



January 23, 2020

Mr. Tim Ippolito  
City of Lewisville  
1197 West Main Street  
Lewisville, Texas 75029

RE: VFW Project – 325 Valley Ridge Boulevard, Lot 1, Block A, Peck V.R. Addition, Lewisville, TX  
GSES No.: 6143-19-06-11

Dear Mr. Ippolito;

Mr. Harold Peck, the current owner, and VFW Post 9168, the future owner and user of the proposed development at the referenced address are proposing to build a new assembly hall with surface parking at this location. We have submitted engineering site plans for this project which lists one variance from the City of Lewisville's General Development Ordinance (GDO) for the City Council's consideration. The variance requested serves the purpose of the ordinance as they relate to the use of this property.

The requested variance is to eliminate the construction of a deceleration lane for the driveway which serves this site. Binkley and Barfield completed a traffic analysis and the projected number of turning movements into and out of this driveway are below the number recommended by the Texas Department of Transportation as necessitating a deceleration lane. To aid in turning into the site, we have increased the radius on the driveway to 40 feet.

The current and future owners feel that this variance is appropriate and respectfully request approval of this request.

VFW Post 9168 is very excited about this new facility and is anxious to have modern meeting space which will be able to provide an improved environment for the Veterans that are members of this post.

Sincerely,

GONZALEZ & SCHNEEBERG

A handwritten signature in black ink that reads 'Robert W. Schneeberg'. The signature is written in a cursive style with a large, looping 'S' at the end.

Robert W. Schneeberg, P.E.

RWS:lk