



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

August 31, 2018

Richard Luedke  
Director of Planning  
City of Lewisville  
151 W. Church Street  
Lewisville, TX 75057

**RE: VARIANCE REQUESTS**  
**Lots 1, 2 & 3, Block A of the Avalon Addition**  
**Variance Request Letter**  
**G&A Job No. 15196**

Mr. Luedke:

Please accept this letter, on behalf of our client 3 Willows Land Development, as an explanation of the Variance Requests for approximately 4.363 acres of land generally located on FM 3040 being the Avalon Addition Lots 1, 2 & 3 Block A in Lewisville, Texas.

In 1995 the founders of Avalon Residential Care Homes (Avalon) recognized that institutional care for patients with memory impairment diseases such as Dementia and its most common form, Alzheimer's, were inadequate. Avalon is now the pre-eminent and largest small facility provider with 19 Texas locations classified as assisted living facilities with Alzheimer and related disorders certification.

Avalon has created the ultimate model of Alzheimer and Dementia care. Our "Comfort Care" program model (with some proprietary modifications) is based on a program originally developed by Mary Lucero, the President and Founder of Geriatric Resources, Inc., a company specializing in Alzheimer's caregiving resources and services. Avalon is an innovative certified Dementia care facility that instills confidence, happiness and peace of mind for the resident. Avalon's goal is to make the home a "no confrontation zone" for the resident.

Recently, Avalon was designated as the premier provider of Dementia care by the IBM Employees' Charitable Benefit Trust and honored as a "National Award Winner". This Trust selected Avalon, along with 4 other organizations including the "Make a Wish Foundation", as beneficiaries. Avalon was cited for its unique and revolutionary form of Dementia care. Furthermore, Avalon was honored as the original Texas founder of the concept of secured dementia care in a residential-like environment. The result has been exceptional facilities that allow residents to experience a superior quality of life.

There are significant differences between Avalon and a traditional nursing home. First of all, the facility bears a close resemblance to a house, complete with a family atmosphere. Unlike a 75 to 150 bed nursing home, the Avalon is only 18 to 30 beds. The bedrooms, kitchen, laundry, hallways, dining room, living room, dens and even the landscaping resemble a large upscale home in a nice neighborhood, with many added features in place to ensure the safety and security of the residents.

The residents in Avalon enjoy a much better quality of life than those in the traditional nursing home environment. Our caregiver-to-resident ratio is much higher enabling our caregivers to spend much more time with each individual. Our entire care routine (including meals and meal-time) is flexible and individualized. Incontinence is accepted and is not permitted to be an embarrassment to the resident. No loss of dignity is allowed under any circumstance at Avalon. Avalon strives to create a level of comfort and familiarity that the resident had known in their own homes. The resident's bedroom is furnished with his or her own memorabilia and furniture. Birthdays, anniversaries, special days and holidays are celebrated with fanfare and enthusiasm. Favorite food request are encouraged. There is food cooking in the kitchen creating the smells of baked goods, roasts, vegetables, and simmering stews, adding to the home-like ambiance.

This site is currently zoned Medical District (MD). We respectfully request two (2) variance requests below:

1. We would like to request a variance from the 6' masonry screening requirement along our north property line with Parkway Elementary School. We propose to replace the existing chain link fence with a 6' Wrought Iron fence with Brick columns which accent our buildings. A letter in support of this variance was sent to the city from the Lewisville Independent School District.
2. We would like to request a variance from the 6' masonry screening requirement along our west property line with the Water Oak Estates, Phase III subdivision. We propose to leave the current 7' existing hedge in place. We have discussed leaving the existing hedge with each of the residents that live along our west property line and they are in favor of this request.

Enforcing these standards as required may create a negative impact on our neighbors. The city code allows the school district to erect a wrought iron type fence for safety. The school district must be able to have a clear line of sight around their property. The recently completed Children's Lighthouse also has a wrought iron fence. Our fence would be compatible with theirs creating an aesthetic look for the neighborhood. The living screen (hedge) to the west is a mature hedge and is much more desirable than a masonry wall and is preferred by the city's residents.

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,



Douglas W. Weaver, P.E.

cc: Jeff Seib