



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, INC.
LAND SURVEYING LANDSCAPE ARCHITECTURE

July 31, 2018

Mr. Richard Luedke
Director of Economic Development and Planning
City of Lewisville
131 Church St
Lewisville TX, 75057

**RE: KAI Total Pavement
Variance Request Letter
G&A Job No. 18012**

Mr. Luedke:

Please accept this letter as an explanation of the requested variance for approximately 0.569 acres of land known as the KAI office Development, generally located southeast at the intersection of North Stemmons Freeway and Valley Ridge Court.

- A. To allow outside storage to be screened with live screening and opaque fencing.

Sec. 6-148. "In all zoning districts where outside storage of equipment, material, goods and supplies is allowed, all outside storage shall be screened from the view of any adjacent public street by a screening wall not less than six feet in height. Any portion of the storage yard within 25 feet of a street right-of-way shall be screened with a six-foot brick, stone or decorative block masonry wall. Materials and supplies may not be stacked higher than the height of the wall. The wall shall be placed beyond the required ten-foot landscaped strip. Other portions of the storage yard not adjacent to or fronting a street, may be fenced with a solid, opaque fence." This site is in a flood way therefore live screening is necessary as to not impede the flow of flood waters. The client is requesting that they be allowed to use live screening for storage areas within 25 feet of a street right of way or surrounding outside storage areas.

- B. To allow the outdoor receptacle to be screened with live screening.

Sec. 4.28 108.5.2(a). "Outdoor receptacles shall be screened on 3 sides with a minimum six (6) foot masonry screening wall consistent with the building material of the primary building(s). The service opening shall not directly face a public street or ROW unless approved by the Director of Neighborhood Services due to the site configuration that may not allow such a design. The receptacles shall be located on a concrete or asphalt surface." This site is in a flood way therefore live screening is necessary as to not impede the flow of flood waters. The client is requesting that they be allowed to use live screening for storage areas within 25 feet of a street right of way or surrounding outside storage areas.

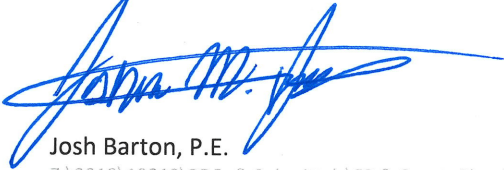
- C. To allow a variable width landscape buffer.

Sec. 6-123(b) Multi-family and non-residential landscaping requirements. "A landscaped strip shall be provided adjacent to all public and private streets. The landscaped strip shall be a minimum of ten feet, exclusive of street right-of-way. Within the landscaped strip, one shade tree (2.5" caliper minimum) shall be provided per every 500 square feet, or any portion thereof, of landscaped strip. These trees shall be generally evenly spaced along the street frontage and shall not be clumped. All privacy and

security fences must be placed beyond the required landscape strip." The client requests that the landscape buffer be of variable width to as narrow as 6.8 feet.

Thank you in advance for your consideration of these requests. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh M. Barton", with a long horizontal flourish extending to the right.

Josh Barton, P.E.

Z:\2018\18012\PDFs & Submittals\FP & Const. Plans\CHECKSETS\2018.06.08