

# **EXHIBIT “C”**

EXHIBIT "C"

March 21, 1996

REVISIONS TO THE LEWISVILLE ZONING ORDINANCE

The following revisions will be incorporated into the Lewisville Zoning Ordinance for the Bright Ranch property.

TE TOWNE ESTATE SINGLE FAMILY RESIDENTIAL DISTRICT

- (a) *Use.* A building or premise shall be used only for the following purposes:
- (1) Single-family dwellings.
  - (2) Church worship facilities.
  - (3) Buildings and uses own or operated by public governmental agencies.
  - (4) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
  - (6) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this chapter. Accessory building use includes a detached garage, storeroom, utility room, cabana, servant's quarters or similar use.
  - (7) A porte-cochere shall be permitted within the building set-back lines
  - (8) A carport shall be permitted within the rear one-half of the lot if the open side is not visible from a public street.
- (b) *Height.* No building shall exceed 35 feet or two and one-half stories in height.
- (c) *Area.*

Revisions to the Lewisville  
Zoning Ordinance  
Exhibit B

(1) *Size of yards.*

a. *Front yard.* There shall be a front yard having a depth of not less than 25 feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.

b. *Side yard.* There shall be a side yard on each side of the lot having a width of not less than ten percent of the lot width or a minimum of six and one-half feet. A side yard adjacent to a side street shall not be less than six and one-half feet. The maximum side yard required shall be eight feet.

c. *Rear yard.* There shall be a rear yard having a depth of not less than five feet. If the garage entry is from the alley and the entry side of the garage faces the alley, the garage must be set back 20 feet.

(2) *Size of lot.*

a. *Lot area.* No building shall be constructed on any lot of less than 7,500 square feet.

b. *Lot width.* The minimum width of the lot shall be not less than 50 feet, at the front building line. Irregular lots shall have not less than 30 feet minimum width at the front property line.

(3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 2,500 square feet exclusive of garages, breezeways and porches.

(4) *Lot coverage.* In no case shall more than 40% of the total lot area be covered by the combined area of the main buildings and accessory buildings.

**ETH ESTATE TOWNHOUSE RESIDENTIAL DISTRICT**

(a) *Use.* A building or premise shall be used only for the following purposes:

(1) **Single-family dwellings.**

(2) **Church worship facilities.**

Revisions to the Lewisville  
Zoning Ordinance  
Exhibit B

- (3) Buildings and uses owned or operated by public governmental agencies.
- (4) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (6) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as building use includes a detached garage, storeroom, utility room, cabana, servant's quarters or similar use.  
Accessory Buildings shall conform to the requirements of the Estate Accessory Building - Residential.
- (7) A carport shall be permitted.
  - (b) *Height.* No building shall exceed 35 feet or two and one-half stories in height.
  - (c) *Area.*
  - (1) *Size of yards.*
    - a. *Front yard.* There shall be a front yard having a depth of not less than five feet. If the garage or carport entry is from the front and the entry side of the garage or carport faces the street, the garage or carport must be set back 20 feet.
    - b. *Side yards.* No side yard set-back required, except a five foot set-back is required adjacent to a side street.
    - c. *Rear yard.* No rear yard set-back is required. If the garage or carport entry is from the alley and the entry side of the garage or carport faces the alley, the garage or carport must be set back a minimum of 20 feet.
- (2) *Size of lot*
  - a. *Lot area.* No building shall be constructed on any lot of less than 4,000 square feet.

Revisions to the Lewisville  
Zoning Ordinance  
Exhibit B

b. *Lot width.* The minimum width of the lot shall not be less than 20 feet at any point.

(3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 2,000 square feet, exclusive of garages, breezeways and porches.

(4) *Lot coverage.* In no case shall more than 80% of the total lot area be covered by the combined area of the main buildings and accessory buildings.

**GB GENERAL BUSINESS DISTRICT**

(a) *Use.* Allow dwelling units of 850 square foot minimum size when located over a retail, restaurant or similar use on the first floor.

