

## MEMORANDUM

**TO:** Donna Barron, City Manager

**FROM:** David Salmon, P.E., City Engineer

**VIA:** Eric Ferris, Deputy City Manager

**DATE:** February 18, 2019

**SUBJECT:** **Consideration of a Variance to the 1996 Castle Hills Agreement Section V(2)(J) Regarding a Required Right Turn Lane on All Approaches to Intersections when four or six lanes streets cross Related to Castle Hills AMR Retail Located at the Northwest Corner of Old Denton Road and FM 544, as Requested by Tareq El-Sadi, P.E. of Land Design, on Behalf of the Owner.**

### **BACKGROUND**

The subject property is located within Castle Hills in the City of Lewisville Extra Territorial Jurisdiction (ETJ) and is to be developed in accordance with the 1996 Castle Hills Agreement. The subject property is being developed for a proposed 29,000 SF restaurant and retail strip center at the northwest corner of FM 544 (Parker Road) and FM 2281 (Old Denton Road). The City Code requires the developer to build a right turn lane from SB Old Denton Road to WB FM 544.

### **ANALYSIS**

#### **a) To waive the required right turn lane.**

##### Section V(2)(J) – Paving

The 1996 Development Ordinance Section V(2)(J), requires that a developer is required to construct a turn lane at intersections where four or six lane streets cross. The developer has requested this requirement be waived. A Traffic Impact Analysis was completed at the request of City Staff to show if a right turn lane at the intersection would be warranted. The results of the TIA show that the addition of a southbound right turn lane would have no impact to traffic operations, thus the development would not warrant a right turn lane. Given the geometry of the roadways in this area, there is very little reason why southbound traffic on Old Denton Road would need to turn right onto WB FM 544. The only traffic that would intentionally do this is traffic on the SB SRT coming to the proposed development or to the Aura Castle Hills Apartments immediately adjacent. Also, TxDOT's FM 544 roadway construction did not account for a turn lane at this corner.

### **RECOMMENDATION**

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