

**VARIANCE REQUEST**  
**PARK CENTRAL TERRACES – LEWISVILLE, TEXAS**

The proposed Highland Terraces neighborhood is conveniently located on the north and south sides of McCartt Drive, just west of Business SH 121. Due to the natural configuration and infill qualities, Highland Terraces has challenges to make the site developable in a beneficial manner. For the property to be developed to benefit the City of Lewisville and the Owner (Charis Partners, Ltd.), two variances are needed. These variances will enable the property to be developed, allow for natural buffers to be maintained, and not disturb the affective screening along existing properties.

The natural configuration of the land and the requests from neighboring landowners are two of the major reasons for the slight variances being requested. There are substantial control points with McCartt Drive already being paved. Given the constrained limitations and the natural topography of the property, we have worked with surrounding homeowners to maintain the natural or existing buffers surrounding the site.

The property owners surrounding the development have requested to keep their existing buffers or a different style of buffers along the property lines. Letters from the surrounding owners, attached as **Exhibit “B” and “C,”** show our outreach and solutions with the other owners in the immediate area.

The solutions to the issues listed above came from several discussions with the City Staff and surrounding property owners and iterations for the most logical plan to help address some of the neighboring homeowners’ comments. The variances needed for Park Central Terraces to become a reality include:

- A. To maintain the exiting wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.

**Rationale**

- i. Requested by adjacent property owner (Exhibit “A”)
- ii. Natural topography of the property
- iii. Maintaining the natural tree line with 40’ between rear alleys and property lines
- iv. Natural buffer with easements, trees, alleys, and topographic changes
- v. More aesthetically pleasing with natural sound barriers between uses
- vi. We do not want to disturb the existing, natural drainage flow at the property line where the Autumn Breeze Apartments have a retaining wall

- B. To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.

**Rationale**

- i. Requested by adjacent property owner (Exhibit “B”)
- ii. Constrained by a gas easement on the western portion of the subject property
- iii. More aesthetically pleasing
- iv. Aligns with screening provided by Lewisville Elementary along Country Ridge

**EXHIBIT "A"**



April 16, 2018

**City of Lewisville**

Attn: Mr. Richard Luedke  
151 W. Church Street  
Lewisville, Texas 75057

Re: Letter of Support for Keeping Existing Fencing along south side of Park Central Terraces

Mr. Luedke,

We own and manage Autumn Breeze Apartments, 1679 S. State Hwy 121, Lewisville, 75067. Please accept this letter as our request and support for the Park Central Terraces community rezoning and their request to retain the existing wood fence and not build a masonry wall along the adjoining property lines of the Autumn Breeze Apartments.

On the property line, there is currently a retaining wall with a board-on-board fence. We feel that the large distance between the existing fence and the homes will create a large enough buffer between Autumn Breeze and these homes. Also, there are some trees along the property line that we want to preserve that act as natural buffers. With the Park Central individual home backyard fences, the large amount of space with alleys and existing trees, and our existing fence, we would prefer and request the developer be permitted to retain the existing fence on the property line.

Sincerely,

A handwritten signature in black ink, appearing to read "John Gillespie".

John Gillespie  
President & CEO

WAX Management Company, Inc. – WAK/AB LLC dba Autumn Breeze Apartments

1422 W. Main Street, #104, Lewisville, TX 75067  
214-222-7461

**EXHIBIT "B"**

RGD 121, LP  
PO Box 25227  
Dallas, Texas 75225

April 23, 2018

**City of Lewisville**  
Attn: Richard Luedke  
151 W. Church Street  
Lewisville, Texas 75057

Re: Letter of Support for Tubular Steel Fencing with Columns on western boundary of Park Central Terraces

Mr. Luedke,

I am the owner and manager for the Victoria Heights Townhomes located on the southwest corner of McCartt Drive and E Country Ridge Road. Please accept this letter as our support for the Park Central Terraces community rezoning and our support for their request to build tubular steel fencing with masonry columns along the western property lines of the Victoria Heights Townhomes.

Currently, there is no buffer or fencing on the property line. We feel that the continuance of residential uses should be buffered from one another, but would prefer them build a tubular steel fence with masonry columns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gilmore', with a long horizontal stroke extending to the right.

Gary Gilmore  
General Partner  
RGD 121 LP – Victoria Heights Townhomes