

MEMORANDUM

TO: Donna Barron, City Manager

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

VIA: Eric Ferris, Deputy City Manager

DATE: August 2, 2021

SUBJECT: **Consideration of a Variance to the Lewisville, City Code, Section 6-103 (e), Access Management, Auxiliary Lanes for Jubilee Industrial Park, a 10.4-Acre Parcel Zoned Heavy Industrial (HI), Located at Jubilee Lane and Riverview Drive, as Requested by RC Plugge III, Halff Associates, on Behalf of the Owner.**

BACKGROUND

The developer is proposing to construct two office warehouses totaling 174,000 square feet. The developer is requesting a variance to waive the required deceleration lane at a driveway for lots that exceed five acres.

ANALYSIS

a. To waive the deceleration lane requirement

Section 6-103 (e) – Access Management, Auxiliary Lanes

Section 6-103 (e) requires a property over five acres to construct a deceleration lane at one or more driveways. The proposed development will be constructing three new driveways. One driveway at the end of the cul-de-sac of Riverview Drive, one driveway along Jubilee Lane, and one along Stonewall Drive. The engineer provided a Traffic Impact Analysis (TIA) to determine if a deceleration lane was warranted for the site. The TIA is based on proposed building operations during peak traffic times and measures the need for a right turn deceleration lane for the proposed facility against several established standards. According to the TIA, the property does not have a negative impact on traffic along the abutting roadways based on traffic volume. Staff is proposing a performance-based standard in the Development Code update like the TXDOT standard for determining when driveway deceleration lanes are required. A similar variance was approved recently for Sparrow Senior Center, in 2020 for Steri-Tek on I35 Access Road and the VFW Post on Valley Ridge Boulevard and in 2018 for the First Baptist Church on Valley Ridge Boulevard and McGee Lane. In addition to the relatively low number of turning vehicles, the streets serving the site are relatively short internal streets serving only the industrial subdivision and have no through traffic.

RECOMMENDATION

That the City Council approve the variance request as set forth in the caption above.