

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 Variances to the Lewisville City Code Section 6-103 (Access Management) Regarding Driveways and Deceleration Lanes for Prologis Waters Ridge on Lot 2R, Block C of Waters' Ridge Addition, as Requested by Kaylie Flynn, Halff Associates, on Behalf of the Owner.**

BACKGROUND

In May of 2021, the City Council approved an economic development agreement for Anixter Inc. to not only remain in Lewisville but also expand their operations. Anixter Inc. is a global distributor of network communication equipment, security products, electrical wiring, and cabling. The company currently leases a manufacturing, warehouse, and office facility on a 14.42-acre lot within the Waters' Ridge Addition. The property is zoned Light Industrial (LI) and is specifically located at 1601 Waters Ridge Drive. The property owner (Prologis) plans to expand Anixter's current facility from 244,000 square feet to 306,205 square feet.

The owner is requesting the following variances: a) to waive the required deceleration lane at a driveway for lots that exceed five acres and b) to reduce the required driveway spacing of 50 feet along Waters Ridge Drive to 3.5 feet and 41.3 feet respectively for the south and north driveways on Waters Ridge Drive.

ANALYSIS

a. To waive the deceleration lane requirement

Section 6-103 (e) requires a property over five acres to construct a deceleration lane at one or more driveways. The existing site currently has two driveways at the north and south side of Waters Ridge Drive frontage. The owner is not proposing any changes to the existing driveways or frontage. 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 thresholds and a level of service intersection analysis. Staff is proposing a performance-based standard in the Development Code update like the TXDOT standard for determining when driveway

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deceleration lanes are required. A similar variance was approved recently for Sparrow Senior Living, 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. Staff has no objection to the request.

b. To reduce the required driveway spacing of 50 feet along Waters Ridge Drive.

Section 6-103 (c) of the Development Ordinance requires a minimum driveway spacing of 50 feet along Waters Ridge Drive which is classified as a four-lane collector (C4U). The owner has requested a variance to allow the existing driveways to remain at the north and south side of the frontage. These driveways were constructed in 1997 before the City's current Access Management Policy was adopted. The driveways are approximately 3.5-ft and 41.3-ft apart from the adjacent driveways to their neighbors. The driveways are optimally placed for turning movements for the larger vehicles since they align with internal driveways and will prevent a jog in the drive lane alignment thus optimizing internal circulation. In addition, both driveways are 40 feet wide with 25-foot turning radii, specifically designed for large truck traffic. Staff has no objection to the request.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the variances as set forth in the caption above.