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Date: 1/10/2020
Attn: Richard Luedke
Planning Director
City of Lewisville
Engineering Department

Re: Variance Request for Avid Hotel and Staybridge Suites

Dear Richard:

Please accept this letter requesting variance from the City's General Development Ordinance for the Vista Ridge Addition (Avid Hotel and Staybridge Suites) located at the intersection of S.H. 121 and Rockbrook Drive. The variances listed and described below are necessary for the development of this property due to limited space for parking and minimum room size requirements.

Variance A:

To allow pavement over a grass only waterline easement to meet parking requirements. The existing waterline is not located under the proposed pavement but it is within the 25' Waterline Easement. The owners of the hotels are responsible and agree to cover any costs associated with repairing or replacing any pavement located inside the 25' Waterline Easement if the City needs repair or replace the waterline.

Variance B:

To waive the 325 square-foot room minimum requirement for 49 rooms with a condition that the average room size be greater than 325 square-feet. The City's Ordinance calls for room sizes to be minimum of 325 square feet of floor space. Please note our total room count is 125 rooms with an AVERAGE room size of 396 square feet. Included with the hotel rooms is a fitness facility, meeting room, outdoor plaza and an outdoor pool and deck area for networking and interaction of our clients. For this reason we are requesting a variance for 49 rooms to have less than 325 square feet of floor space.

Triangle Engineering appreciates the City's consideration to this variance request and look forward to a favorable approval. Should you have any questions, please feel free to contact us.

On Behalf of Highland Assets,

Triangle Engineering
TX PE FIRM #11525
Kiew Kam, P.E.
Senior Project Manager