

MEMORANDUM

TO: Donna Barron, City Manager

FROM: David Salmon, P.E., City Engineer

VIA: Eric Ferris, Deputy City Manager

DATE: November 5, 2018

SUBJECT: **Consideration of a Variance to the Lewisville City Code Section 6-103 (Access Management) Regarding Driveway Spacing for the Property Located Near the Southeast Corner of State Highway 121 Business and South Valley Ridge Boulevard as Requested by Naveen Khammampati, Greg Edwards Engineering Services, Inc., on Behalf of the Owner.**

BACKGROUND

The subject site is a 4.1-acre lot zoned Light Industrial (LI) within the Thompson Addition. The developer, Mike Wherley, is proposing to construct two office buildings with one building being used for L&L Auto and the other as office/warehouse. The total building areas will be approximately 37,000 sf. The developer is proposing to construct one driveway with a deceleration lane along State Highway 121 Business. Originally the proposed driveway aligned with the median opening. However, a left turn lane would have been required at the opening. The developer has requested to shift the driveway further east so the driveway no longer aligns with the median opening. The applicant is asking for the following variance: a) to allow driveway spacing between adjacent lots to be less than 230 feet apart. An SUP was approved by City Council on November 6, 2017.

ANALYSIS

- a. To allow a 100-foot driveway spacing between adjacent lots along a major traffic carrier.

Section 6-103 of the General Development Ordinance requires a minimum spacing between driveways along a major traffic carrier of 230 feet. The proposed driveway and an existing driveway to the east, along State Highway 121 Business are 100 feet apart. Staff worked with TxDOT to maximize the distance between the median opening and the driveway. A TXDOT driveway permit has been applied for. Although TXDOT has indicated they would support the new driveway location, the new permit has not been issued yet. The original location would have required a left turn bay in the median, however the timing was such that TXDOT was installing the “Green Ribbon” landscaping about the time the developer was ready to build the turn lane. Because the proposed use is not expected to be a large traffic generator, staff’s only concern regarding the new location is added U-turns. Staff plans to perform an analysis on all median openings along Business 121 between Valley Ridge and the Trinity River to determine if any of them need to be U-turn restricted due to safety issues (accidents, sight distance, traffic queuing, etc.). The developer is requesting that a spacing of 100 feet be allowed in lieu of the required 230 feet.

Subject: L&L Auto – Driveway Spacing Variance

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RECOMMENDATION

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