



September 25, 2018

Mr. Richard Luedke, AICP
Planning Director
City of Lewisville
151 Church St
Lewisville, TX75057

RE: Mill Street Lofts
Variance Request Letter
Job No. 18096

Dear Mr. Luedke,

Please accept this letter as an explanation of the requested variances for the proposed Mill Street Lofts development. The site is approximately one acre in size land located along North Mill Street, south of Stuart Street and north of W. College Street.

The requested variances are as follows, an illustration of the requests is also attached:

A. To not require a right turn lane on Mill St. and College St.:

Section 6-92 (j), of the General Development Ordinance requires that the developer shall be responsible for the construction of a turn lane at two and four-lane intersections where the property is undeveloped. The developer is requesting this variance because the proposed site traffic is minimal compared to the traffic on Mill Street and would create an undue burden for the proposed development. Staff has no objection to this request.

B. To reduce the 50-ft driveway spacing along College Street. to be 38.5 feet:

Section 6-103 (2) Access Spacing of the General Development Ordinance requires a minimum of fifty feet separation between driveways on Collector (C2U) streets (College St.). The developer is requesting this variance because the narrowness of this site and the need to provide off-street parking and garages for the residents makes creates an undue burden for the development. The proposed width of the driveway is 38.5 feet. Staff has no objection to this request.

C. To reduce the 40-ft driveway stacking requirement to be a range of 18 feet to 14.6 feet:

Section 6-92 (i)(3)(e) of the General Development Ordinance requires 40 feet of stacking for all commercial driveways. The developer is requesting this variance because the site is narrow and the low traffic volumes on College St. mean that the impact of the driveway on passing traffic will be minimal. The proposed stacking for the two driveways ranges from 18 feet to 14.5 feet. Staff has no objection to this request.



- D. To allow a six-foot board on board wood fence in lieu of required six-foot masonry screening:

Section 6-144 of the General Development Ordinance requires an eight-foot masonry screening wall between commercial and residential uses. The applicant is proposing an alternative screening of a six-foot board on board wood fence. As an infill site the wood fence will match what is in the area. Wood screening fences are permitted in Old Town and must be constructed before the building permit can be issued. Staff has no objection to this request.

- E. To allow public water line to be installed underneath pavement:

Section 6-98 (d)(2)(b) of the General Development Ordinance requires water lines of the General Development Ordinance specifies that water lines need under grass only. This development, although not in the Old Town District, mimics the design standards of that adjacent area. Specifically, the coverage of the buildings is almost the extent of the lot to create an urban development and is consistent with the design standards of the Old Town District. The property owner is responsible for the repair of concrete damaged by the City of Lewisville or the City of Lewisville's contractor due to maintenance or repairs to the City-maintained water line. Staff has no objection to this request.

- F. To allow for a material deviation for the western condo building consisting of 22% brick and stone and 78% wood and fiber cement board:

Sec. 6-181. - Exterior Finish Requirements of the General Development Ordinance specifies that a minimum eighty percent of the façade be brick or stone. The main building in this development meets the City's material standards. The three condos along the western property line were designed to look like townhomes and be a transition to the single-family uses to the west of the site. The proposed style is craftsman influenced and wood and panel siding is typical of this style. This also will reflect the structures and design standards within the adjacent Old Town District. Staff has no objection to this request.

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,

G&A | MCADAMS

Randi L. Rivera, AICP

Director, Planning + Entitlement