



January 2, 2019

Michele Berry  
Planning Manager  
City of Lewisville  
Economic Department

Re: Variance Requests  
Harman Campus  
Career Center West

Dear Ms. Berry:

On behalf of the property owner, we are requesting the following variance from the General Development Ordinance (GDO) for the Career Center West to the Harman Campus located at 1250 West Round Grove Road Lewisville, TX 75067

The variance request is as follows:

- a) To allow the existing 175-foot chain link fence to remain along the east property in lieu of the required screening

**Justification:**

To allow the existing 175' of black vinyl chain link fence to remain in place, along the west property from the southeast corner 175' north along the common line with the Cypress Apartments, a Broadstone Community, Zoned MF-2, shown to be owned Hawkeye Realty West Lewisville L.P. Tract 3.

As shown on the attached exhibit, there will be no improvements to the eastern portion of the property. The Career Center West will be constructed the middle of the site approximately 1,030 from the existing vinyl coated chain link fence. We believe the new building will be an aesthetic improvement to the area. This proposed career center is very near the same location as the previously approved site plan.

This screening fence variance was previously granted by City Council on October 19, 2009. The School District feels that leaving the existing vinyl coated chain fence in lieu of constructing of a solid screening fence would facilitate easier maintenance of the existing drainage channel. As a part of the apartment complex construction a detention pond with wrought iron

fencing was built in front of the black vinyl chain link. (See attached pictures) This request is identical to the previously approved variance.

b) To allow a public water line to be under pavement

**Justification:**

Public water lines are required to be installed in grass only easements. Due to the constraints of the site, which include the following: parts of the existing water line on the Harman High School campus are currently under pavement. All new construction will take place grass only easements. We are unable to make the layout work without placing the water line underneath pavement. Thus, the owner is requesting that a public water line be installed underneath pavement.

Sincerely,

**GLENN ENGINEERING CORPORATION**



Mike Glenn, P.E.  
Vice President



Existing fence along east property line.

**GLENN ENGINEERING CORPORATION**  
**Texas Registration No. F-303**  
105 Decker Court, Suite 910, Irving, Texas 75062  
972.717.5151 FAX 972.717.2176



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