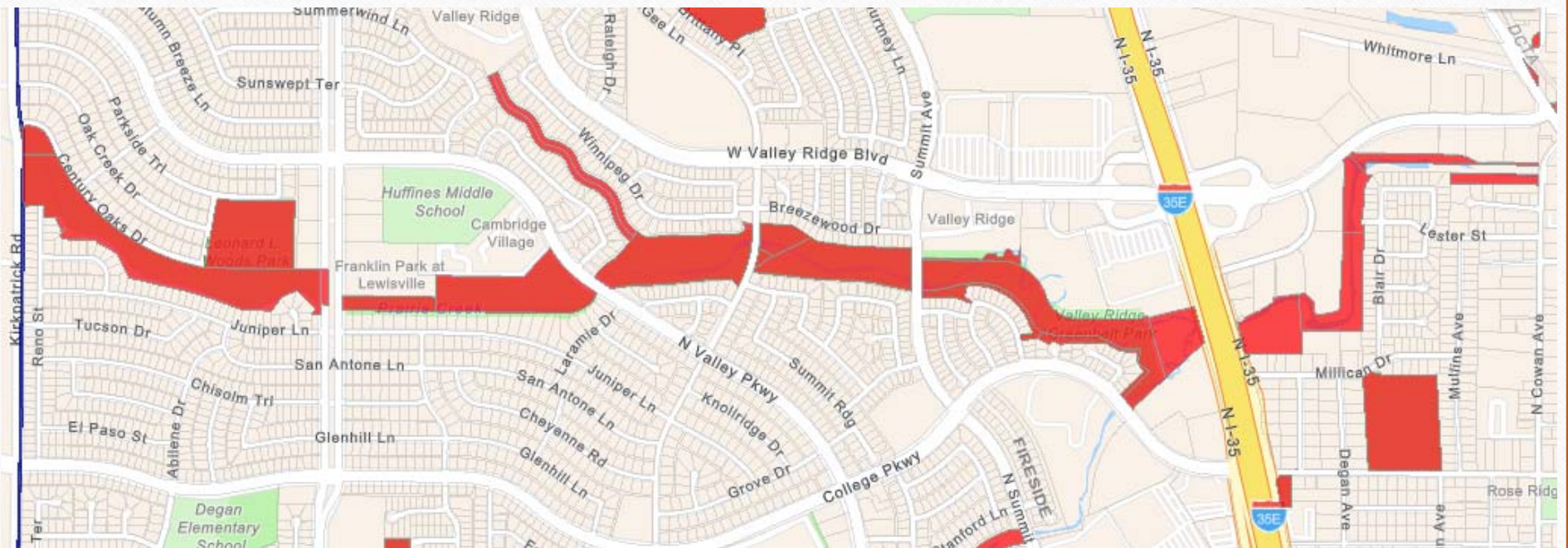
Google

Street View - Oct 2018

Existing Trail Along Timber Creek



Prairie Creek



Prairie Creek

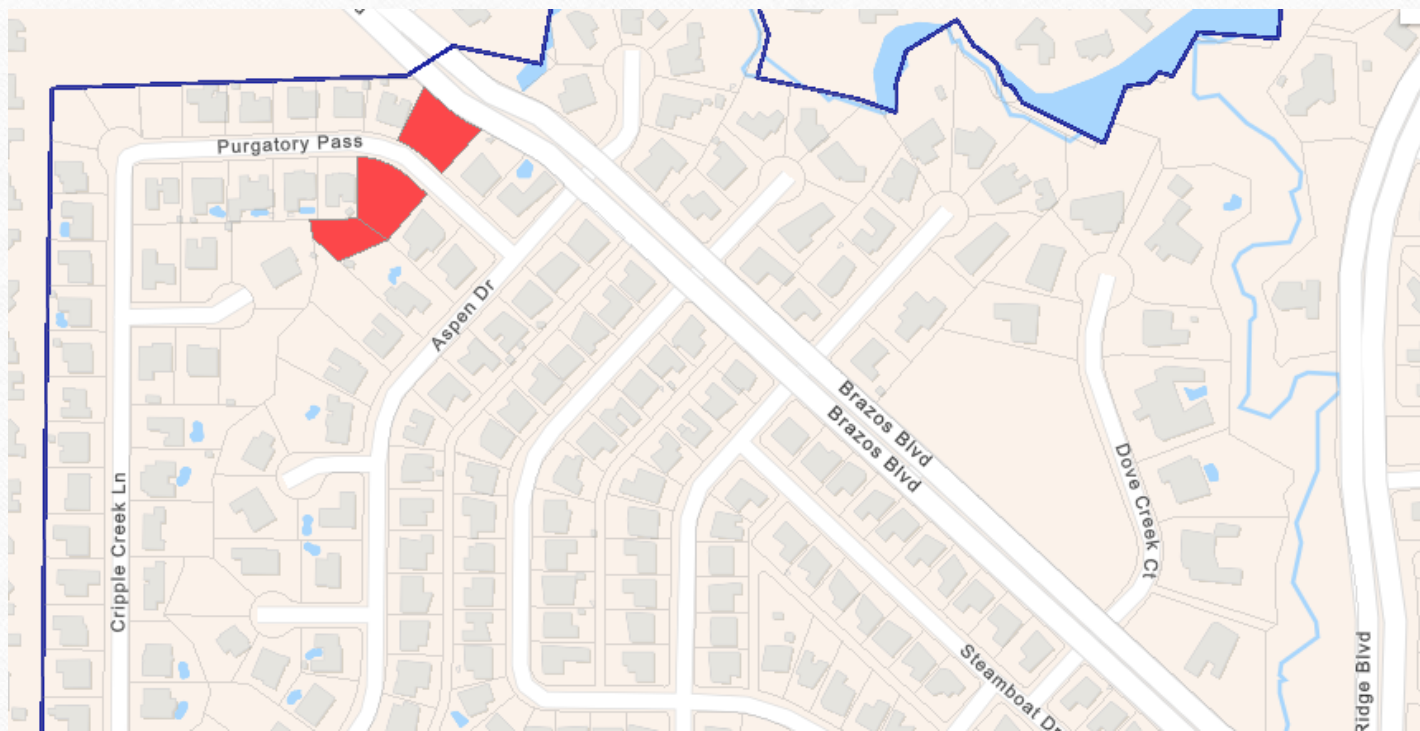


Existing Trail Along Prairie Creek



Category #5 – Lots Purchased for Drainage

Purgatory Pass / Aspen



Purgatory Pass / Aspen

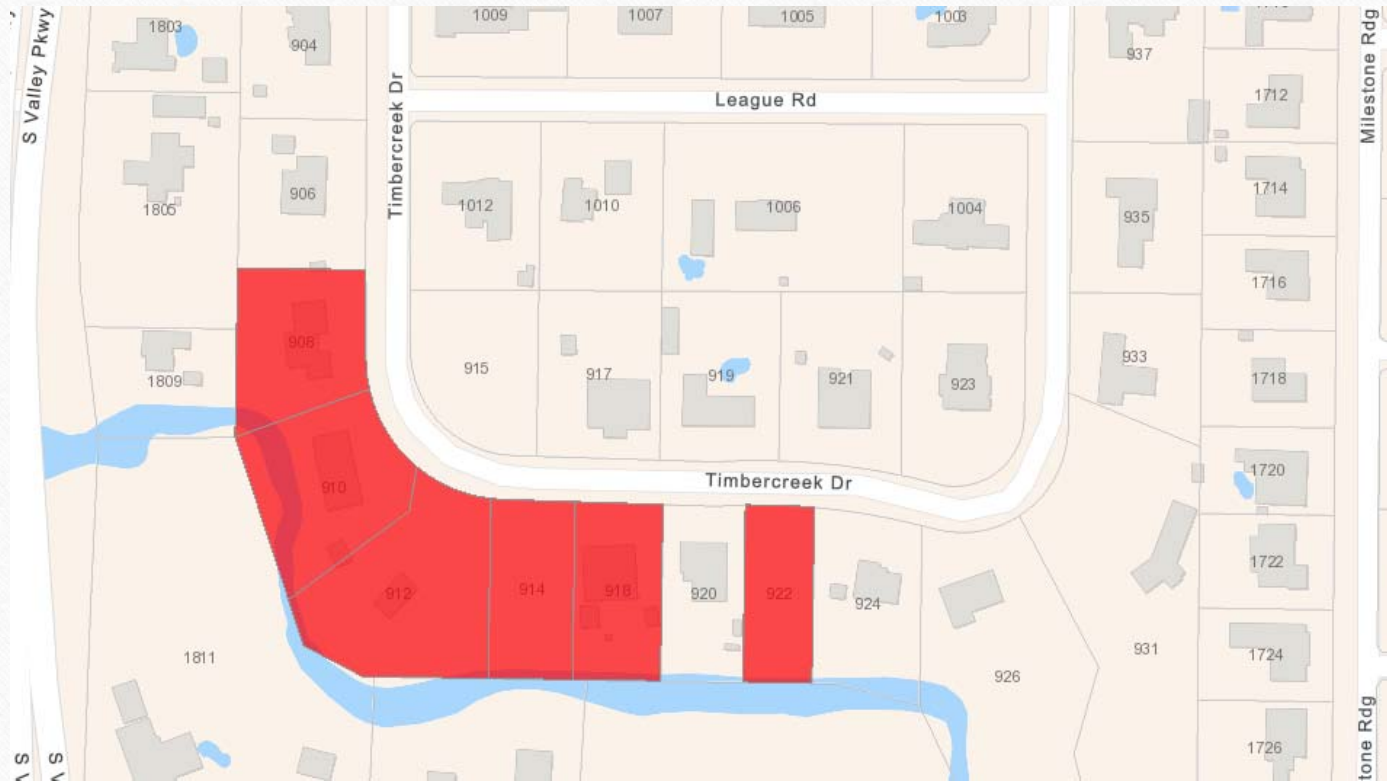




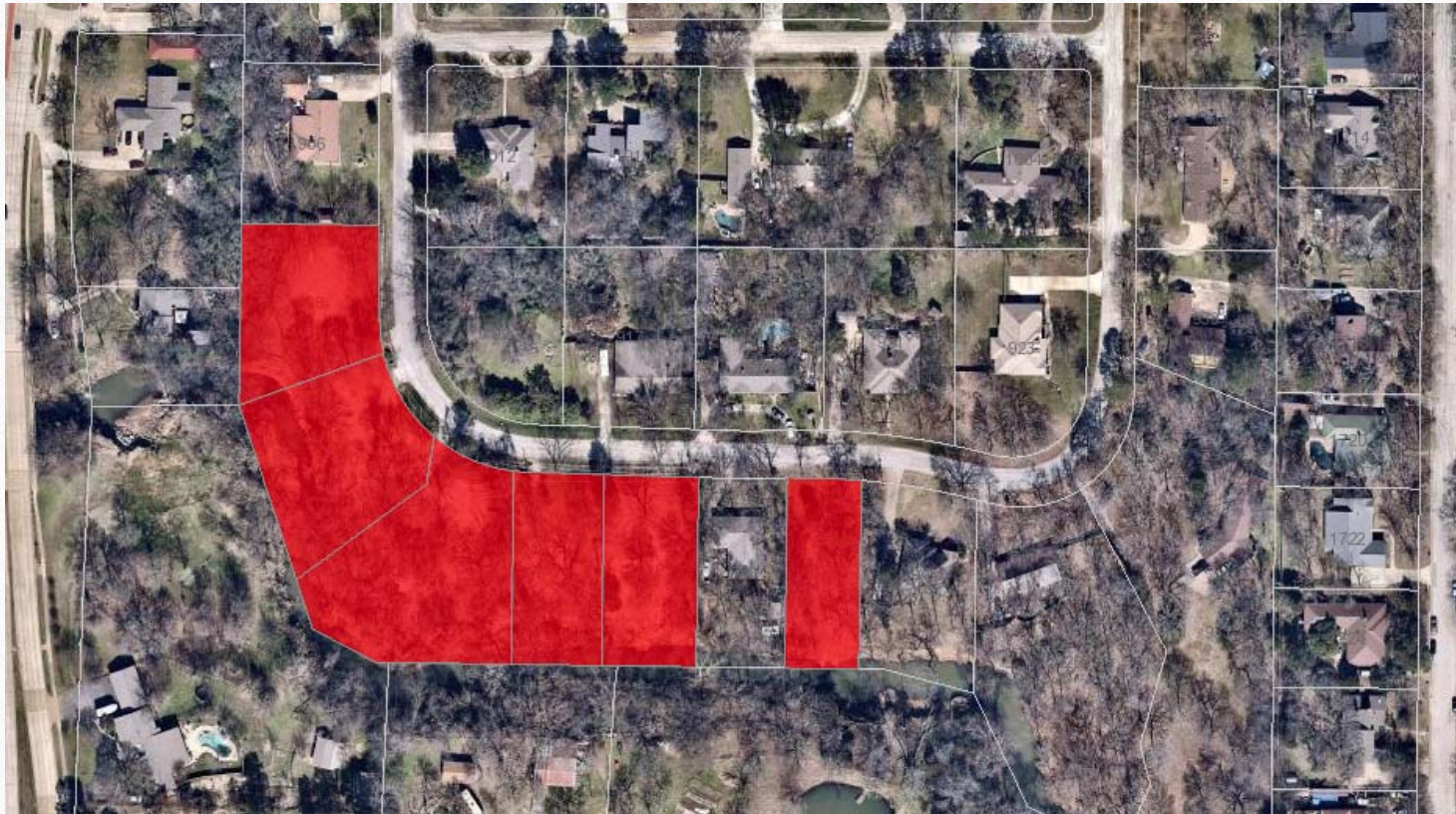
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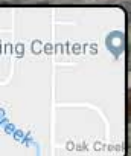
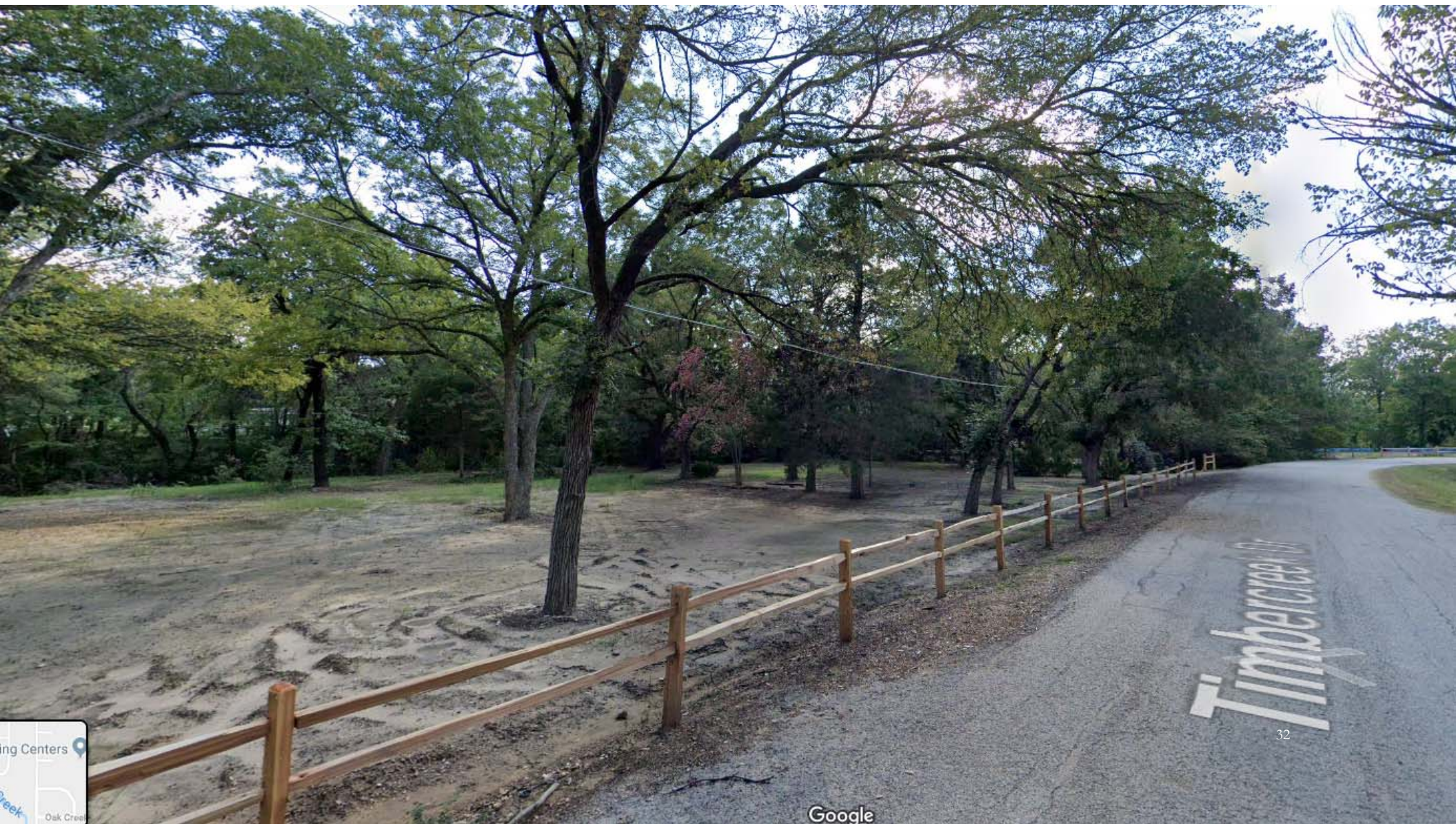


