



ENDURANCE DEVELOPMENT, LLC
120 ACADMEY STREET
FORT MILL, SOUTH CAROLINA 29715

City of Lewisville Planning Department
151 West Church Street
Lewisville, Texas 75057

Date: January 2, 2024

RE: UPDATED NARRATIVE LETTER INDOOR CRICKET FACILITY ALTERNATIVE STANDARD REQUEST FOR WOOD FENCE IN LIEU OF MASONRY

Requesting the following.

Endurance Development as acting Owners Representatives for the indoor cricket facility project in Lewisville Texas, off Barfknecht Lane, is requesting an Alternative Standard to the screening requirements for the western property boundaries.

The Unified Development Code, Article VII, Chapter 5 requires a six (6) foot masonry screening wall and a ten (10) foot landscape strip with shade trees placed fifty (50) feet apart on center between single family residential and service uses.

We are proposing to replace the six (6) foot screening wall with an eight (8) foot board on board privacy fence. The fence will be capped with no gaps and steel posts facing the indoor cricket facility. This exceeds the screening height required by the City Code. Should any gate be used, it will be an open-faced metal gate. Endurance Development had discussed screening with the neighboring residential property owner (Michael Mahoney) who proposed an eight (8) foot wood fence as his preference. Since this shared property line is neither within nor close to the right-of-way, we feel it would be more attractive to both the homeowner and for our development.

There is not a building bordering the northwestern portion of the boundary to necessitate a landscape buffer. Thus, we propose to reduce the required landscape buffer from ten (10) feet to five (5) feet and eliminate the provision of shade trees along the northwestern portion of the boundary. Further, most of the shared boundary along the southwest exceeds City requirements by supplying a thirty (30) foot landscape buffer and additional shade trees.

This request is consistent with all other zoning and development regulations, minimizes deviation from city standards to the greatest extent possible and meets the intent of the code by providing adequate screening between residential and service uses.