



July 8, 2019

Michele Berry
City of Lewisville
Economic Development & Planning
151 W Church Street
Lewisville, TX 75057
(972) 219.3455

Re: McDonalds Lewisville Variance Request

Dear Ms. Berry,

Please let this letter serve as a variance request for the McDonalds Lewisville redevelopment located at 2301 S TX 121. The following variances are being requested.

A. Reduce the required spacing from an intersection.

Direct access to Hwy 121 is critical for access and circulations. Due to the current site constraints and the limited width of the site, the minimum spacing cannot be met. The driveway is located as far away from the intersection as possible and is in a similar location to the existing driveway.

B. Reduce the required spacing between commercial driveways.

Since the driveway has been located as far away from the intersection this does not allow for the 50' minimum driveway spacing to be met. The driveway spacing is similar to the existing conditions that are currently onsite.

C. Parking encroaching into the 10' landscape setback along valley view drive.

In order to maintain the proper drive aisles, parking, sidewalks, and the minimum width of the building, the landscape setback cannot be accommodated. At this time, it is not feasible to obtain additional land. The provided landscaping setback is similar to the existing landscape setback that currently exists today.

We formally request these variances be incorporated into our site plan. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.