Timber Creek Drive



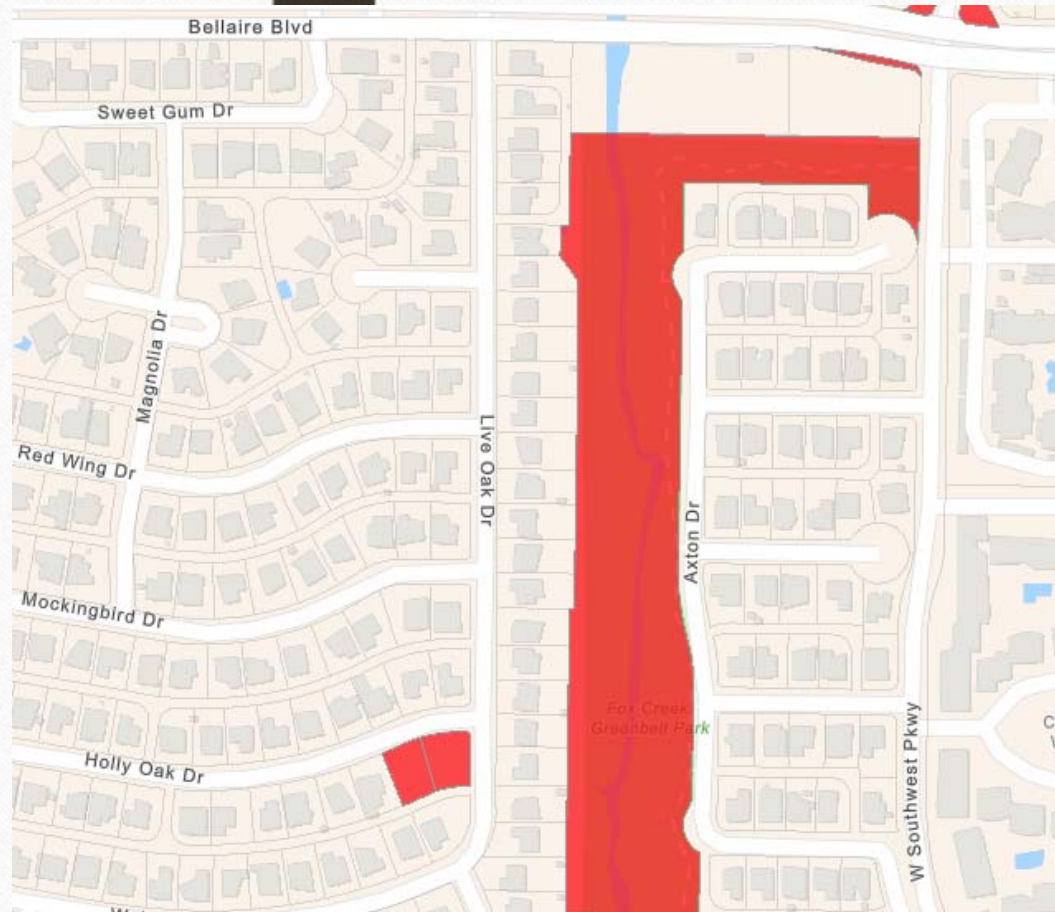
Timber Creek Drive





Google

Holly Oak Drive

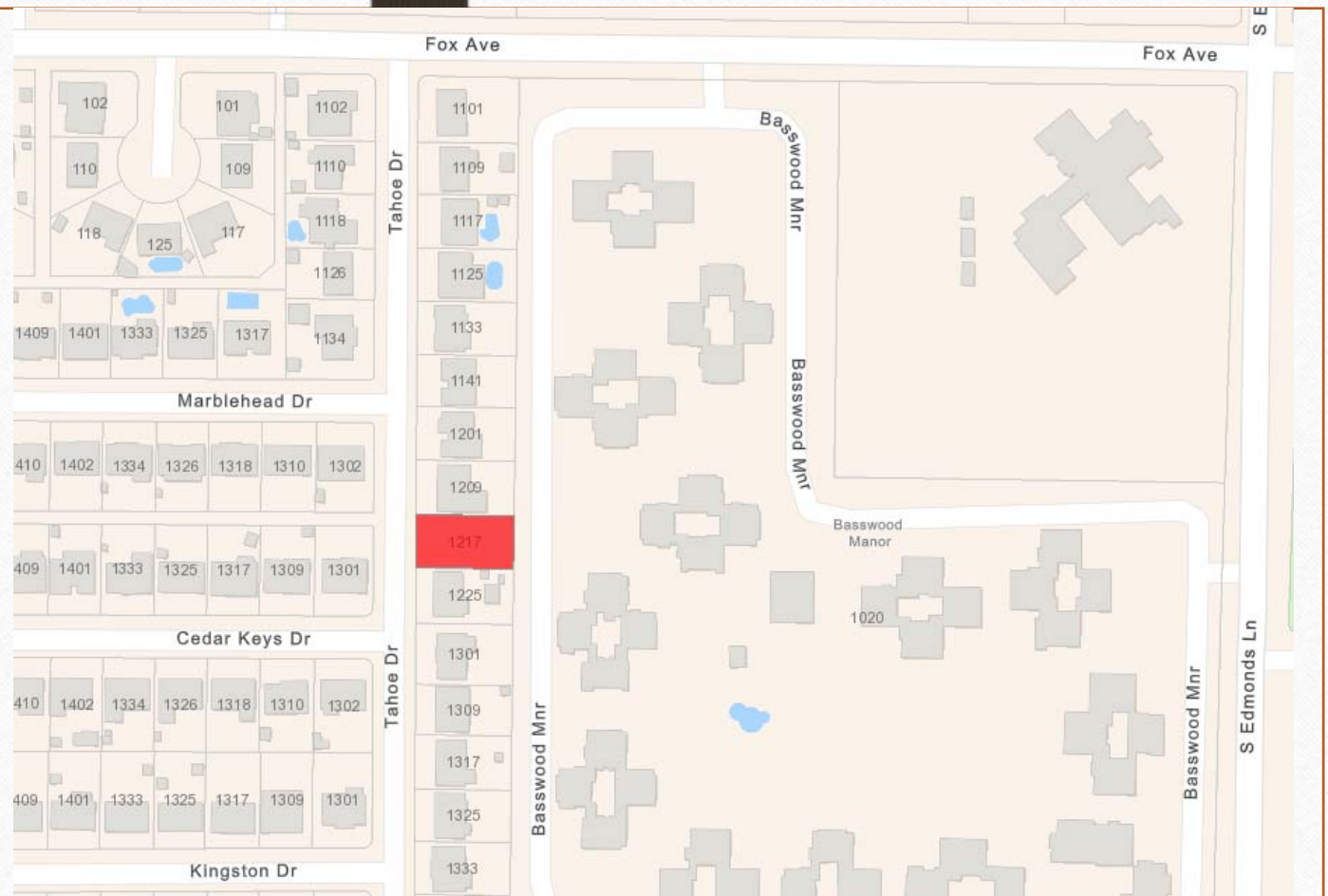


Holly Oak Drive





Tahoe



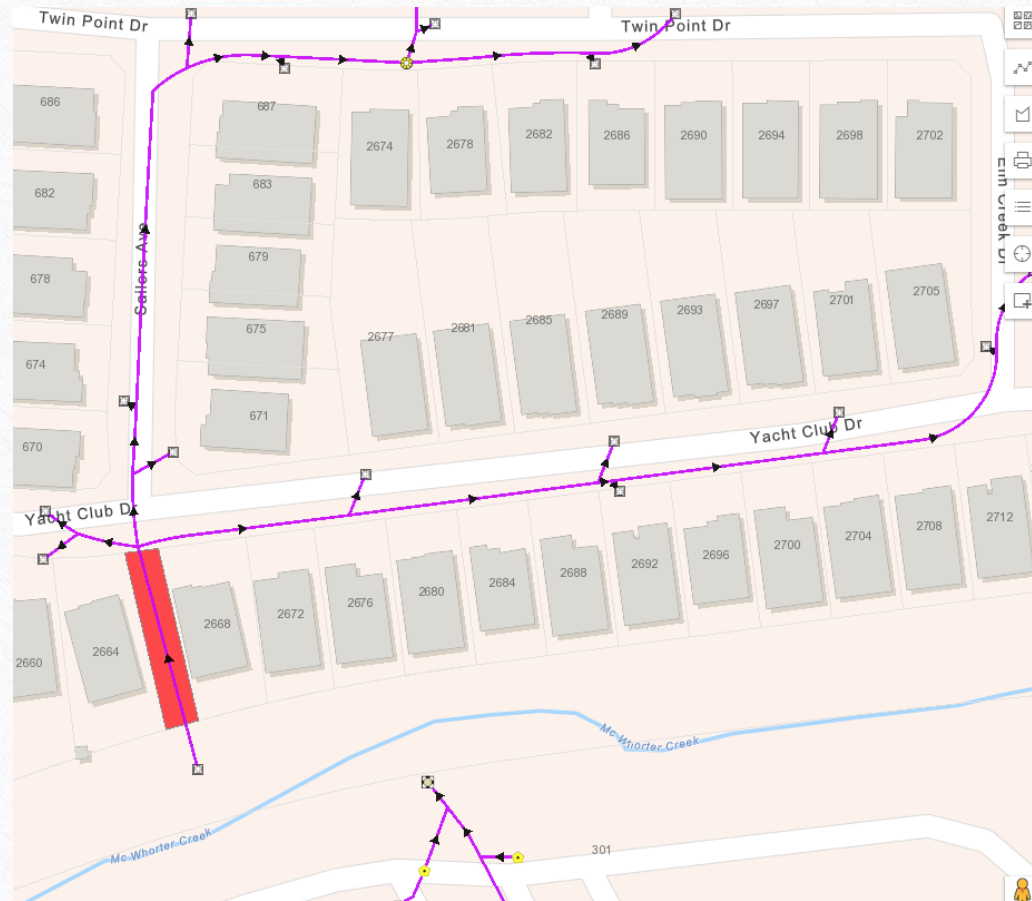
Tahoe





Category #3 – Dedicated Drainage/Utility R.O.W

R495334 Kings
Grant
Drainage
Between Two
Houses
(Yacht Club
Drive)



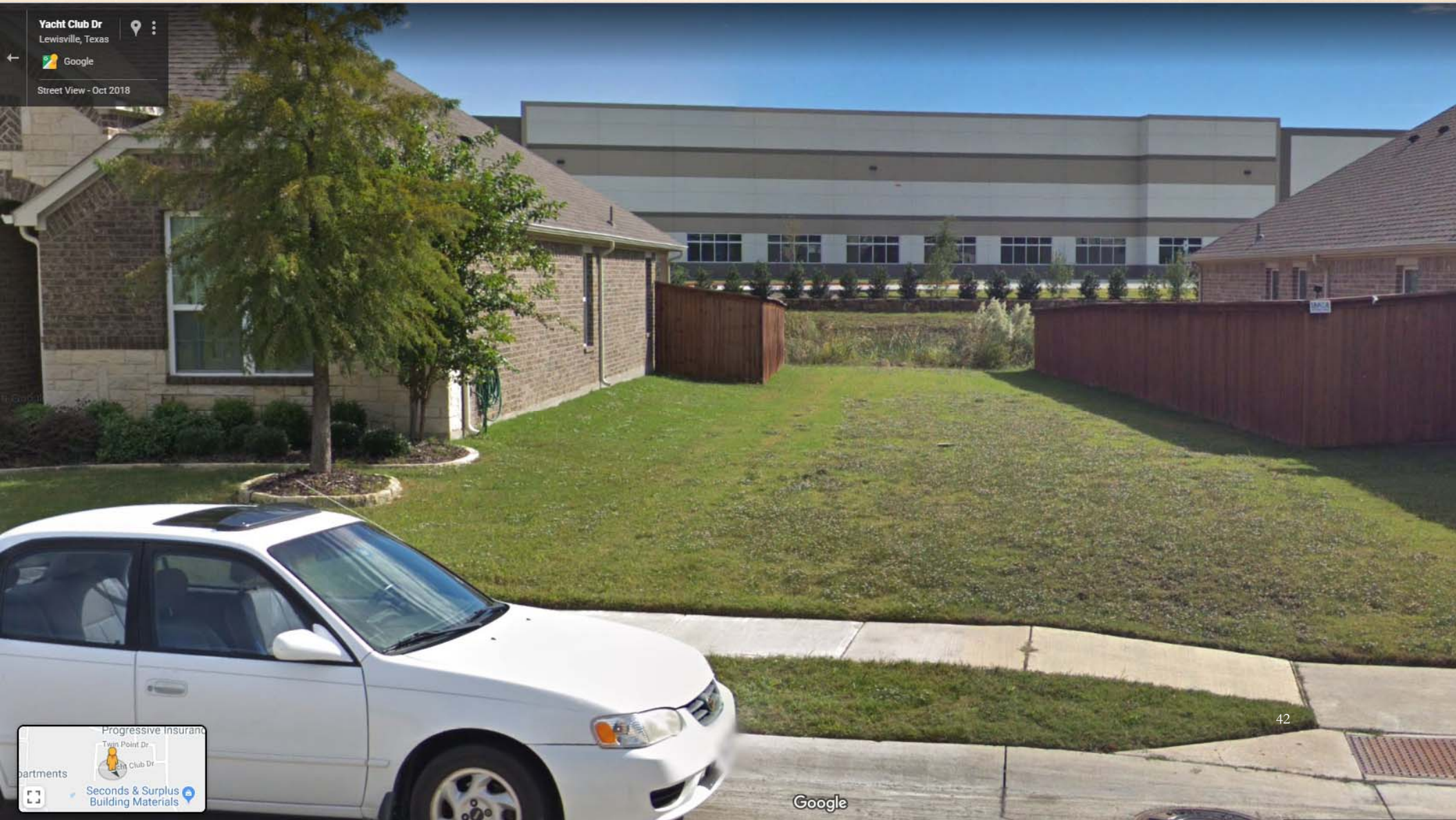
R495334
Kings Grant
Drainage
Between Two
Houses
(Yacht Club
Drive)



Yacht Club Dr
Lewisville, Texas



Street View - Oct 2018



Google



Shoreline Way

(Waterline
Between Two
Houses)



Shoreline Way (Waterline Between Two Houses)





Moving Forward

- Continue to expand the database
- Utilize in future planning of I35, building/facility expansions, trails/parks/greenspace, economic development opportunities, and infrastructure management/development

City Owned Property Listing

RNUMBER	County	Subdivision	DCAD	Map	PropertyAddress	market_value	Current Use (primary/secondary)	Future Use	Follow Up Action Needed	Possible Sell or no?	Category
BUILDING/FACILITY PROPERTY (EXISTING)											
R100842	DENTON	TIMBER CREEK PUMP STATION ADDN	DCAD	MAP		\$116,400.00	Timbercreek Pump Station			no	1
R113285	DENTON	H. TURNER	DCAD	MAP	S VALLEY PKWY	\$309,714.00	Water tower			no	1
R114824	DENTON	HUNTERS GLEN PH 1	DCAD	MAP	1435 MOCCASSIN TRL	\$191,230.00	Fire Station #4			no	1
R117897	DENTON	HUNTERS GLEN PH 1	DCAD	MAP	MOCCASSIN TRL	\$217,365.00	Water tower			no	1
R121077	DENTON	HAMPTON HEIGHTS	DCAD	MAP	I35E	\$250,908.00	water tower at College and I35	partial I35 widening			1
R14775	DENTON	O T LEWISVILLE	DCAD	MAP	240 E CHURCH ST	\$126,000.00	parking lot related to VIC			no	1
R14780	DENTON	O T LEWISVILLE	DCAD	MAP	247 W MAIN ST	\$852,498.00	VIC			no	1
R148013	DENTON	F. PIERCE	DCAD	MAP	1375 N. Garden Ridge	\$34,891.00	lift station			no	1
R149085	DENTON	VALLEY RIDGE PH 4	DCAD	MAP		\$126,105.00	pump station			no	1
