

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E Luedke, Planning Director
David Salmon, City Engineer

DATE: August 5, 2019

SUBJECT: **Consideration of Three Variances to the Lewisville City Code Section 6-103 (c)(2) Access Spacing, Section 6-130 Table 4 Control of Access for Commercial Driveways, and Section 6-123 (b) Multi-Family and Non-Residential Landscaping Requirements, Located at 2301 South State Highway 121 Business; Legally Described as Lot 1, Block B, Timber Village; as Requested by Clay Cristy of Clay Moore Engineering, on Behalf of McDonald's Real Estate Company, the Owner.**

BACKGROUND

McDonald's submitted plans to demolish their existing restaurant, located on the southwest corner of Valley View Drive and State Highway 121 Business, and build a new restaurant in its location. As part of the redevelopment of this site, the applicant attempted to secure cross access with the adjoining property owner in order to remove the existing driveway to SH 121 Business. Cross access was not granted by the adjoining property owner; therefore, two variances related to the existing driveway is requested along with one variance related to the required landscape buffer.

ANALYSIS

The following variances are requested:

a.) to reduce the required driveway spacing of 230-feet along SH 121 Business

Section 6-103(c)(2), Access Spacing, requires that driveways on adjacent properties be spaced at least 230 feet apart on Major Traffic Carriers such as SH 121 Business. The main purpose for the requirement is to accommodate the construction of deceleration lanes. The owner has requested a variance to allow McDonald's existing driveway along SH 121 Business to be 8 feet from the neighboring property's existing driveway to the south. The driveway to the south does not have an existing deceleration lane and, due to site constraints, requiring the 230 feet spacing would not be feasible. Staff has no opposition to this request.

b.) to reduce the control of access of 250 feet along SH 121 Business.

Section 6-103, Table 4 of the General Development Ordinance requires a 250-foot control of access along specified Major Traffic Carriers including SH 121 Business. The owner has requested a variance to allow an existing driveway on SH 121 Business to be 53 feet from the Valley View Drive intersection. The existing driveway is being rebuilt to meet

today's standards by providing more driveway stacking and a larger turning radii. Staff is not opposed to the variance.

c.) to allow a variable width landscape buffer along Valley View Drive

Section 6-123(b) of the Land Development Regulations (Multi-Family and Non-Residential Landscaping Requirements) requires a ten-foot landscape strip along the frontage of the property from the internal edge of the right-of-way towards the building to include one tree every 50 feet or 500 square feet. The existing site has an approximate five-foot landscape buffer and does not have the required shade trees along Valley View Drive. Due to the size of the lot in relation to the size of the building, the parking, and required maneuvering space, a full ten-foot landscape buffer is not feasible. The applicant is proposing to provide an approximate five-foot landscape buffer with tree wells extending out from this buffer. These proposed tree wells will provide the required number of shade trees where there currently are none. Staff has no objection to this variance.

RECOMMENDATION

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