**GB-2 GENERAL BUSINESS DISTRICT #2**

(a) *Use.* A building or premise may be used for any use permitted in District GB.

(1) Dwelling units of 850 square foot minimum size when located over a retail, restaurant or similar use on the first floor.

(b) *Height.* No building shall exceed in height the width of the street on which it faces plus the depth of the front yard. On a lot adjoining a residential lot, no building shall exceed 45 feet in height, except that this height may be increased up to the maximum of 12 stories or 180 feet at the rate of two feet of additional height for each one foot of additional set-back from required yard lines.

(c) *Area.*

(1) *Size of yards:*

a. *Front, side and rear yards.* No front, side or rear yard is required.

**ESTATE ACCESSORY BUILDING - RESIDENTIAL**

(a) Estate accessory buildings shall be located on the rear one-half of the lot. Side yard and rear yard set-back shall be three feet, except at a side street, the

Revisions to the Lewisville  
Zoning Ordinance  
Exhibit B

accessory building shall have the same set-back as the main building. A garage with an entry facing an alley or side street shall have a 20 foot set-back. An accessory building must be ten feet from the main building or provide fire-rated construction as required by the Building Code. An accessory building may be connected to the main building with a breezeway that is open on two sides. A detached garage, storeroom, utility room, cabana, servant's quarters or similar use detached building shall be considered an accessory building.

EXHIBIT C

March 21, 1996

VARIANCES FROM THE LEWISVILLE FENCE  
ORDINANCE  
FOR BRIGHT RANCH

SECTION 4-442 REQUIRED AT POOLS:

Allow private (single family or duplex) swimming pool fences using a 3'-6"  
height minimum.

The fence ordinance does not apply to indoor swimming pools.

SECTION 4-453 GENERAL REQUIREMENTS AND RESTRICTIONS:

(h) Allow wrought iron fences.

March 27, 1996

EXHIBIT C

VARIANCE FROM THE LEWISVILLE CITY ORDINANCE  
#1683-3-92  
FOR BRIGHT RANCH

Residential buildings are exempt from the 70% brick or masonry veneer requirement if the exterior material is a high quality material controlled by deed restriction.



March 21, 1996

EXHIBIT C

VARIANCES FROM THE LEWISVILLE GENERAL DEVELOPMENT ORDINANCE

III PLAN SUBMITTAL AND APPROVAL PROCEDURES:

For the Bright Ranch Development, the following public park criteria will be acceptable:

- (a) Parks that exceed the minimum Lewisville park landscape and site development standards.
- (b) Parks located in the 100 year flood plain.
- (c) Parks that contain lakes, creeks or water drainage courses that may not conform to City engineering standards, but are improved to resist erosion.
- (d) Parks that are less than one acre.
- (e) Parks having unusual topography or slopes.

V PUBLIC IMPROVEMENTS:

1. CONSTRUCTION STANDARDS:

Until the "Bright Ranch" property is annexed into the City of Lewisville, construction permits will not be required and construction inspection fees will not be imposed on streets, utilities, buildings or other improvements on the "Bright Ranch" property. However, such improvements will be built to meet or exceed Lewisville Construction Standards or better. Construction standards conformance will be documented by a mutually acceptable independent qualified agency or contractor

2. PAVING:

The following changes shall be made for the "Bright Ranch" property.