R154757	DENTON	TOMMY FEASTER ADDN	DCAD	MAP	1400 N COWAN AVE	\$1,075,365.00	water treatment plant			no	1
R16691	DENTON	OWENS FAMILY ADDN	DCAD	MAP	1070 TEXAS ST	\$1,223,112.00	Fire Station #7			no	1
R16709	DENTON	J. ARMENDARIES	DCAD	MAP		\$346,901.00	Hebron Kayak Access			no	1
R17185	DENTON	J. CHOWNING	DCAD	MAP		\$173,950.00	Hebron Kayak Access			no	1
R18175	DENTON	WAGGONER	DCAD	MAP	JONES ST	\$392,040.00	HHW site; beside water treatment plant	Potential water plant expansion	complete water master planning process	no	1
R183803	DENTON	OLD TOWN FIRE STATION ADDN	DCAD	MAP	702 E MAIN ST	\$177,333.00	Fire Station No. 2			no	1
R19055	DENTON	J. W. KING	DCAD	MAP	127 S MILL ST	\$458,296.00	Elm Street parking lot			yes	1
R191441	DENTON	LAKEPOINTE PH 2	DCAD	MAP	651 WATERS RIDGE DR	\$208,695.00	Fire Station No. 5			no	1
R20057	DENTON	BELLAIRE ELEVATED TANK ADDN	DCAD	MAP		\$221,611.00	Bellaire Elevated Tank			no	1
R202811	DENTON	LEWISVILLE SERVICE CENTER	DCAD	MAP	1100 N KEALY AVE	\$745,058.00	Kealy Service Center			no	1
R202812	DENTON	LEWISVILLE SERVICE CENTER	DCAD	MAP	N KEALY AVE	\$93,350.00	Kealy Service Center			no	1
R202813	DENTON	LEWISVILLE SERVICE CENTER	DCAD	MAP	701 TREATMENT PLANT RD	\$1,401,498.00	Kealy Service Center			no	1
R202814	DENTON	LEWISVILLE SERVICE CENTER	DCAD	MAP	897 TREATMENT PLANT RD	\$913,095.00	Kealy Service Center			no	1
R202815	DENTON	LEWISVILLE SERVICE CENTER	DCAD	MAP	N KEALY AVE	\$813,773.00	Sewer Treatment Plant			no	1
R220906	DENTON	FIRE STATION NO 6	DCAD	MAP	2120 MIDWAY RD	\$1,307,870.00	Fire Station No. 6			no	1
R245449	DENTON	OLD TOWN CITY HALL ADDN	DCAD	MAP	151 W CHURCH ST	\$7,743,363.00	City Hall			no	1
R254183	DENTON	SOUTHSIDE PUMP STATION ADDITION	DCAD	MAP		\$3,645,972.00	Ground Storage Tanks - located in Denton County			no	1
R271994	DENTON	P. SPLANE	DCAD	MAP		\$364,816.00	DCFWSO Elevated Tank/Ground Storage Tank Yard			no	1
R271997	DENTON	W.J. BONNER	DCAD	MAP		\$43,059.00	SW Castle Hills Lift Station			no	1

