



August 21, 2018  
PK No.: 2752-16.489

**Mr. Jeff Kelly, P.E.**  
*City Engineer*  
**CITY OF LEWISVILLE**  
151 West Church Street  
Lewisville, Texas 75057

**Re: MAJESTIC AIRPORT CENTER**  
**Building 7**  
*Lewisville, Texas*

Dear Mr. Kelly:

Please accept this letter as a formal request to decrease the standard minimum median opening spacing, and to increase the standard maximum allowable driveway widths and radii for the proposed development known as Majestic Airport Center – Building #7 located at the northeast corner of Valley Parkway and Spinks Road. Current City of Lewisville development standards require a median opening spacing of "400 feet-600 feet" [Table 2 of the Sec. 6-103-Access Management Policy]. The standards also state, "A maximum width of 35 feet plus 25-foot radii will be allowed at driveways for commercial and industrial sites where significant truck traffic is projected..." The requested variances are as described below and as seen in the exhibits enclosed. We believe this variance is warranted because the proposed driveway requires an additional median spacing for direct entry, and the truck movements entering and exiting the site cannot be completed using the City's standard geometry.

**Variance a:**

Decrease the median opening spacing to  $\pm 365$  for the median located on Valley Parkway, west of Building #7.

**Variance b:**

To allow a driveway to be wider than 35' and curb radii larger than 25' for all four Building 7 driveways.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Greg Gerbig".

A. Greg Gerbig, P.E.

JPG/sma  
2752-16.489\_Letter