

## **MEMORANDUM**

**TO:** Donna Barron, City Manager  
**FROM:** Richard E. Luedke, Planning Director  
**DATE:** October 1, 2018  
**SUBJECT:** **Consideration of a Variance to the Lewisville City Code, Section 6-144 – Screening Devices, Associated With a Classroom Addition to Edmonds Lane Bible Chapel, Located at 1742 Edmonds Lane; Further Identified as the Gary R. Levitz Community Hospital Addition, Lot 3B, Block A; as Requested by Steve Parks of Charlet Properties on Behalf of Edmonds Lane Bible Chapel, the Property Owner.**

### **BACKGROUND:**

Edmonds Lane Bible Chapel plans to add four classrooms to the existing church. The classroom addition will be attached to the southwest corner of the structure. This expansion triggers an engineering site plan and full compliance with City development codes, including a masonry screening wall. The rear yard of the church, which is adjacent to an apartment complex to the west, has been used by both the apartment residents and the church for outdoor activities. The applicant is requesting to waive the required six-foot masonry screening wall along the western and northern property line between the church and the apartment complex.

### **ANALYSIS:**

The development meets the minimum requirements of the City's Land Development Regulations except for a variance to the screening wall requirement along the northern and western property lines. One variance is being requested in regards to Lewisville's screening requirements.

#### **A. To waive the requirement for a six-foot masonry screening wall**

##### **Section 6-144 – Screening Devices**

This section of Chapter 6 – Land Development Regulations, states that institutional developments adjacent to multi-family residential zoning district must provide a masonry screening wall six feet in height. The adjacent property to the west is zoned Multi-Family Three (MF-3). The applicant has approached the apartment management and has received a signed letter of support. The apartment complex believes the open field is more aesthetically pleasing than a screening wall and that a screening wall would limit their visibility from the street.

### **RECOMMENDATION:**

It is City staff's recommendation that the City Council approve the variance as set forth in the caption above.