

MEMORANDUM

TO: Donna Barron, City Manager

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

VIA: Eric Ferris, Deputy City Manager

DATE: September 10, 2018

SUBJECT: **Consideration of Two Variances to the Lewisville City Code Section 6-103 (Access Management) Regarding Driveway Requirements and Median Opening Spacing at the Proposed Majestic Airport Center, Building 7 Located at the Northeast Corner of Valley Parkway and Spinks Road, as Requested by Greg Gerbig, P.E., Pacheco Koch Consulting Engineers, Inc., on Behalf of the Owner.**

BACKGROUND

The subject site is a 16.950-acre lot with a proposed 306,280 square foot office/warehouse building (Building 7), zoned Light Industrial (LI) within the Majestic Addition. Majestic Realty is requesting two variances. Variance A is to allow reduced spacing for median openings. Variance B is to allow four driveways to exceed the maximum width and maximum radii allowed.

ANALYSIS

a. To reduce the median opening spacing requirement.

The City of Lewisville Access Management Policy was approved by the City Council on December 21, 2009. The control of access criteria is governed by the Access Management Policy (now Section 6-103 of the General Development Ordinance) and is slightly different and supersedes the criteria found in other sections of the City Code.

Section 6-103 (c)(4)(table 2) requires a median opening spacing range of 400 feet to 600 feet for a Principal Arterial street classification. The reduced length of 365 feet is to allow the median opening to align with an existing driveway at Accelerated Christian Education. The developer will be constructing a left turn lane into both the proposed Majestic Airport Center Building 7 and the existing driveway for Accelerated Christian Education. Staff has no objection since the request will benefit both the proposed development and Accelerated Christian Education.

b. To allow driveways to exceed the maximum width of 35 feet and to exceed the maximum turning radii of 25 feet.

Section 6-103 (d)(6)(a) requires a maximum width 35 feet and maximum driveway radii of 25 feet for all commercial and industrial driveways designated as truck entrances. In most cases the ordinance requirement provides adequate space for truck traffic to enter or exit the driveway without driving over curbs. Staff has no objection to this request since the projected truck traffic will be higher than normal and the larger driveway will minimize the conflict of a truck entering the driveway at the same time a truck is exiting the driveway which will be much more likely at this location because the size and nature of the proposed facility. A similar variance was recently approved by City Council for Majestic Buildings 4 and 6. The Majestic Development has six completed office warehouse buildings in addition to the one proposed building. Buildings 1, 2 and 3 were completed in 2008 and are 130,000, 194,000 and 1,020,030 square feet

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respectively. Building 5 was completed in 2014 and has 1,022,242 square feet. Buildings 4 and 6 were completed in 2016 and are 249,500 and 329,060 square feet respectively.

RECOMMENDATION

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