

## **MEMORANDUM**

**TO:** Donna Barron, City Manager

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

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

**DATE:** February 17, 2020

**SUBJECT:** **Consideration of a Variance to the Lewisville, City Code, Section 6-103 (e), Access Management, Auxiliary Lanes for VFW Post 9168, a 1.3-Acre Parcel Zoned Light Industrial (LI), Located near the North East corner of Valley Ridge Boulevard and Mill Street Requested by Robert Schneeberg, Gonzalez & Schneeberg, Engineers & Surveyors, Inc., on Behalf of the Owner.**

### **BACKGROUND**

The Veterans of Foreign Wars (VFW) plans to construct a 4,880 square foot building to be used as a community center for VFW members. The VFW will be relocating from their current property along SH 121 behind Caliber Collision. The property will be served by one driveway along Valley Ridge Boulevard. The driveway will be shared with the 1.3-acre undeveloped property to the east. The owner is requesting a variance to waive the requirement for a deceleration lane.

### **ANALYSIS**

- a. To waive the deceleration lane requirement

#### **Section 6-103 (e) – Access Management, Auxiliary Lanes**

Section 6-103 (e) requires a property along a major traffic carrier, Valley Ridge Boulevard, with greater than 225 feet of frontage to construct a deceleration lane. The owner hired a consultant to provide a Traffic Impact Analysis (TIA) for City Staff to review. The TIA based on proposed building operations showed during peak traffic times, the property does not have a negative impact on traffic along the abutting roadways based on traffic volume thresholds used by TXDOT. Staff is proposing a performance-based standard in the Development Code update like the TXDOT standard for determining when driveway deceleration lanes are required. The study also considers potential development of the undeveloped lot east of the proposed VFW which will share the driveway. A similar variance was approved in 2018 for the First Baptist Church on Valley Ridge Boulevard and McGee Lane.

### **RECOMMENDATION**

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