

ORDINANCE NO. 0301-21-ZON

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING THE ZONING ORDINANCE BY REZONING APPROXIMATELY 10.03-ACRES, LEGALLY DESCRIBED AS FIVE TRACTS OF LAND OUT OF THE J.W. KING SURVEY, ABSTRACT NUMBER 695 AND THE J.H. HAVENS SURVEY, ABSTRACT NUMBER 541; LOCATED ON THE EAST SIDE OF SOUTH RAILROAD STREET, APPROXIMATELY 1,300 FEET SOUTH OF STATE HIGHWAY 121 BUSINESS, FROM WAREHOUSE (WH) DISTRICT ZONING TO HEAVY INDUSTRIAL (HI) DISTRICT ZONING; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTERESTS AND GENERAL WELFARE DEMAND THIS ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, applications were made to amend the Official Zoning Map of Lewisville, Texas by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by State statutes and the Zoning Ordinances of the City of Lewisville, Texas, said Planning and Zoning Commission has recommended that the rezoning of the approximately 10.03-acre property described in the attached Exhibit “A” (the “Property”) be **approved**, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Lewisville, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and,

WHEREAS, the City Council of the City of Lewisville, Texas, at a public hearing called by the City Council of the City of Lewisville, Texas, did consider the following factors in making a determination as to whether this requested change should be granted or denied: effect on the

congestion of the streets; the fire hazards, panics and other dangers possibly present in the securing of safety from same; the effect on the promotion of health and the general welfare; effect on adequate light and air; the effect on the overcrowding of the land; the effect of the concentration on population; the effect on the transportation, water, sewerage, schools, parks and other public facilities; and,

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this City; and,

WHEREAS, the City Council of the City of Lewisville, Texas, does find that there is a public necessity for the zoning change, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of adjacent property owners; and,

WHEREAS, the City Council of the City of Lewisville, Texas, does find that the change in zoning lessens the congestion in the streets; helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and,

WHEREAS, the City Council of the City of Lewisville, Texas, has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the Property since it was originally classified and, therefore, feels that a change in zoning classification for the Property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Lewisville, Texas, and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. The Zoning Ordinance of the City of Lewisville, Texas, be, and the same is hereby amended and changed in that the zoning of the Property is hereby changed to **HEAVY INDUSTRIAL (HI) DISTRICT ZONING**.

SECTION 2. The City Manager, or her designee, is hereby directed to correct the official zoning map of the City of Lewisville, Texas, to reflect this change in zoning.

SECTION 3. That in all other respects the use of the tract or tracts of land hereinabove described shall be subject to all the applicable regulations contained in said City of Lewisville Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lewisville, Texas.

SECTION 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewage, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

SECTION 5. This Ordinance shall be cumulative of all other ordinances of the City of Lewisville, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances, except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this Ordinance.

SECTION 6. That the terms and provisions of this Ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the Property shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

SECTION 7. Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 8. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION 9. The fact that the present Zoning Ordinance and regulations of the City of Lewisville, Texas are inadequate to properly safeguard the health, safety, peace and general welfare of the inhabitants of the City of Lewisville, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this Ordinance shall become effective from and after the date of its passage and approval and publication, as the law in such cases provides, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 1ST DAY OF
FEBRUARY, 2021.**

APPROVED:

Rudy Durham, MAYOR

ATTEST:


Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Property Description

Attachment
Ordinary
Exhibit
1 of 1



0 50 100

LOT 2
BLOCK A
KRESTMARK ADDITION
CAB. F, PG 22
P.R.D.C.T.
ZONED: LI

CALLED 9.137 ACRES
 GEORGE M. GREEN AND PAMELA S. GREEN
 DOC. NO. 2006-81041
 O.R.D.C.T.
 ZONED: LI

D.C.T.A
ZONED: AC

RAILROAD STREET
ZONED: AO

METES & BOUNDS DESCRIPTION

BEING A 10.03 ACRE TRACT OF LAND OUT OF THE J. W. KING SURVEY, ABSTRACT NUMBER 695 AND THE J. H. HAVENS SURVEY, ABSTRACT NUMBER 541, SITUATED IN THE CITY OF LEWISVILLE, DENTON COUNTY TEXAS AND BEING ALL OF A CALLED 7.027 ACRE TRACT OF LAND CONVEYED TO H & M PECK PROPERTIES, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2019-73755 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, CONTAINING THEREIN ALL OF A CALLED 7.027 ACRE TRACT OF LAND CONVEYED TO H & M PECK PROPERTIES, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2019-93563 OF SAID OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KAZ"
FOUND IN THE EAST RIGHT-OF-WAY LINE OF RAILROAD STREET (60'
RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK A OF
KRESTMARK ADDITION, A SUBDIVISION OF RECORD IN CABINET F, PAGE 22 OF THE
PLAT RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER
OF SAID 7.027 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF RAILROAD STREET, ALONG THE NORTH LINE OF SAID 7.027 ACRE TRACT, BEING IN PART, THE COMMON SOUTH LINE OF SAID LOT 2, IN PART, THE COMMON SOUTH LINE OF LOT 1, BLOCK A & S. ADDITION, A SUBDIVISION OF RECORD IN CABINET C, PAGE 352 OF SAID PLAT RECORDS AND IN PART, THE COMMON SOUTH LINE OF A CALLED 9.137 ACRE TRACT OF LAND CONVEYED TO GEORGE AND PAMELA GREEN BY DEED OF RECORD IN DOCUMENT NO. 2006-81041 OF SAID OFFICIAL RECORDS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1.S89°06'08"E, A DISTANCE OF 297.14 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
2.N01°31'38"W, A DISTANCE OF 50.04 FEET TO A 1/2 INCH IRON ROD FOUND;
3.N89°11'56"E, A DISTANCE OF 884.38 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 11.946 ACRE TRACT OF LAND CONVEYED TO LEWISVILLE LAKE RV CLUB, LLC BY DEED OF RECORD IN DOCUMENT NO. 2018-78672 OF SAID OFFICIAL RECORDS, BEING THE NORTHEAST CORNER OF SAID 7.027 ACRE TRACT AND HEREOF;

THENCE, S00°36'59"E, LEAVING THE SOUTH LINE OF SAID 9.137 ACRE TRACT, ALONG THE IRREGULAR NORTH LINE OF SAID 11.946 ACRE TRACT, BEING IN PART, THE COMMON EAST LINE OF SAID 7.027 ACRE TRACT AND IN PART, THE COMMON EAST LINE OF SAID 3.0064 ACRE TRACT, A DISTANCE OF 448.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.0064 ACRE TRACT AND HEREOF;

THENCE, S89°26'07"W, ALONG THE IRREGULAR NORTH LINE OF SAID 11.946 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 3.0064 ACRE TRACT, A DISTANCE OF 876.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.0064 ACRE TRACT AND HEREOF;

THENCE, N01°40'21"W, ALONG THE IRREGULAR NORTH LINE OF SAID 11.946 ACRE TRACT, BEING IN PART, THE COMMON WEST LINE OF SAID 3.0064 ACRE TRACT AND IN PART, THE COMMON WEST LINE OF SAID 7.027 ACRE TRACT, A DISTANCE OF 217.13 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, N89°07'01"W, ALONG THE IRREGULAR NORTH LINE OF SAID 11.946 ACRE TRACT AND THE COMMON WEST LINE OF SAID 7.027 ACRE TRACT, A DISTANCE OF 201.16 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KAZ" FOUND IN THE EAST RIGHT-OF-WAY LINE OF RAILROAD STREET, BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 11.946 ACRE TRACT, ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 7.027 ACRE TRACT AND HEREOF;

THENCE, N29°29'50"W, ALONG THE EAST RIGHT-OF-WAY LINE OF RAILROAD STREET AND THE COMMON WEST LINE OF SAID 7.027 ACRE TRACT, A DISTANCE OF 205.43 FEET TO THE

POINT OF BEGINNING AND CONTAINING AN AREA OF 10.03 ACRES, OR (437,014 SQUARE FEET) OF LAND, MORE OR LESS.

CALLED 10.03 ACRES
 H & M PECK
 PROPERTIES, LTD.
 DOC. NO. 2019-73754
 O.R.D.C.T.

EXISTING ZONING: WH - WAREHOUSE
PROPOSED ZONING: HI - HEAVY INDUSTRIAL

CALLED 11.946 ACRES
 LEWISVILLE LAKE RV CLUB, L.L.C.
 DOC. NO. 2018-78672
 O.R.D.C.T.
 ZONED: WH

CALLED 11.946 ACRES
 LEWISVILLE LAKE RV CLUB, L.L.C.
 DOC. NO. 2018-78672
 O.R.D.C.T.
 ZONED: WH

DEVELOPER
JOHN BURNS CONSTRUCTION
COMPANY OF TEXAS, INC.
P.O. BOX 1117
LEWISVILLE, TEXAS 75067
CONTACT: DAVID JONES
PHONE: 972-434-6789

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

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 12/11/2020

JOHN BURNS ZONING
JOHN BURNS ADDITION
LOT 1-4X, BLOCK A, 10.03 ACRES
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

PROPERTY DESCRIPTION

DRAWN: DCU

DATE: 10/06/2020

HEI #: 20-0803

SHEET NO.
C01

HOMER
ENGINEERING, INC.
TBP# 294527 • LEWISVILLE • TEXAS • 750
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEFUS.COM