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RNUMBER	County	Subdivision	DCAD	Map	PropertyAddress	market_value	Current Use (primary/secondary)	Future Use	Follow Up Action Needed	Possible Sell or no?	Category
R271998	DENTON	H. YOUNG	DCAD	MAP		\$13,590.00	Meter station			no	1
R273217	DENTON	P. SPLANE	DCAD	MAP		\$65,994.00	DCFWSD property related to elevated tank/ground storage tank			no	1
R280652	DENTON	MERIDIAN ADDITION PHASE 2A & 2B	DCAD	MAP	1324 ANNALEA COVE DR	\$540.00	Lift Station;			no	1
R287603	DENTON	CIVIC CENTER ADDN	DCAD	MAP	184 N VALLEY PKWY	\$802,896.00	Police Station			no	1
R287604	DENTON	CIVIC CENTER ADDN	DCAD	MAP	188 N VALLEY PKWY	\$509,130.00	Central Fire Station			no	1
R287605	DENTON	CIVIC CENTER ADDN	DCAD	MAP	CIVIC CIR	\$754,806.00	Herring Recreation Center and parking lot			no	1
R287606	DENTON	CIVIC CENTER ADDN	DCAD	MAP	W MAIN ST	\$2,172,426.00	annex, library, parking area			no	1
R310611	DENTON	AUSTIN RANCH WEST	DCAD	MAP	WINDHAVEN PKWY	\$1,306,800.00	Austin Ranch Elevated Tank	future park/green space; trail head		no	1
R315343	DENTON	MIDWAY PUMP STATION ADDITION	DCAD	MAP	2110 MIDWAY RD	\$3,204,927.00	Midway Pump Station			no	1
R498568	DENTON	TEXAS INSTRUMENTS ADDN	DCAD	MAP	500 W ROUND GROVE RD	\$1,225,177.00	New Fire Station No. 3			no	1
R614779	DENTON	W. CANTWELL	DCAD	MAP	HEBRON PKWY	\$11,724.00	Hebron Kayak Access			no	1
R622652	DENTON	O T LEWISVILLE	DCAD	MAP	100 N CHARLES ST	\$1,178,211.00	MCL Grand			no	1
R675937	DENTON	LAKEWOOD HILLS WEST ADDITION PH	DCAD	MAP	3300 LAKEWOOD HILLS DR	\$2,125,569.00	Fire Station 8			no	1
R707020	DENTON	BROWNSTONES ON WEST WALTERS A	DCAD	MAP	W WALTERS ST	\$141,134.00	walters street parking lot behind current townhomes			no	1
R741423	DENTON	BROWNSTONE ON WEST WALTERS AD	DCAD	MAP	W WALTERS ST		walters street parking lot behind future townhomes			no	1
R80137	DENTON	THE CORRAL	DCAD	MAP		\$382,360.00	Fire Station 3			no	1
12268000K003000	DALLAS	VISTA RIDGE	#VALUE!	MAP	831 LAKE VISTA DR		ground storage water			no	1
12268000K003010	DALLAS	VISTA RIDGE	#VALUE!	MAP	861 LAKE VISTA DR		ground storage water			no	1
R18312	DENTON	MEMORIAL PARK ADDN	DCAD	MAP	1950 S VALLEY (SWC VALLEY	\$3,264,963.00	Thrive			no	1
										TOTAL	47
DEDICATED PARK LAND											
R127726	DENTON	VALLEY VISTA 3	DCAD	MAP	CORPORATE DR	\$11,690.00	Part of Valley Vista property (says Park on plat)	Valley Vista Nature Park		no	2
R132464	DENTON	CREEKVIEW VILLAGE PH 1	DCAD	MAP	1407 CREEKVIEW DR	\$544,981.00	park and greenbelt dedication 1996			no	2
R132975	DENTON	HUNTERS GLEN PH 3	DCAD	MAP	JAVELIN WAY	\$27,081.00	park area dedicated - concrete walking trail	trail leads to Meadow Lake Park		no	2
R132976	DENTON	HUNTERS GLEN PH 3	DCAD	MAP	JAVELIN WAY	\$53,865.00	park area dedicated - concrete walking trail	trail leads to Meadow Lake Park		no	2
R133035	DENTON	HUNTERS GLEN PH 3	DCAD	MAP	PARK SITE	\$114,141.00	park area dedicated - concrete walking trail, open space,	trail leads to Meadow Lake Park	Create linkage to trails from HOA to trails to the west	no	2
R133617	DENTON	VISTA RIDGE	DCAD	MAP	LAKE VISTA DR	\$2,315,394.00	Vista Ridge park and Athletic Complex	continue park use	master plan scheduled to start in fall 2019	no	2
R134071	DENTON	MEADOW LAKE 4 SEC 2	DCAD	MAP		\$5,436.00	Meadowlake Park and trail			no	2
R137689	DENTON	VISTA RIDGE	DCAD	MAP	LAKE VISTA DR	\$1,874,108.00	part of Vista Ridge park and Athletic Complex - utility easements	open space or green space?	master plan scheduled to start in fall 2019	yes	2
R147602	DENTON	VALLEY RIDGE PH 4	DCAD	MAP		\$731,808.00	Valley Ridge Green Belt Park			no	2
R147606	DENTON	VALLEY VISTA 3RI	DCAD	MAP	HILLSHIRE DR	\$100.00	Willow Grove Park	Park and future trail head into Timber Creek Trail	evaluate in next parks and trails master plan	no	2
R164856	DENTON	MCKENZIE-HEMBRY ADDN	DCAD	MAP	MCKENZIE ST	\$35,280.00	Alvin Turner Sr Park			no	2
R166241	DENTON	GARDEN RIDGE ADDN PH II	DCAD	MAP	DAFFODIL LN	\$4,600.00	Daffodil Park			no	2
R17315	DENTON	COLLEGE STREET PARK	DCAD	MAP	535 W COLLEGE ST	\$494,364.00	College Street Park			no	2

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R17357	DENTON	V.R. SUTTON	DCAD	MAP	S OLD ORCHARD LN	\$124,494.00	park dedication along Corporate/ Timbercreek Greenbelt			no	2
R173668	DENTON	JEFFERSON AT ROUND GROVE	DCAD	MAP	OAKBEND DR	\$14,933.00	Oakbend Park, sewer utility			no	2
R17438	DENTON	N. SPARKS	DCAD	MAP	VALLEY (OFF OF PARKSIDE TR	\$856,658.00	Leonard L Woods Park			no	2
R174825	DENTON	ORCHARD VALLEY EST PH II	DCAD	MAP	BRITTANY PL	\$13,876.00	Orchard Valley Park			no	2
R175125	DENTON	CREEKVIEW VILLAGE PH 4	DCAD	MAP	CREEKBANK DR	\$145,827.00	Hedrick House/ Park Property/Timbercreek Drainage			no	2
R197860	DENTON	HIGHLAND LAKES PH II	DCAD	MAP	2313 SPENROCK CT	\$3,834.00	Highland Lakes park			no	2
R199020	DENTON	VISTA RIDGE	DCAD	MAP	LAKE VISTA DR	\$2,216,969.00	Amphitheater - dedicated as park land	Trailhead? Part of Upcoming Plan	Vista Ridge Parks Master Plan	yes	2
R199021	DENTON	VISTA RIDGE	DCAD	MAP	LAKE VISTA DR	\$500.00	Amphitheater/ drainage outfall		Vista Ridge Parks Master Plan	no	2
R199560	DENTON	FOREST BROOK ADDN NO 1	DCAD	MAP	OAK BEND DR	\$370,260.00	dedicated for public use; drainage easements, sidewalks along oakbend	This is Oak Bend Park	Parks Master Plan calls for enhancement of park; part of 10MWP discussion	no	2
R20026	DENTON	B. HUNTER	DCAD	MAP	EDMONDS LN	\$2,429,892.00	Central Park and Timbercreek Drainage ROW			no	2
R211560	DENTON	VALLEY VIEW AADN PH III	DCAD	MAP		\$100.00	Willow Grove Park			no	2
R301757	DENTON	SUN VALLEY PARK	DCAD	MAP	S VALLEY PKWY	\$1,139,095.00	sun valley park, parking lot, and tennis courts			no	2
R531405	DENTON	RAILROAD STREET ATHLETIC COMPLEX	DCAD	MAP	S RAILROAD ST	\$3,241,953.00	RR Park			no	2
R531406	DENTON	RAILROAD STREET ATHLETIC COMPLEX	DCAD	MAP	VALLEY RIDGE BLVD	\$1,990,256.00	RR Park			no	2
R675749	DENTON	WAYNE FERGUSON ADDITION	DCAD	MAP	150 W CHURCH ST	\$434,555.00	Park Land - Wayne Ferguson Plaza			no	2
R85626	DENTON	SYLVAN CREEK	DCAD	MAP	PARK AREA	\$41,775.00	Austin Kent Ellis Park			no	2
R92363	DENTON	MCKENZIE-HEMBRY ADDN	DCAD	MAP	HEMBRY ST	\$295,400.00	Sycamore Park - block 7 lot 3 and block 8			no	2
R17612	DENTON	E. SUTTON	DCAD	MAP	KIRKPATRICK LN	\$215,408.00	Prairie Creek drainage, Leonard L Woods Park open space			no	2
R17999	DENTON	J. SUTTON	DCAD	MAP		\$463,312.00	Drainage/ Raldon Lake Cities Park green belt			no	2
R18625	DENTON	J.W. KING	DCAD	MAP	SYCAMORE ST	\$66,700.00	part of sycamore park green belt area; sewer and storm utility			no	2
R187675	DENTON	FOX CREEK EST PH 2	DCAD	MAP	AXTON DR	\$28,797.00	Drainage ROW/Fox Creek Greenbelt Park			no	2
										TOTAL	34
DEDICATED DRAINAGE / UTILITY R.O.W.											
R03907	DENTON	WESTWOOD EST 1	DCAD	MAP	1031 BRIARWOOD DR	\$33,868.00	water and sewer line, open space with large trees			no	3
R06043	DENTON	LAKEWOOD NORTH 4 SEC 3	DCAD	MAP	1718 PALISADES DR	\$40,090.00	stormsewer utilities	potential green space	Coordinate with Keith for location on any improvements; TPL evaluation	no	3
R06045	DENTON	LAKEWOOD NORTH 4 SEC 3	DCAD	MAP	1710 PALISADES DR	\$40,090.00	stormsewer utilities	potential green space	Coordinate with Keith for location on any improvements; TPL	no	3
R10465	DENTON	THE HIGHLANDS PH 2	DCAD	MAP	2007 CRIPPLE CREEK LN	\$591.00	storm sewer utility; open space	open space or park		no	3
R121786	DENTON	VALLEY SQUARE	DCAD	MAP	726 W MAIN ST	\$3,308.00	ROW; water line	ROW; water line		no	3
R12660	DENTON	STUART	DCAD	MAP	N CHARLES ST	\$2,613.00	sewer line manhole and ROW			no	3