- (B) 3. Streets - Streets may intersect at less than 90 degrees if adequate sight lines are provided at the intersection as specified in the 1973 AASHTO red book "A Policy on Design of Urban Highways and Arterial Streets" as shown below:

Design Criteria for Sight Distance

Lewisville General Development Variances

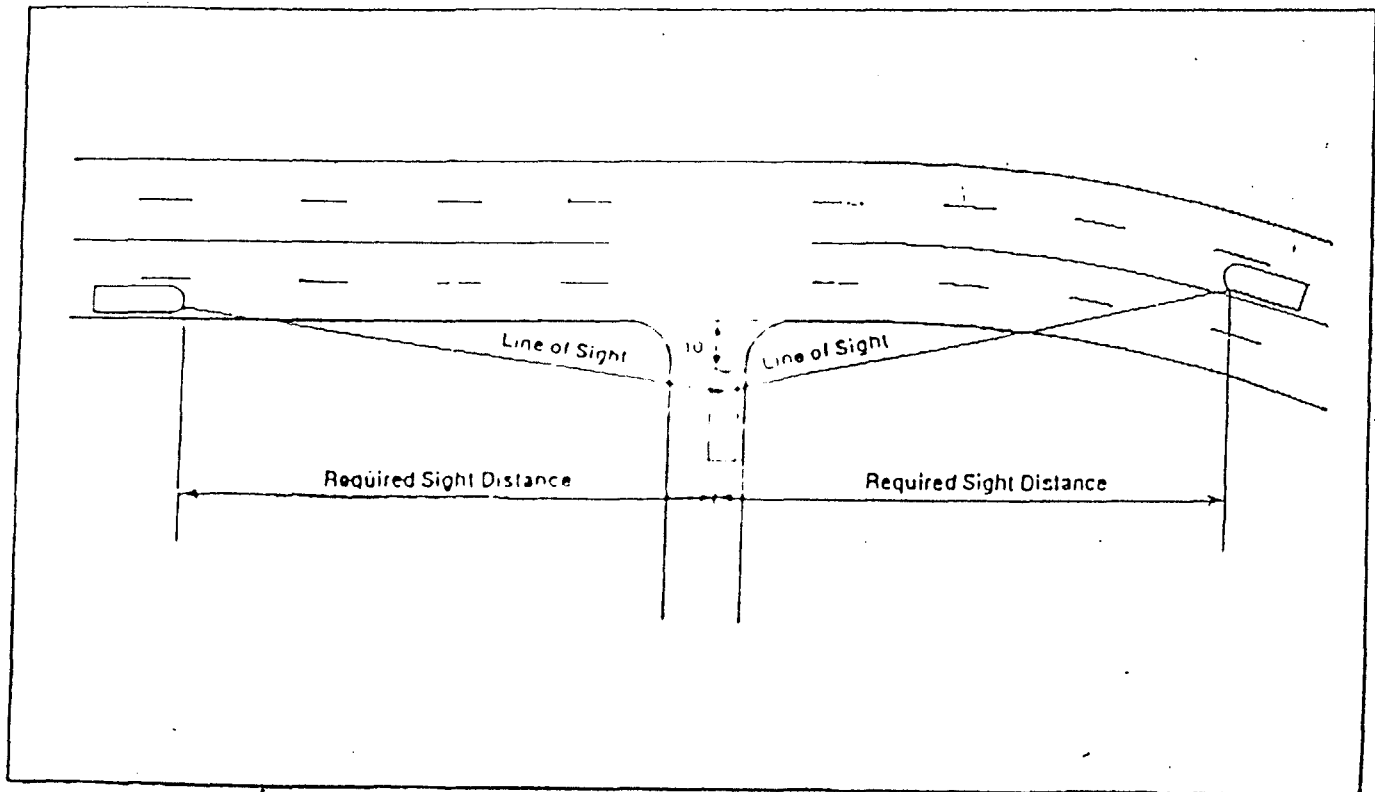
Exhibit C

March 21, 1996

Table 3-3 gives a simplified and acceptable method of determining required sight distance along a street for a stopped vehicle to cross the street as shown below. The width of the median is not considered in the table and may be ignored if it is 20 feet wide or less; however if the median is greater than 20-feet wide, the required sight distance may be based on a two-stop crossing considering the width of each one-way pavement at a time. This method is taken from the 1973 AASHTO red book, "A Policy on Design of Urban Highways and Arterial Streets." The method of determining intersection sight distance contained in the 1990 AASHTO green book, "A Policy on Geometric Design of Highways and Streets," is also fully acceptable and may be used if desired.

