



Michele Berry <mberry@cityoflewisville.com>

Letter for alternative standards

Lawrence Cates <lcates@lacatesconsulting.com>

Fri, Feb 16, 2024 at 10:52 AM

To: Michele Berry <mberry@cityoflewisville.com>

Cc: Brad Bowen <brad@trinitypartnerstexas.com>, Foster Conger <foster@glaserretailpartners.com>, Lawrence Cates <lcates@lacatesconsulting.com>

Michele Berry

Planning Manager

City of Lewisville

Michele, please accept this email as a request to consider four alternative standards related to building setbacks, parking layout, driveway location and streetscape for our proposed commercial building located on what is known as Lot 2, Block A, Blake C. Bowen Addition. As you are aware, this particular tract is encumbered by several easements that bisect the property. I have been authorized by the owner of the property to submit this request. More specifically our request is as follows:

- a. to allow a 98-foot setback from the primary pedestrian street in-lieu of the maximum 10-foot allow and a 95-foot setback from Justin Road (FM 407) in-lieu of the maximum 80 feet allowed by Exhibit VI.8.1-7 to accommodate the various easements.
- b. to allow parking between the building and street, which is not allowed per VI.8.1.B.2.b
- c. to allow driveways onto the primary pedestrian street, which is not allowed per VI.8.1.B.2.e
- d. to omit the streetscaping and sidewalk along the primary pedestrian street with benches and bike racks placed along the 8-foot sidewalk along the building. VI.8.1.B.5

Thank you and the Overlay District Board for your consideration.

Lawrence A. Cates, PE, RPLS

Lawrence A. Cates, P.E., R.P.L.S.

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