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R152913	DENTON	MEADOW GLEN ADDN SEC 2	DCAD	MAP	ANTLER TRL	\$1,513.00	ROW between two houses - looks like drainage	?		yes	3
R153209	DENTON	OAKWOOD WEST	DCAD	MAP	BELLAIRE BLVD	\$36,721.00	drainage ROW, utilities, floodway			no	3
R180528	DENTON	VALLEY RIDGE BUSINESS PARK WEST P	DCAD	MAP	N VALLEY PKWY	\$1,156.00	drainage ROW			no	3
R182538	DENTON	VISTA RIDGE EST PH 4	DCAD	MAP	HIGHLAND DR	\$40,000.00	drainage ROW and current sidewalk - may need ADA improvement;			no	3
R185552	DENTON	WHISPERING OAKS EST PH 3	DCAD	MAP	BERNE LN	\$141,216.00	Timbercreek Drainage ROW			no	3
R234524	DENTON	THE RESERVE AT TIMBER CREEK	DCAD	MAP		\$3,712.00	drainage ROW; buffer			no	3
R234525	DENTON	THE RESERVE AT TIMBER CREEK	DCAD	MAP		\$46,262.00	drainage ROW; buffer			no	3
R235057	DENTON	THE RESERVE AT TIMBER CREEK	DCAD	MAP	1208 CASCADE FALLS DR	\$4,640.00	drainage ROW; buffer			no	3
R271506	DENTON	HIDDEN COVE ESTATES PHASE 1	DCAD	MAP	SHORELINE WAY	\$0.00	drainage ROW between two houses/ storm utility			no	3
R271515	DENTON	HIDDEN COVE ESTATES PHASE 1	DCAD	MAP	SHORELINE WAY	\$0.00	"waterline" ROW between two houses/ water utility			no	3
R271988	DENTON	J. DOOLEY	DCAD	MAP		\$728,566.00	Castle Hills golf course pond			no	3
R271989	DENTON	J. DOOLEY	DCAD	MAP		\$717,936.00	Castle Hills golf course pond			no	3
R274431	DENTON	SAMUEL PLACE	DCAD	MAP	ELIKA CT	\$228.00	water line ROW	green space		no	3
R495334	DENTON	KINGS GRANT ADDITION	DCAD	MAP		\$3,180.00	Drainage ROW between two houses			no	3
R495335	DENTON	KINGS GRANT ADDITION	DCAD	MAP		\$958.00	drainage and sewer ROW			no	3
R495336	DENTON	KINGS GRANT ADDITION	DCAD	MAP		\$174.00	Drainage ROW			no	3
R495338	DENTON	KINGS GRANT ADDITION	DCAD	MAP		\$3,049.00	Drainage ROW/ storm sewer between two houses			no	3
R495339	DENTON	KINGS GRANT ADDITION	DCAD	MAP		\$9,888.00	30" Waterline ROW along Lake Ridge Road			no	3
R496396	DENTON	D. COOK	DCAD	MAP		\$67,568.00	Windhaven ROW/Drainage Intake			no	3
R497990	DENTON	KINGS GRANT ADDITION	DCAD	MAP	TWIN POINT DR	\$2,657.00	Drainage ROW			no	3
R629478	DENTON	N. SPARKS	DCAD	MAP		\$43,658.00	Drainage ROW Prairie Creek			no	3
R675954	DENTON	LAKEWOOD HILLS WEST ADDITION PH	DCAD	MAP	N JOSEY LN	\$100.00	drainage ROW			no	3
R704167	DENTON	WINDHAVEN CROSSING ADDITION PH	DCAD	MAP		\$254,313.00	Lot 1 block 1 Zoned PU 2015-130144	future stormwater lift station		no	3
010528000C03X000	DALLAS	ENCLAVES AT SILVER CREEK	#VALUE!	MAP	23 PRESTWICK LN		?????				3
										TOTAL	30
DEDICATED DRAINAGE / UTILITY R.O.W. TRAIL - PARK											
R02483	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	1306 IRIS LN	\$40,200.00	Iris Park			no	4
R02488	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	1304 IRIS LN	\$45,033.00	Iris Park			no	4
R02490	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	1302 IRIS LN	\$46,433.00	Iris Park			no	4
R02492	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	1300 IRIS LN	\$43,349.00	Iris Park			no	4

City Owned Property Listing

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R02493	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	IRIS LN	\$42,120.00	Iris Park			no	4
R02495	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	IRIS LN	\$42,120.00	Iris Park			no	4
R02498	DENTON	GARDEN RIDGE EST 1	DCAD	MAP	IRIS LN	\$43,913.00	Iris Park			no	4
R121059	DENTON	GARDEN VALLEY	DCAD	MAP	N VALLEY PKWY	\$217,800.00	environmental barrier and drainage utility easement	trail		no	4
R121110	DENTON	HEARTHSTONE ADDN	DCAD	MAP	S KEALY AVE	\$58,458.00	condemnation in 1994 parking lot, drainage, green space (behind		Decorative bridge/landscaping/art	no	4
R127714	DENTON	VALLEY VISTA 3	DCAD	MAP	CORPORATE DR	\$21,357.00	drainage ROW	Valley Vista Nature Park		no	4
R149084	DENTON	VALLEY RIDGE PH 4	DCAD	MAP		\$19,602.00	prarie Creek drainage/trail			no	4
R153196	DENTON	OAKWOOD WEST	DCAD	MAP	BELLAIRE BLVD	\$89,778.00	part of drainage easement and ROW for corner; water utility			no	4
R153214	DENTON	OAKWOOD WEST	DCAD	MAP	BELLAIRE BLVD	\$244,442.00	storm and sewer utility	trail head, open space	Possible Urban Forest - PARD evaluating	no	4
R16731	DENTON	N BAKER	DCAD	MAP		\$10,400.00	street ROW, sewer utility; sidewalk trail under electric utility along			no	4
R168193	DENTON	TANGLEWOOD	DCAD	MAP	S MILL ST	\$159,430.00	creek/drainage/storm sewer utility/trail			no	4
R168239	DENTON	V.R. SUTTON	DCAD	MAP	CORPORATE DR & OLD ORCH	\$525,000.00	Hedrick Estates park/timber creek greenbelt/ utilities			no	4
R169272	DENTON	OAKS OF BELLAIRE ADDN	DCAD	MAP		\$9,524.00	Sylvan Creek drainage ROW	future trail	evaluate in next parks and trails master plan	no	4
R169940	DENTON	VALLEY RIDGE RESIDENTIAL ADDN	DCAD	MAP	N SUMMIT AVE	\$43,868.00	Prairie Creek drainage ROW/ buffer, trail	Further Trail Development	Complete Prairie Creek EA and Management Plan Study	no	4
R169951	DENTON	OAKS OF BELLAIRE II	DCAD	MAP	S OLD ORCHARD LN	\$576.00	Sylvan Creek drainage ROW	future trail	evaluate in next parks and trails master plan	no	4
R171333	DENTON	VISTA RIDGE VILLAGE ADDN PH 3	DCAD	MAP	STEMMONS FWY	\$539,600.00	Timbercreek drainage ROW	trails	Part of 10MWP/Triangle Discussion; design and construct trail	no	4
R17316	DENTON	R. CRAFT	DCAD	MAP	N COWAN AVE	\$11,669.00	Prairie Creek drainage ROW and utility	park trail (maybe time with sewer project in that area)		no	4
R173730	DENTON	THE SUMMIT PH 4	DCAD	MAP		\$28,953.00	Prairie Creek drainage/ buffer/trail/sanitary sewer			no	4
R173753	DENTON	SUMMIT RIDGE EST PH 1 & PH 2	DCAD	MAP	SUMMIT AVE	\$4,301.00	Prairie Creek drainage/ buffer/trail			no	4
R173826	DENTON	SUMMIT RIDGE EST PH 1 & PH 2	DCAD	MAP	COLLEGE PKWY	\$54,212.00	Prairie Creek drainage/ attached to valley ridge greenbelt park behind			no	4
R173827	DENTON	SUMMIT RIDGE EST PH 1 & PH 2	DCAD	MAP	SUMMIT AVE	\$4,301.00	Prarie Creek drainage/ Valley Ridge Green Belt Park/ parkland			no	4
R175057	DENTON	TIMBER CREEK PARK EST PH 1	DCAD	MAP	EDMONDS LN	\$43,320.00	Timber Creek drainage ROW; behind houses on Helen and Hobart			no	4
R175767	DENTON	UNIVERSITY PARK PH 1	DCAD	MAP		\$11,631.00	Dedicated as drainage ROW; behind houses on stanford and			no	4
R177073	DENTON	PARK RIDGE EST PH 3	DCAD	MAP		\$202,232.00	Drainage ROW, sewer and storm utility; part of valley ridge green			no	4
R177286	DENTON	CITY GARAGE ADDN	DCAD	MAP	N VALLEY PKWY	\$23,714.00	Drainage ROW, sewer and storm utility; part of valley ridge green			no	4
R177291	DENTON	PARK RIDGE EST	DCAD	MAP		\$46,178.00	Drainage ROW, sewer and storm utility; part of valley ridge green			no	4
R178041	DENTON	VALLEY RIDGE BUSINESS PARK EAST	DCAD	MAP		\$102,366.00	prairie creek drainage ROW ; utilities			no	4
R179045	DENTON	VISTA SPRINGS APARTMENTS PH I	DCAD	MAP	CORPORATE DR	\$19,047.00	Timbercreek drainage ROW	Future Timber Creek Trail	Part of 10MWP/Triangle Discussion; design and construct trail	no	4
R179401	DENTON	VALLEY RIDGE APARTMENTS ADDN	DCAD	MAP	SUMMIT RDG	\$3,020.00	Prairie Creek buffer - drainage ROW			no	4
R179404	DENTON	VALLEY RIDGE BUSINESS PARK WEST P	DCAD	MAP	STEMMONS FWY	\$18,177.00	Prairie Creek buffer - drainage ROW			no	4
R18706	DENTON	A.G. KING	DCAD	MAP	S KEALY AVE	\$87,120.00	Drainage ROW , parking lot, green space (behind Tierney's)		decorative bridge/landscaping/art work	no	4
R188327	DENTON	TIMBER CREEK SQUARE PH 2	DCAD	MAP	CORPORATE DR	\$277,913.00	Timbercreek drainage ROW	Timber Creek Trail	look at purchasing R331382 or getting it ROW Part of	no	4
R193971	DENTON	TIMBER HILL ADDN PH III	DCAD	MAP	CONTINENTAL DR	\$4,732.00	Timbercreek drainage ROW , backs to central park, behind houses on Continental; open space	TimberCreek Trail	Plan and design trail	no	4
R197254	DENTON	FOX CREEK EST PH 3	DCAD	MAP		\$13,300.00	Drainage ROW for Fox Creek; Fox Creek Trail			no	4