Design Vehicle Crossing Street	Sight Distance in feet per 10-mph of street design speed, for street width of:		
	2-Lanes	4-Lanes	6-Lanes
P	100	120	130
SU	130	150	170
WB-50	170	200	210

Table 3-3. Required Sight Distance Along Streets for a Vehicle Stopped on the Cross Street.



(H) Sidewalks- Sidewalks will not be required on both sides of the street if one side of the street is a park or greenbelt.

(I) Driveways

1. Allow driveways to access onto residential streets, residential 2 lane collector streets and residential 4 lane divided streets.
3. Allow minimum driveway width of 9 feet 6 inches.
4. Allow the radius or flare point at the street or alley of any single family driveway to extend beyond the property line.

(I) Commercial Driveways

4. Allow two-way driveways to intersect at less than 90 degrees if adequate sight lines are provided at the intersection.

(K) Alleys

Allow alleys to intersect streets at less than 90 degrees if adequate sight lines are provided at the intersection.

No alleys need to be provided for lots in subdivisions where lots average 10,000 square feet or more.

3. Blocks

Blocks in multi-family sites shall not be limited in length if the block is a single unified development plan that provides adequate fire department access.

4. LOTS:

"Side lines of lots shall not be required to be at right angles to straight street lines and radial to curved street lines

Single Family and duplex lots are allowed to adjoin a private street if the private street is within a controlled access residential subdivision.

5. EASEMENTS:

Lewisville General Development Variances  
Exhibit C  
March 21, 1996

- (A) General Provisions - Allow a 15' easement on one side of a water course, drainway, channel or stream.
- (B) Water and Sanitary Sewer Line Easements - A 10 foot set-back requirement from a secondary 4 inch or smaller pressurized water line in an alley and a 5 foot set-back requirement from a non-pressurized utility line easement shall not be required.
- (C) Storm Drainage Easements - A street shall be considered an easement adjacent to an open storm drainageway.

FIGURE 6 - CONTROL OF ACCESS LIMITATION

The residential access limitation from this illustration will not be applicable.

FIGURE 7 - STREET DESIGN CRITERIA

Residential street, 2 lane, 31' (B-B)

Add max. degree of curvature of 40 degrees/200'

Allow intersection curb radius of 20'

Residential street, 2 lane, 37' (B-B):

Add max. degree of curvature of 30 degrees/300'

Allow intersection curb radius of 20'

6. DRAINAGE:

A 15' wide maintenance easement along both sides of a drainageway or a 20' wide easement along one side will not be required on a golf course.

Drainage courses will not be required to have an enclosed storm sewer system or concrete or composite channel if the drainage course is landscaped and engineered to handle water flows and treated to look like a natural state.

7. WATER LINES:

Allow water meters on a private property if adjacent to an alley.

- (H) Meter Requirements - Electronic remote read meters will be allowed by the City of Lewisville.

FIGURE 24 - UTILITIES PLAN WITHIN STREET R-O-W

Utilities are not required to be located between the curb and the sidewalk.

12. MISCELLANEOUS CONSTRUCTION:

(C) Street Lighting:

Metal halide lights will be allowed.

Street light installation may be done by others than Texas New Mexico Power Company.

VI LANDSCAPE REQUIREMENTS:

1. GENERAL PROVISIONS:

Landscape plans that are required to be submitted to Parks and Leisure Service for approval shall be reviewed only for compliance with Lewisville minimum landscape standards and compliance with the General Development Ordinance variances contained herein.

