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August 14, 2018

Via email: gbabineaux@cityoflewisville.com

George Babineaux
Assistant Building Official
City of Lewisville

Re: Sign variance for proposed RaceTrac at 121B and W. Vista Ridge Mall Dr. (the "Project")

George,

The purpose of this letter is to request a 3 foot variance (the "Variance") to the maximum permitted height for the monument signage in connection with the Project. The proposed sign will be 9 feet tall. This signage is similar to the RaceTrac location recently completed at the corner of Edmonds and Round Grove. The City Council approved an SUP and a similar variance on April 3, 2017.

The Variances is warranted at this location due to the size and design speed of Business 121. In addition, the sign will be setback over 75 feet from the 121B pavement, which is considerably further than typical development on city streets with smaller setbacks and slower travel speeds. In addition, monument signage has been proposed out of respect for Staff's stated preference to reduce the amount of pole signage within the City. RaceTrac respectfully requests the consideration and approval of the Variance.

Please let me know if you have any questions. Thanks.

Sincerely,



Brad Williams

BRW:kh