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R211567	DENTON	VALLEY VIEW AADN PH III	DCAD	MAP		\$500.00	Public Use - drainage ROW, private utility easement/ city utilities	Timbercreek Trail		no	4
R211692	DENTON	FOX CREEK EST PH 4	DCAD	MAP		\$21,814.00	Drainage ROW for Fox Creek	Fox Creek Trail		no	4
R239530	DENTON	GARDEN VALLEY	DCAD	MAP	N GARDEN RIDGE BLVD	\$336,938.00	drainage ROW; buffer/ sidewalks/trail			no	4
R252616	DENTON	ENCLAVES AT SILVER CREEK	DCAD	MAP		\$848.00	drainage ROW	potential trail	consider during hike and bike trail update	no	4
R253716	DENTON	VALLEY RIDGE BUSINESS PARK EAST	DCAD	MAP		\$290,436.00	Prairie Creek drainage ROW and utilities easements; storm sewer	Prairie Creek Trail extension as identified in small area plan		no	4
R257506	DENTON	NORTH SHORE VILLAS PH 2	DCAD	MAP		\$725.00	Drainage ROW; storm system utility	green space		no	4
R257509	DENTON	NORTH SHORE VILLAS PH 2	DCAD	MAP		\$1,083.00	Drainage ROW; sewer utility	green space		no	4
R258610	DENTON	EMMY PLAZA ADDITION	DCAD	MAP	VALLEY RIDGE BLVD	\$56,410.00	drainage ROW, 100 year flood plain/ storm and sewer utilities/	trail		no	4
R258675	DENTON	E. SUTTON	DCAD	MAP		\$233,918.00	Drainage ROW/storm sewer/ leased parking - Powder Metallurgy	Prairie Creek Trail extension as identified in small area plan		no	4
R271534	DENTON	HIDDEN COVE ESTATES PHASE 1	DCAD	MAP	MANDALAY BAY DR	\$0.00	drainage ROW/ treed buffer			no	4
R280629	DENTON	MERIDIAN ADDITION PHASE 2A & 2B	DCAD	MAP	2668 SAFE HARBOR DR	\$201.00	Drainage ROW/ sidewalk trail entrance			no	4
R280653	DENTON	HIDDEN COVE ESTATES PHASE 1	DCAD	MAP	ANNALEA COVE DR	\$20,028.00	drainage ROW/ next to lift station - empty lot and all of the green space	Green space; possible trail	Evaluate during East Hill Park design, construction document	no	4
R464615	DENTON	MCKINNEY-WILLIAMS	DCAD	MAP		\$272,598.00	vacant; green space; floodplain, floodway between Huffines	possible southern DCTA trail extension		yes	4
R464616	DENTON	A.J. HITCHCOCK	DCAD	MAP		\$19,238.00	vacant; green space; floodplain, floodway between Huffines	possible southern DCTA trail extension		yes	4
R91304	DENTON	LAKELAND TERRACE #3	DCAD	MAP	760 UNIVERSITY PL	\$36,160.00	sidewalk and green space/buffer	sidewalk and green space/buffer		no	4
										TOTAL	53
LOTS PURCHASED FOR DRAINAGE											
R01603	DENTON	TIMBERCREEK ACRES	DCAD	MAP	922 TIMBER CREEK DR	\$2,037.00	drainage - property floods/ stormwater utility; open space	park open space - bought with federal dollars so need to comply	dedicate as parkland Summer 2019	no	5
R01605	DENTON	TIMBERCREEK ACRES	DCAD	MAP	918 TIMBER CREEK DR	\$227,906.00	drainage - property floods/ open space	park open space - bought with federal dollars so need to comply	dedicate as parkland Summer 2019	no	5
R01606	DENTON	TIMBERCREEK ACRES	DCAD	MAP	914 TIMBER CREEK DR	\$19,008.00	drainage - property floods/ open space	park open space - bought with federal dollars so need to comply	dedicate as parkland Summer 2019	no	5
R01607	DENTON	TIMBERCREEK ACRES	DCAD	MAP	912 TIMBER CREEK DR	\$14,165.00	drainage - property floods/open space; fire hydrant	park open space - bought with federal dollars so need to comply	dedicate as parkland Summer 2019	no	5
R01608	DENTON	TIMBERCREEK ACRES	DCAD	MAP	910 TIMBER CREEK DR	\$114,926.00	drainage - property floods/ open space	park open space - bought with federal dollars so need to comply with FEMA restrictions	dedicate as parkland Summer 2019	no	5
R01609	DENTON	TIMBERCREEK ACRES	DCAD	MAP	908 TIMBER CREEK DR	\$255,198.00	drainage - property floods/ open space	park open space - bought with federal dollars so need to comply	dedicate as parkland Summer 2019	no	5
R03326	DENTON	TIMBERBROOK 4 PH B	DCAD	MAP	706 HOLLY OAK DR	\$51,408.00	drainage - property floods	potential neighborhood grant target for improvements - open	TPL evaluation of impact of park	no	5
R03329	DENTON	TIMBERBROOK 4 PH B	DCAD	MAP	702 HOLLY OAK DR	\$56,552.00	drainage - property floods	potential neighborhood grant target for improvements - open	TPL evaluation of impact of park	no	5
R04947	DENTON	LAKEWOOD NORTH 4	DCAD	MAP	1217 TAHOE DR	\$36,606.00	vacant lot in subdivision/drainage swell	garden or open space; could be sold for possible house build if a study is conducted on drainage	Discuss with Legal on deed restriction	yes	5
R10443	DENTON	THE HIGHLANDS PH 2	DCAD	MAP	1623 PURGATORY PASS	\$60,368.00	vacant lot/ stormwater utility	drainage utility - open space		no	5
R10499	DENTON	THE HIGHLANDS PH 2	DCAD	MAP	1624 PURGATORY PASS	\$60,984.00	vacant lot; stormwater utility	drainage utility - open space		no	5
R10503	DENTON	THE HIGHLANDS PH 2	DCAD	MAP	2028 ASPEN DR	\$54,124.00	storm water collection - property deeded to City in 1997	open space or park		no	5
										TOTAL	12
EXCESS STREET R.O.W.											
R00085	DENTON	LEWISVILLE VALLEY 1	DCAD	MAP	1302 APPLGATE DR	\$47,550.00	right turn lane; excess ROW; utilities	possible green space in excess ROW; butterfly garden	PARD planning	no	6
R168240	DENTON	J. WATKINS	DCAD	MAP	S OLD ORCHARD LN	\$8,750.00	small triangle shaped property along old orchard at creekview/			no	6
R18738	DENTON	A.J. CHOWNING	DCAD	MAP		\$2,500.00	ROW along Huffines blvd			no	6
R18747	DENTON	A.G. KING	DCAD	MAP	536 S KEALY AVE	\$6,087.00	????? COL may not own - trailer houses				6

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R18789	DENTON	WM. KING	DCAD	MAP	SH 121	\$25,178.00	Country Ridge future ROW - Triangle area		Part of 10MWP/Triangle discussion	no	6
R18792	DENTON	WM. KING	DCAD	MAP	SH 121	\$25,178.00	Country Ridge future ROW - Triangle area		Part of 10MWP/Triangle discussion	no	6
R19891	DENTON	H.O. HEDGE COXE	DCAD	MAP		\$12,920.00	Excess ROW Lakeridge Rd 2004, utilities, sidewalk			no	6
R20088	DENTON	S.M. HAYDEN	DCAD	MAP	E SH 121 BUS & MIDWAY RD	\$8,147.00	excess ROW			no	6
R20156	DENTON	S.M. HAYDEN	DCAD	MAP	HUFFINES BLVD	\$2,663.00	excess ROW; utilities			no	6
R202715	DENTON	STOCKARD ADDN	DCAD	MAP	VALLEY RIDGE BLVD	\$42,000.00	excess ROW	screening buffer		no	6
R202716	DENTON	STOCKARD ADDN	DCAD	MAP	VALLEY RIDGE BLVD	\$9,900.00	excess ROW	screening buffer/ combine with treatement plant property?		no	6
R220905	DENTON	FIRE STATION 6 ADDN	DCAD	MAP	MIDWAY RD	\$7,162.00	ROW along Midway			no	6
R331257	DENTON	J.W. KING	DCAD	MAP		\$2,065.00	Railroad Street ROW			no	6
R331258	DENTON	J.W. KING	DCAD	MAP		\$1,375.00	Railroad Street ROW			no	6
R331545	DENTON	GARDEN DESIGN ADDITION	DCAD	MAP		\$100.00	Railroad Street ROW			no	6
R331546	DENTON	ARTX ADDN	DCAD	MAP		\$100.00	Railroad Street ROW			no	6
R331554	DENTON	J.W. HAVEN	DCAD	MAP		\$2,300.00	Railroad Street ROW			no	6
R331555	DENTON	J.W. HAVEN	DCAD	MAP		\$2,628.00	Railroad Street ROW			no	6
R334548	DENTON	M A BLOCK ADDITION	DCAD	MAP		\$2,500.00	Railroad Street ROW			no	6
R334642	DENTON	J.W. KING	DCAD	MAP		\$58,305.00	Railroad Street ROW/ right turn lane			no	6
R334649	DENTON	J.W. HAVEN	DCAD	MAP		\$561.00	Railroad Street ROW			no	6
R335462	DENTON	J.W. KING	DCAD	MAP		\$2,308.00	Railroad Street ROW			no	6
R335889	DENTON	J.W. HAVEN	DCAD	MAP		\$712.00	Railroad Street ROW			no	6
R336731	DENTON	MOBIL OIL ADDN #1	DCAD	MAP		\$22,651.00	dedicated Right Turn Lane ROW from NB Old Orchard to Main			no	6
R464551	DENTON	H.H. SMITH	DCAD	MAP		\$210,003.00	W Vista Ridge Mall Drive ROW	why this segment on list?		no	6
R465816	DENTON	LEWISVILLE HIGH SCHOOL ADDN	DCAD	MAP		\$8,276.00	Valley Parkway ROW - sidewalk			no	6
R468270	DENTON	P HARMONSON	DCAD	MAP		\$3,049.00	decel lane			no	6
R468272	DENTON	P HARMONSON	DCAD	MAP		\$4,574.00	decel lane			no	6
R500337	DENTON	WATERS RIDGE PH 1	DCAD	MAP		\$10,193.00	Corporate Drive ROW			no	6
R533860	DENTON	P. HARMONSON	DCAD	MAP		\$19,896.00	ROW of Valley Pkwy and Ace Lane			no	6
R557431	DENTON	J.W. HAVEN	DCAD	MAP		\$55,539.00	East Main ROW			no	6
R579686	DENTON	LIMESTONE RANCH AT VISTA RIDGE A	DCAD	MAP		\$100.00	Vista Ridge Mall Drive ROW			no	6
R622344	DENTON	ARTHUR JAMES ADDITION	DCAD	MAP	I35E	\$333,735.00	Arthurs Lane ROW			no	6
R634213	DENTON	HIVUE ADDN	DCAD	MAP		\$500.00	corner clip			no	6
R650015	DENTON	DENTON COUNTY ANNEX ADDN	DCAD	MAP		\$5,750.00	College Street ROW Turn Lane			no	6
R650016	DENTON	LEWISVILLE VALLEY COMMERCIAL ADI	DCAD	MAP		\$7,144.00	Valley Parkway ROW Turn Lane			no	6