RECOMMENDED TREE LIST:

Add the following trees:

Sweet Gum	Liquidambar straciflua
Washington Hawthorn	Crataegus sp.
Callery Pear	Pyrus callerana
Pond Cypress	Taxodium Ascendens
Texas Persimmon	Diospyros texana
Drake Elm	Ulmus Parviflorus

3. MULTI-FAMILY AND NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

In lieu of a 10' landscaped strip along all public and private streets at the Bright Ranch Village Center and Town Center, a minimum of 10% of the site must be landscaped or a minimum of 5% of the site landscaped and 50% of the site covered by decorative paving, fountains or similar decorative site development. Trees shall be provided at a ratio of one (1) shade tree (3" min. caliper) for each 6,000 square feet of open area. This provision takes precedence over the parking lot landscape requirement.

Cars will be allowed to park in the drip lines of trees in parking lots and curbs will not be required at the drip lines.

4. LANDSCAPING OF DEDICATED STREETS, MEDIANS OF OTHER PUBLIC RIGHTS-OF-WAY:

(A) General Provisions:

Within medians, plantings or irrigation facilities will be permitted within areas of less than five (5) feet in width.

Pavers may be installed in the public right-of-way if consistent with the theme of the development.

VIII OFF STREET PARKING AND LOADING REQUIREMENTS:

5. MINIMUM DIMENSIONS FOR OFF-STREET PARKING:

Allow as follows for the Bright Ranch property:

Standard size parking spaces shall be 9'-0" wide. 25% of non-residential parking may be 8'-6" wide spaces and shall be clearly marked "Compact Space".

Parallel parking spaces shall be 8'-0" x 22'-0"

Minimum dimensions shall be as follows:

Parking Bay Width																		
Angle	8.5' stall						9.0' stall						10.0' stall					
	aisle		one row		two rows		aisle		one row		two rows		aisle		one row		two rows	
	one way	two way	one way	two way	one way	two way	one way	two way	one way	two way	one way	two way	one way	two way	one way	two way	one way	two way
30°	11.1'	20.0'	27.5'	36.4'	43.9'	52.8'	10.7'	20.0'	27.5'	36.4'	44.3'	53.6'	9.3'	20.0'	27.0'	37.7'	44.7'	55.4'
45°	11.4'	20.0'	29.5'	38.1'	47.6'	56.2'	11.0'	20.0'	29.5'	38.1'	47.5'	56.9'	9.3'	20.0'	28.5'	39.2'	47.7'	58.4'
50°	12.2'	20.0'	32.0'	39.3'	51.3'	58.6'	11.4'	20.0'	31.0'	39.3'	50.6'	59.2'	9.9'	20.0'	30.1'	40.2'	50.3'	60.4'
60°	15.2'	20.0'	35.0'	39.8'	54.8'	59.6'	14.0'	20.0'	34.0'	39.8'	54.0'	60.0'	10.4'	20.0'	31.0'	40.6'	51.6'	61.2'
70°	18.2'	20.0'	38.0'	39.8'	57.8'	59.6'	17.0'	20.0'	37.0'	39.8'	57.0'	60.0'	13.7'	20.0'	34.0'	40.3'	54.3'	60.6'
80°	21.8'	21.8'	41.0'	41.0'	60.2'	60.2'	19.7'	20.0'	39.0'	41.0'	58.0'	58.0'	17.5'	20.0'	37.0'	39.5'	56.5'	59.0'
90°	24.0'	24.0'	42.0'	42.0'	60.0'	60.0'	22.0'	22.0'	40.0'	40.0'	58.0'	58.0'	20.0'	20.0'	38.0'	38.0'	56.0'	56.0'

BRIGHT RANCH VILLAGE CENTER & TOWN CENTER PARKING

The following parking ratios are acceptable for the Bright Ranch Village Center and Town Center:

These standards apply only to the Village Center and Town Center.

Business, Professional Office, Studio or Bank

1 per 333 sq. ft.

Lewisville General Development Variances

Exhibit C

March 21, 1996

Medical or Dental Clinic

1 per 200 sq. ft.

Community Center

1 per 200 sq. ft.

Library, Museum or Art Gallery

1 per 500 sq. ft.

Day Care

1 per 500 sq. ft.

Retail Store or Personal Service Establishment

1 per 200 sq. ft.

