

MEMORANDUM

TO: Donna Barron, City Manager

FROM: David Salmon, P.E., City Engineer

VIA: Eric Ferris, Deputy City Manager

DATE: January 28, 2019

SUBJECT: **Consideration of a Variance to the Lewisville City Code Section 6-103 (Access Management) Regarding Right-of-Way Dedication for Deceleration Lanes for the Property Located near the northeast corner of South Edmonds Lane and FM 3040 as Requested by Megan Silva, CEI Engineering Associates, Inc., on Behalf of the Owner.**

BACKGROUND

The subject site is a 6.5-acre lot zoned Local Commercial (LC) within the Southridge Addition. The proposed development, Restaurant Depot, is a restaurant wholesale distributor. The total building areas will be approximately 55,000 sf. The developer is proposing to construct one driveway along South Edmonds Lane and another driveway along FM 3040. The applicant is asking for the following variance a) to allow a street, sidewalk, and utility easement along Edmonds Lane in lieu of a right-of-way dedication.

ANALYSIS

- a. a) To allow a street, sidewalk, and utility easement along Edmonds Lane in lieu of a right-of-way dedication

Section 6-103 of the General Development Ordinance requires a developer to dedicate right-of-way of twelve feet when a deceleration lane is constructed. A deceleration lane is required at both driveways along South Edmonds Lane and FM 3040. The applicant is asking to waive the requirement of right-of-way dedication along South Edmonds Lane because of building line set back issues. The developer is proposing to dedicate a twelve foot wide street, sidewalk, and utility easement so the building line would not be shifted further into the site. The proposed site has several easements crossing the property which limit the buildable area of the lot. The developer was not able to make the site work if the building line set back was shifted further in. The right-of-way will be dedicated along FM 3040 since there aren't any conflicts along the TxDOT frontage. This variance has been granted several times for commercial developments in Castle Hills. There is both a site plan and plat in play for this development and the subject variance is the only variance applied for.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the variance as set forth in the caption above.