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R650744	DENTON	MCKENZIE-HEMBRY ADDN	DCAD	MAP		\$2,788.00	McKenzie ROW			no	6
R652751	DENTON	WAGGONER	DCAD	MAP		\$11,151.00	Cowan ROW cul-de-sac			no	6
R655038	DENTON	UPPER TRINITY REGIONAL WATER TRE	DCAD	MAP		\$3,093.00	Valley Ridge Decel Lane dedication			no	6
R655039	DENTON	UPPER TRINITY REGIONAL WATER TRE	DCAD	MAP		\$500.00	Valley Ridge ROW	Valley Ridge Off-Street Trail		no	6
R655040	DENTON	UPPER TRINITY REGIONAL WATER TRE	DCAD	MAP		\$49,266.00	dedication for Valley Ridge Road ROW	Valley Ridge Off-Street Trail		no	6
R655894	DENTON	COUNTRY RIDGE	DCAD	MAP		\$6,403.00	Lot 1A no access - corner clip?			no	6
R695017	DENTON		DCAD	MAP		\$500.00	corner clip			no	6
R695030	DENTON		DCAD	MAP		\$500.00	corner clip			no	6
R695103	DENTON		DCAD	MAP		\$500.00	corner clip			no	6
R696044	DENTON	WATERS RIDGE PH 2	DCAD	MAP		\$1,468,495.00	Lakepointe ROW - turn lane			no	6
R696448	DENTON	J WATKINS	DCAD	MAP	ACE LN	\$500.00	Ace Lane			no	6
R696460	DENTON	A.J. CHOWNING	DCAD	MAP		\$500.00	Corporate Drive ROW			no	6
R696461	DENTON	P. HIGGINS	DCAD	MAP		\$500.00	Huffines Rd ROW			no	6
R696817	DENTON	TMT ADDN	DCAD	MAP		\$500.00	Holfords Prarie ROW			no	6
R696818	DENTON	TMT ADDN	DCAD	MAP		\$500.00	Holfords Prarie ROW			no	6
R730905	DENTON	MILL STREET VILLAGE CONDOMINIUM	DCAD	MAP	N MILL ST	\$500.00	corner clip			no	6
R730910	DENTON	WHATLEY	DCAD	MAP		\$500.00	Mill Street ROW			no	6
R730911	DENTON	CHRISTIAN COMMUNITY ACTION ADD	DCAD	MAP		\$500.00	Mill Street ROW; parking along Mill			no	6
R731518	DENTON	J. W. KING	DCAD	MAP		\$500.00	Mill Street ROW; parking along Mill			no	6
R731534	DENTON	J. W. KING	DCAD	MAP		\$500.00	Mill Street ROW; parking along Mill			no	6
R731535	DENTON	WHATLEY	DCAD	MAP		\$4,391.00	Mill Street ROW; parking along Mill			no	6
R731591	DENTON	J. W. KING	DCAD	MAP		\$500.00	Mill Street ROW			no	6
R731592	DENTON	J. W. KING	DCAD	MAP		\$500.00	Mill Street ROW			no	6
R741400	DENTON	E. PICKETT	DCAD	MAP		\$914,760.00	Purnell and part of S. Charles			no	6
R742352	DENTON	MAJESTIC ADDITION	DCAD	MAP		\$154,124.00	Spinks Road ROW			no	6
R745204	DENTON	M A BLOCK ADDITION	DCAD	MAP		\$279,459.00	Railroad Street ROW			no	6
R92118	DENTON	MCKENZIE-HEMBRY ADDN	DCAD	MAP	LONE OAK ST	\$4,375.00	?????				6
R16979	DENTON	J. WATKINS	DCAD	MAP	S OLD ORCHARD LN	\$9,069.00	Old Orchard ROW		evaluate for corridor beautification	no	6
R170071	DENTON	WATER OAK ESTATES PH 1	DCAD	MAP	S OLD ORCHARD LN	\$2,012.00	excess street ROW; buffer green space; old orchard green belt	possible enhancement to green space; fitness equipment or dog	evaluate in next parks and trails master plan	no	6
R179878	DENTON	WATER OAK ESTATES PH 2A	DCAD	MAP	BABBLING BROOK DR	\$35,103.00	Excess Street ROW, storm utility; vacant land along babbling brook;		not correct Plat on DCAD?	no	6
R179879	DENTON	WATER OAK ESTATES PH 2A	DCAD	MAP	BABBLING BROOK DR	\$74,667.00	Excess Street ROW, buffer green space; old orchard green belt,		not correct Plat on DCAD?	no	6
R18091	DENTON	WAGGONER	DCAD	MAP	1102 N MILL ST	\$43,560.00	excess ROW; utility	pause point through DCTA trail; gateway	Review as part of Valley Ridge Trail project scope	no	6
R19989	DENTON	J.H. HALLFORD	DCAD	MAP	THRUSH RD	\$519,072.00	Excess ROW? Old Orchard Greenbelt			no	6
R560454	DENTON	WAGGONER	DCAD	MAP		\$500.00	New Valley Ridge ROW	Valley Ridge Off-Street Trail		no	6

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R566737	DENTON	WAGGONER	DCAD	MAP		\$6,098.00	New Valley Ridge ROW	Valley Ridge Off-Street Trail		no	6
R579643	DENTON	WAGGONER	DCAD	MAP		\$61,289.00	New Valley Ridge ROW	Valley Ridge Off-Street Trail		no	6
										TOTAL	72
I-35 DONATION DEED PROPERTY											
R05031	DENTON	JAMES DEGAN	DCAD	MAP	432 HIGH SCHOOL DR	\$25,470.00	vacant lot at end of street next two TxDot properties	possible I35 green belt/buffer	Potential plan for I35 Beautification - PARD follow up	no	7
R15680	DENTON	LAKELAND TERRACE #2	DCAD	MAP	972 LAKELAND DR	\$11,421.00	ROW deed 2013 - vacant lot along I35	I35 green belt/buffer		no	7
R181871	DENTON	HIGHLAND LAKES PH I	DCAD	MAP	1301 PINEHURST DR	\$505.00	along I35e; buffer/ future widening	Neighbor wants to purchase		yes	7
R181872	DENTON	HIGHLAND LAKES PH I	DCAD	MAP	1300 PINEHURST DR	\$643.00	along I35e; buffer/ future widening	Neighbor wants to purchase		yes	7
R659362	DENTON	JAMES DEGAN	DCAD	MAP		\$100.00	along I35e; buffer/ future widening?			no	7
R91170	DENTON	LAKELAND TERRACE #2	DCAD	MAP	944 LAKELAND DR	\$15,911.00	vacant lots along I35	greenspace along I35?		no	7
R91173	DENTON	LAKELAND TERRACE #2	DCAD	MAP	936 LAKELAND DR	\$500.00	vacant lots along I35	greenspace along I35?		no	7
R91174	DENTON	LAKELAND TERRACE #2	DCAD	MAP	940 LAKELAND DR	\$1,643.00	vacant lots along I35	greenspace along I35?		no	7
R91310	DENTON	LAKELAND TERRACE #2	DCAD	MAP	980 LAKELAND DR	\$100.00	vacant lots along I35	greenspace along I35?		no	7
R91313	DENTON	LAKELAND TERRACE #2	DCAD	MAP	1002 LAKELAND DR	\$100.00	vacant lots along I35	greenspace along I35?		no	7
R91318	DENTON	LAKELAND TERRACE #2	DCAD	MAP	1006 LAKELAND DR	\$100.00	vacant lots along I35	greenspace along I35?		no	7
R91343	DENTON	LAKELAND TERRACE #2	DCAD	MAP	301 N SHORE PL	\$17,153.00	vacant lots along I35	greenspace along I35?		no	7
R91355	DENTON	LAKELAND TERRACE #1	DCAD	MAP	849 HARBOR DR	\$98,362.00	vacant lots along I35	greenspace along I35?		no	7
R91362	DENTON	LAKELAND TERRACE #1	DCAD	MAP	861 HARBOR DR	\$3,880.00	vacant lots along I35	greenspace along I35?		no	7
R91365	DENTON	LAKELAND TERRACE #1	DCAD	MAP	867 HARBOR DR	\$15,780.00	vacant lots along I35	greenspace along I35?		no	7
R92028	DENTON	LAKELAND TERRACE #2	DCAD	MAP	174 S SHORE PL	\$100.00	vacant lots along I35	greenspace along I35?		no	7
R92440	DENTON	LAKELAND TERRACE #2	DCAD	MAP	948 LAKELAND DR	\$15,270.00	vacant lots along I35	greenspace along I35?		no	7
										TOTAL	17
PURCHASED / ACQUIRED FOR SPECIFIC REASON / E.D., ETC.											
R100489	DENTON	J. BARTRAM	DCAD	MAP	SH 121	\$782,370.00	treed vacant land; in floodway/floodplain	northern end of railroad park; consider for additional ballfields	Potential analysis for ballfields after Vista Ridge Sports Complex Master	no	8
R12434	DENTON	KEALY ADDN	DCAD	MAP	404 E WALTERS ST	\$50,000.00	vacant land on corner of Henrietta	residential development		yes	8
R12437	DENTON	KEALY ADDN	DCAD	MAP	414 E WALTERS ST	\$33,000.00	vacant land between Henrietta and Leonard	residential development		yes	8
R12440	DENTON	KEALY ADDN	DCAD	MAP	418 E WALTERS ST	\$49,550.00	vacant land between Henrietta and Leonard	residential development		yes	8
R12460	DENTON	KEALY ADDN	DCAD	MAP	416 E COLLEGE ST	\$54,375.00	vacant lot on College	residential development		yes	8
R12462	DENTON	KEALY ADDN	DCAD	MAP	329 LEONARD ST	\$83,465.00	vacant lot at corner of Leonard	residential development		yes	8
R12466	DENTON	KEALY ADDN	DCAD	MAP	420 E COLLEGE ST	\$36,250.00	vacant lot on College	residential development		yes	8
R12469	DENTON	KEALY ADDN	DCAD	MAP	E WALTERS ST	\$90,000.00	vacant lot at corner of Leonard	residential development		yes	8
R12477	DENTON	KEALY ADDN	DCAD	MAP	328 LEONARD ST	\$243,495.00	Trinsic			yes	8
R12478	DENTON	A.G. KING	DCAD	MAP	RAILROAD ST	\$28,315.00	Trinsic			yes	8
R12479	DENTON	A.G. KING	DCAD	MAP	540 E COLLEGE ST	\$95,765.00	Trinsic			yes	8
R12481	DENTON	A.G. KING	DCAD	MAP	329 RAILROAD ST	\$256,351.00	Trinsic			yes	8
R136258	DENTON	MCKINNEY-WILLIAMS	DCAD	MAP	2552 S STEMMONS FWY	\$6,534.00	part of property at 121 and 35 southern gateway; floodway	future regional park between DCTA trail and Trinity River		yes	8

City Owned Property Listing

RNUMBER	County	Subdivision	DCAD	Map	PropertyAddress	market_value	Current Use (primary/secondary)	Future Use	Follow Up Action Needed	Possible Sell or no?	Category
R154756	DENTON	GARDEN RIDGE TANK ADDN	DCAD	MAP	N GARDEN RIDGE BLVD	\$217,800.00	former elevated tank site	green space, future tank, or sell	TPL evaluation of impact of park	Hold pending evaluation for future	8
R16711	DENTON	J. ARMENDARIES	DCAD	MAP	2552 S STEMMONS FWY	\$355,014.00	vacant land, floodplain	Southern Gateway; future park/ future development	potential sale or economic development	yes	8
R16746	DENTON	E. ADAY	DCAD	MAP	529 BENNETT LN	\$335,586.00	vacant land (former future elevated tank site)			Hold pending evaluation for future	8
R16748	DENTON	E. ADAY	DCAD	MAP	537 BENNETT LN	\$167,792.00	vacant land (former future elevated tank site)			Hold pending evaluation for future	8
R17302	DENTON	R. CRAFT	DCAD	MAP	N STEMMONS FWY	\$122,382.00	vacant land, drainage, sewer utility (former Torcellini tract)	potential trail head for prairie creek trail; possible gateway sign	Include in I35 Corridor Study	no	8
R17742	DENTON	H. TURNER	DCAD	MAP	1925 S VALLEY PKWY	\$1,039,530.00	Part of Valley Vista Nature Park (former Cotter)			no	8
R17752	DENTON	H. TURNER	DCAD	MAP	1955 S VALLEY PKWY	\$1,039,530.00	Part of Valley Vista Nature Park (former Tomkovich)			no	8
R182467	DENTON	J. CHOWNING	DCAD	MAP	2552 S STEMMONS FWY	\$3,875.00	I35 Southern Gateway; floodway	green space/road/trail		no	8
R182470	DENTON	J. DOOLEY	DCAD	MAP		\$15,002.00	possible directors lot	Abstract 343	review plat to see what they called this; future maintenance?	no	8
R182471	DENTON	J. DOOLEY	DCAD	MAP		\$11,252.00	possible directors lot		review plat to see what they called this; future maintenance?	no	8
R182472	DENTON	J. DOOLEY	DCAD	MAP		\$15,002.00	possible directors lot		review plat to see what they called this; future maintenance?	no	8
R182473	DENTON	J. DOOLEY	DCAD	MAP		\$15,002.00	possible directors lot		review plat to see what they called this; future maintenance?	no	8
R182474	DENTON	J. DOOLEY	DCAD	MAP		\$15,002.00	possible directors lot		review plat to see what they called this; future maintenance?	no	8
R19363	DENTON	J. CHOWNING	DCAD	MAP	2552 S STEMMONS FWY	\$11,021.00	Southern Gateway south of 121; floodway	Future regional park; dcta trail south to Carrollton, Coppell	Plan for DCTA trail extension; park with Carrollton; acquire adjacent	no	8
R20223	DENTON	A.J. HITCHCOCK	DCAD	MAP	2552 S STEMMONS FWY	\$326,626.00	future southern gateway development and park potential	Southern Kayak Launch, Future Regional Park		no	8
R232425	DENTON	SEVENTEEN ACRE ADDITION	DCAD	MAP	328 JONES ST	\$601,832.00	east of water plant; former job yard for upper trinity/lewisville intake	water plant expansion?	Follow up with Corps to purchase adjoining or add to lease	no	8
R261400	DENTON	J. CHOWNING	DCAD	MAP		\$1,066,140.00	open space; floodplain, floodway - southern gateway	Regional Park		no	8
R261402	DENTON	MCKINNEY-WILLIAMS	DCAD	MAP		\$356,452.00	open space; floodplain, floodway - southern gateway	Regional Park; possible DCTA trail extension		no	8
R273004	DENTON	D/FW RECYCLING & DISPOSAL FACILIT	DCAD	MAP	RAILROAD ST	\$40,393.00	Lot 2 Block C "dedicated to the city" Levy Green space/ Dalhoma Trail	Potential pause point along DCTA Trail		no	8
R274402	DENTON	SAMUEL PLACE	DCAD	MAP	ELIKA CT	\$212.00	former Garden Ridge Tank Site	potential park		Hold pending evaluation for future	8
R464628	DENTON	J. ARMENDARIES	DCAD	MAP		\$18,513.00	Southern Gateway property			yes	8
R537150	DENTON	LEWISVILLE RODEO GROUNDS ADDN	DCAD	MAP	N MILL ST	\$541,669.00	Rodeo grounds and open space			no	8
R614783	DENTON	H. HARPER	DCAD	MAP	HEBRON PKWY	\$26,456.00	Southern Gateway			no	8
R636943	DENTON	METRO AUTO AUCTION DALLAS ADDIT	DCAD	MAP	MIDWAY RD	\$417,305.00	Future Lift Station property			no	8
R660610	DENTON	WRN CREEKSIDE DEVELOPMENT ADDI	DCAD	MAP	BENNETT LN	\$904,828.00	trail and greenspace behind FedEx			no	8
R660611	DENTON	WRN CREEKSIDE DEVELOPMENT ADDI	DCAD	MAP	BENNETT LN	\$2,462,360.00	trail and greenspace behind FedEx			no	8
R675750	DENTON	WAYNE FERGUSON ADDITION	DCAD	MAP	CHURCH ST	\$307,691.00	WFP Alley; Poydrus street area			no	8
R675751	DENTON	WAYNE FERGUSON ADDITION	DCAD	MAP	191 W MAIN ST	\$1,110,531.00	bank building property			yes - under contract	8
R702878	DENTON	VISION ADDITION	DCAD	MAP	E MAIN ST	\$756,899.00	Former K & W, Sonic Site			yes - contract pending	8
R84522	DENTON	KEALY ADDN	DCAD	MAP	E WALTERS ST	\$175,000.00	Trinsic			yes - contract pending	8
R90489	DENTON	SERENDIPITY VILLAGE 4	DCAD	MAP		\$50,408.00	former city water wells site. wells are capped - no access to the	potential trail connection			8
R19888	DENTON	P.H. HIGGINS	DCAD	MAP			greenspace, Corporate Bridge ROW				8
R18213	DENTON	J WILSON	DCAD	MAP			greenspace	trail			8
R17189	DENTON	J CHOWNING	DCAD	MAP			greenspace	trail			8
										TOTAL	47