Restaurant, Night Club, Cafe, or Similar Recreation or Amusement Establishment

1 per 100 sq. ft.

Mixed Use Development Parking For Bright Ranch Village Center & Town Center

A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart below, to calculate an "adjusted" standard off-street parking requirement for the development.

Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed use development will be calculated as follows:

- (a) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.
- (b) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.
- (c) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the development.

Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail-related use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail-related uses in the development.

**Mixed Use Development Parking Chart**  
(for calculating adjusted standard parking requirement)

<u>Use Categories</u>	<u>Standard Parking Requirement</u>	<u>Parking Adjustment Percentages By Time Of Day (weekday)</u>				
		<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
<u>Residential uses</u>	1/500 sq. ft.	80%	60%	60%	70%	100%
<u>Office-related uses</u>	1/333 sq. ft.	100%	80%	100%	85%	35%
<u>Retail-related uses</u>	1/200 sq. ft.	60%	75%	70%	65%	70%
<u>Bar &amp; restaurant uses</u>	1/100 sq. ft.	20%	100%	30%	30%	100%
<u>Health studio</u>	1/150 sq. ft.	45%	70%	55%	80%	100%
<u>Game court center</u>	4/Court	45%	70%	55%	80%	100%
<u>Any other use</u>	Must be ascertained	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirement for the development is the largest of the five "time of day" column sums.

**Note** If a use does not fit into one of the first six categories listed above, 100 percent assignments must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail-related use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail-related uses in the development.

**PARKING - BRIGHT RANCH LARGE SCALE MIXED USE DEVELOPMENTS:**



(1) For large scale mixed use development projects at Bright Ranch, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 250,000 square feet in floor area and is developed on the same lot, with a use qualifying for an exception under subsections (1)(B) or (C) of this section.

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 250 guest rooms and is developed on the same lot with a use qualifying for an exception under Subsections (1)(A) or (C) of this section.

(C) Ten percent of the required parking for the retail and personal service uses when those uses total in excess of 40,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subsections (1)(A) or (B) of this section.

(D) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 250,000 square feet of floor area or a hotel or motel use with more than 250 guest rooms:

- Bar, lounge, or tavern
- Catering service
- Commercial amusement (inside)
- Commercial amusement (outside)
- Private recreation center, club, or area
- Public park, playground
- Restaurant without drive-in service
- Restaurant with drive-in service or drive-through service
- Theater

#### PARKING - BRIGHT RANCH RETAIL MALL

(1) For large retail mall projects at Bright Ranch, the following reductions may be made in the off-street parking requirements:

(A) For purposes of this subsection

(i) a "retail mall" is a building containing retail uses that occupy at least 400,000 square feet of gross floor area (excluding the pedestrian way). A retail mall may have additional uses; and

(ii) the term "recreational and entertainment uses" means the following uses:

- Commercial amusement (inside)
- Commercial amusement (outside)
- Private recreation center, club, or area
- Public park, playground
- Theater

(B) A retail mall is eligible for the parking requirement reduction in this subsection only if:

(i) all uses in the retail mall are physically attached to and have public access to an environmentally controlled pedestrian way.

(ii) the floor area of the pedestrian way is at least seven percent of the gross floor area of the retail mall.

(C) The number of required off-street parking spaces for a retail mall is reduced as follows:

(i) 10 percent for all uses, (including the pedestrian way), other than recreation and entertainment uses;

(ii) 50 percent for recreation and entertainment uses, other than theater uses, for floor area up to 10 percent of the gross floor area of the retail mall (including pedestrian way); and

(iii) 50 percent for a theater use when the theater use is on the same building site as the retail mall and utilizes the same parking area as the retail mall

(D) No reduction in required off-street parking spaces is allowed for that part of the gross floor area devoted to recreation and entertainment uses other than theater uses, that is in excess of 10 percent of the gross floor area of the retail mall (including the pedestrian way)