



November 15, 2018

Mr. David Russell
Civil Engineer
City of Lewisville
Engineering Division
151 W. Church Street
Lewisville, Texas 75029

RE: Castle Hills AMR Retail
2.97 acres
Lewisville, Texas

Dear Mr. Russell:

This letter is being sent to the City of Lewisville to request a variance from the City's General Development Ordinance for the Castle Hills AMR Retail development. The variance listed and described below is necessary for the development of this property due to space, alignment, and existing utilities. The property in question is located at the north west corner of F.M. 544 and F.M. 2281.

We are requesting the following variance for this proposed commercial development:

Variance A: To waive the requirement for a right turn lane on F.M. 2281 south bound onto F.M. 544 west bound.

We are requesting this variance because the required right turn lane improvements were not accommodated during TXDOT's design and construction of the FM 544 improvements and traffic signal and also because the right turn lane will not provide significant benefits to traffic operations.

AMR 544 investments, LLC. appreciates the City's consideration to this request and looks forward to a favorable approval. Should you have any questions, please feel free to contact us.

On Behalf of AMR 544 investments, LLC,

LANDDESIGN, INC.
TBPE F-14754

A handwritten signature in black ink that reads "Tareq El-Sadi".

Tareq El-Sadi, P.E.
Senior Associate

LANDDESIGN.COM

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