ALEX PAINT AND BODY SUP REQUEST

August 5, 2019

BACKGROUND:

- Prior to 2013, Alex Paint and Body was located on 1.5 acre site at 729 South Mill Street
- Late 2012, applicant began development process to relocate to 0.434-acre site at 545 East Main
- March 2013, applicant purchased property to the west zoned OTMU2, which does not allow automotive uses
- April 1, 2013, City Council adopted SUP process for all automotive uses
- June –July 2013, multiple submittals to OTDRC for design approval



AERIAL PHOTO
545 E. MAIN ST.

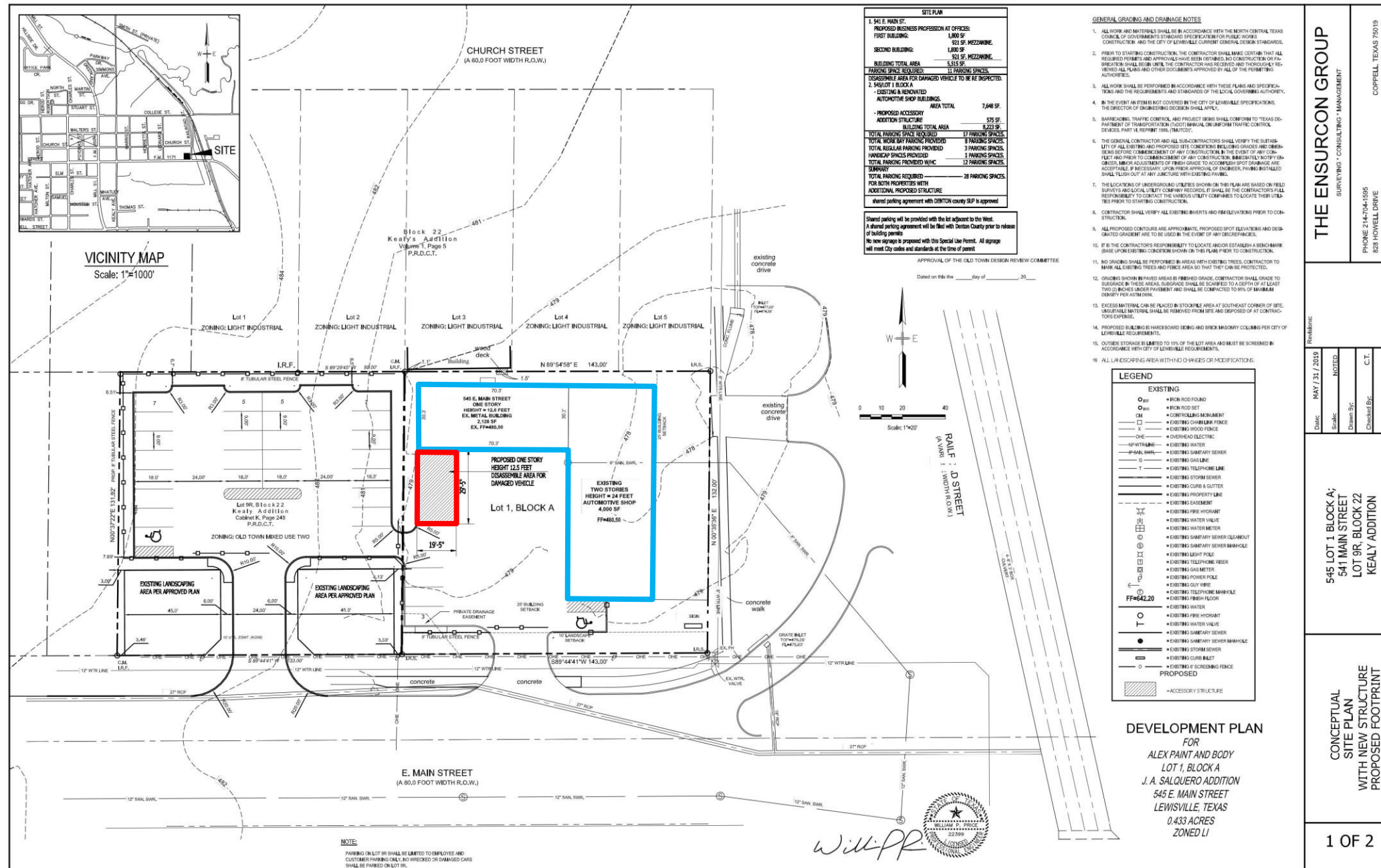
ORIGINAL SITE CONCERNS:

- Limited amount of parking on a very small site
- Use contrary to vision of 2003 Old Town Master Plan and 2010 Transit Oriented Development (TOD) Plan

PARKING DISTRICT BACKGROUND:

- Applicant had primary concern of parking for customers and employees
- Parking District zoning allowed construction of parking lot for surrounding businesses without primary use on site
- Applicant proposed parking at rear of lot in phase one and two commercial buildings in front, in phase two
- City Council approved zone change May 2, 2016

PROPOSED
SUP FOR
EXPANSION
:



CONCERNS RELATED TO SUP REQUEST FOR EXPANSION:

- Does not support adaptive reuse of property
- Eliminates possibility of street fronting commercial buildings on adjacent property
- Is not consistent with other Old Town automotive owners that are taking steps to expand at appropriate locations outside Old Town
- Does not align with vision for Old Town as outlined in Lewisville 2025, Old Town Master Plan and TOD plan

RECOMMENDATION:

That the City Council deny the SUP request.

WHY THE CITY COUNCIL SHOULD APPROVE THIS PERMIT REQUEST:

ALEX PAINT & BODY LEWISVILLE TX





LEGITIME LOCATION PERMIT

- The current permit submitted for the expanding area is not greater than 9 % of the existing construction area, which is a brand-new building approved by the City no more than 5 years ago which is located in a legitimate **Light Industrial** zone.





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AP&B IS THE PEOPLE OF LEWISVILLE

- According to Plan 2025 for Lewisville, and its vision on communicating City values, AP&B is a tangible expression of Lewisville economic vitality and sustainability values. We are active members of the Lewisville Chamber of Commerce for the last ten years and our tax dollars I have contributed to your salaries and those of other staff members. Having already been approved and established in the community, we do not feel it is right to put us out of business. We want to remain a part of the community, and have with the approval of this permit, we can remain so.



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OLD TOWN REVITALIZATION PUSH BY THE CITY OF LEWISVILLE

- Previous experiences in Europe and other States of American Union have consistently proved, the importance of **proper transition frame time** to succeed with the revitalization plan. Beautiful urbanistic renderings and exhibits that are used to inspire the community as they are able to visualize the planned long-term future, HAVE TO BE IMPLEMENTED with **realistic and sound economic approaches** that understand and respect the **investment cycles of the neighbors like AB&S**. Otherwise, these staff advisors are pushing themselves and the Board of the City closer to the **edge of failure**.



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ANT CLOSURES, URBAN
G AND DUE TIME:

compact newspaper quoted causes of recent
closures like Cavallies Neapolitan Pizza, Tin Man
or Haus and Fratelli Italian Eatery. The causes
listed, not having enough foot traffic to sustain the
business, in addition to drive in consumers, as one of the
factors. Yes, we know that residential projects
are being built and we know Old Town is still somewhat of a





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RESTAURANT CLOSURES, URBAN PLANNING AND DUE TIME:

- Community Impact newspaper quoted causes of recent restaurant closures like Cavallies Neapolitan Pizza, Tin Man Diner, Elke's Beer Haus and Fratelli Italian Eatery. The causes analysis included, not having enough foot traffic to sustain the restaurants in addition to drive in consumers, as one of the most impactful factors. Yes, we know that residential projects are on their way and we know Old Town is still somewhat of a developing area, so based on this predicament, **time has proved to be the essence** for this urban development phase.



WE ARE A CAPITALIST SOCIETY SEEKING THE GREATER GOOD WITHOUT COERCIVE ACTIONS.

- If the honorable Board of the City continues ignoring our **fundamental civil rights** as a member of a capitalist society that has helped the City thrive, then we are watching the merging of a **socialistic abusive governing system**. Urban planning tactics in our blessed nation must honor private property as a fundamental piece of our capitalist existence and should never use **coercive measures** like blocking a small expansion permit request to achieve the Old Town planed outcome.



AP&B IS DIFFERENT FROM OTHERS IN A GOOD WAY

- Please, please make a fair differentiation among quality of existing business like mine. The old dirty and abandoned light industrial underdevelopment business with no loans or significant financial obligations will be erased easily in your Zoning Use plan, **but not me**. Please be aware of my financial projections and achieved stability after years of hard work. I deserve a different approach and that is why I am here to let my voice be heard. **I am a worthy entrepreneur and I am living the American dream.** The scholars are advising you what they have learned out of their books, but I am coming to you to speak based on my own sacrifices, sweat and faith in God and in the values system our founder fathers stablished. Being said that, Honorable Board, **let me remind you that you are in that chair to represent my best interest too**, as our lovely Old Town engages with an ethical, realistic and human development plan, which I will support whole heartily.

