

November 24, 2025

City of Lewisville
Department of Planning and Zoning
151 W. Church St.
Lewisville, TX 75057

Project Narrative

Project Description: Alternative Standard Request – Reduced Landscape Buffer

Project Address: 2290 Stemmons Fwy. Lewisville, TX 75057

To Whom it May Concern,

I am writing to formally request an Alternative Standard Request for reduced landscape buffer for the parcel located at 2290 Stemmons Freeway in the City of Lewisville of Denton County, Texas. The specific project location is identified as Bennigan's Addition, Block A, Lot2A-R1(pt) & 1A-R(pt).

The City of Lewisville Code of Ordinances, Subpart 2 – Sec VI.8.1.B.4.a.6, requires parking lots with frontage on IH-35E shall provide a minimum 20-foot-wide landscape strip between the public ROW and parking lot along that frontage. Due to the taking by TXDOT across the frontage on this site, we are proposing a minimum 16 foot landscape strip.

In addition to the proposed landscape buffer, the site benefits from an existing 9-foot-wide grass strip located within the TXDOT Right-of-Way, which will be present in the fully developed condition, and contributes to the overall buffer at the front of the property. Furthermore, TXDOT has proposed a retaining wall that will effectively serve as a screening wall along the frontage of the property. This wall will mitigate visual impacts from the adjacent roadway, enhance privacy, and reduce noise intrusion.

We respectfully submit that the combination of the proposed landscape buffer, the existing TXDOT grass strip, and the proposed retaining wall meets and exceeds the intent of the ordinance, even if it does not strictly conform to the dimensional requirements. Therefore, we believe this thoughtful and comprehensive approach justifies the granting of a Alternative Standard Request.

www.dynamicec.com

Please do not hesitate to contact us at (972) 534-2100 if you require additional information.

Thank you for your consideration.

Sincerely,

Dynamic Engineering Consultants, PC

A handwritten signature in blue ink, appearing to read 'WHilla', is positioned above the printed name.

Warren Hilla P.E.

Senior Principal