



July 12, 2021
AVO 42314.001

Mr. David Russell, Civil Engineer
City of Lewisville
151 W. Church Street
Lewisville, Texas 75057

RE: High Street Jubilee Industrial Park Variance Request

Dear: Mr. Russell:

This letter is in reference to the High Street Jubilee Industrial Park 10.44-acre property at. We respectfully request 1 variance as described below for the proposed shared High Street Jubilee Industrial Park entrance.

Variance 1) – To waive the deceleration lane requirement for the east driveway.

Article V, - PUBLIC IMPROVEMENTS, CHAPTER 6, SECTION 103, ITEM (E)

6-103 (e) - Right turn/deceleration lanes shall also be provided at driveways to all commercial developments of five acres or more or any commercial development with access on a major traffic carrier. When multiple entries are proposed for a commercial development and based on the projected traffic patterns of the site determined by an engineering study approved by the city engineer, staff may waive this requirement at one or more driveways.

The requested variance would remove the requirement for a right-turn deceleration lane on Jubilee Lane for the proposed site east driveway. Halff Associates, Inc. (Halff) generated trips for the development based on total building square footage, using the Warehousing trip generation data from the current version (10th Edition) of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, March 12, 2021.(See Attachment) The results from this study for truck and car counts concluded that a traffic impact analysis(TIA) and right turn lane for the Jubilee Lane driveway is not warranted.



Mr. David Russell
City of Lewisville
July 8, 2021
Page 2

If there are any questions or concerns regarding the variance request please give me a call at (972) 761-1624.

Sincerely,

HALFF ASSOCIATES

A handwritten signature in blue ink, appearing to read "R.C. Plugge III", written over a faint, circular blue stamp.

R.C. Plugge III, P.E.
Project Manager

Variance Exhibit