

VARIANCE REQUEST
PARK CENTRAL TERRACES – LEWISVILLE, TEXAS

The proposed Highland Terraces neighborhood is conveniently located on the north and south sides of McCartt Drive, just west of Business SH 121. Due to the natural configuration and infill qualities, Highland Terraces has challenges to make the site developable in a beneficial manner. For the property to be developed to benefit the City of Lewisville and the Owner (Charis Partners, Ltd.), two variances are needed. These variances will enable the property to be developed, allow for natural buffers to be maintained, and not disturb the affective screening along existing properties. The natural configuration of the land and the requests from neighboring landowners are two of the major reasons for the slight variances being requested. There are substantial control points with McCartt Drive already being paved. Given the constrained limitations, the natural topography of the property, and the large amount of runoff water onto the property, we have worked with surrounding homeowners to maintain the natural or existing buffers surrounding the site to best of our ability.

The property owners surrounding the development have requested to keep their existing buffers or a different style of buffers along the property lines. Letters from the surrounding owners, attached as **Exhibit “A” and “B,”** show our outreach and solutions with the other owners in the immediate area.

The solutions to the issues listed above came from several discussions with the City Staff and surrounding property owners and iterations for the most logical plan to help address some of the neighboring homeowners’ comments. The variances needed for Park Central Terraces to become a reality include:

- A. To maintain the exiting wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.

Rationale

- i. Requested by adjacent property owner (Exhibit “A”)
- ii. Natural topography of the property
- iii. Natural buffer with easements, trees, alleys, and topographic changes
- iv. More aesthetically pleasing with natural sound barriers between uses
- v. We do not want to disturb the existing, natural drainage flow at the property line where the Autumn Breeze Apartments have a retaining wall

- B. To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.

Rationale

- i. Requested by adjacent property owner (Exhibit “B”)
- ii. Constrained by a gas easement on the western portion of the subject property
- iii. More aesthetically pleasing
- iv. Aligns with screening provided by Lewisville Elementary along Country Ridge

- C. To waive the requirement of tree mitigation in a private drainage easement.

Rationale

- i. These detention ponds will act as “regional detention” for the area
- ii. Developer will replant one tree within the development per one protected tree removed

EXHIBIT "A"



April 16, 2018

City of Lewisville

Attn: Mr. Richard Luedke
151 W. Church Street
Lewisville, Texas 75057

Re: Letter of Support for Keeping Existing Fencing along south side of Park Central Terraces

Mr. Luedke,

We own and manage Autumn Breeze Apartments, 1679 S. State Hwy 121, Lewisville, 75067. Please accept this letter as our request and support for the Park Central Terraces community rezoning and their request to retain the existing wood fence and not build a masonry wall along the adjoining property lines of the Autumn Breeze Apartments.

On the property line, there is currently a retaining wall with a board-on-board fence. We feel that the large distance between the existing fence and the homes will create a large enough buffer between Autumn Breeze and these homes. Also, there are some trees along the property line that we want to preserve that act as natural buffers. With the Park Central individual home backyard fences, the large amount of space with alleys and existing trees, and our existing fence, we would prefer and request the developer be permitted to retain the existing fence on the property line.

Sincerely,

A handwritten signature in black ink, appearing to read "John Gillespie".

John Gillespie
President & CEO

WAX Management Company, Inc. – WAK/AB LLC dba Autumn Breeze Apartments

1422 W. Main Street, #104, Lewisville, TX 75067
214-222-7461

EXHIBIT "B"

RGD 121, LP
PO Box 25227
Dallas, Texas 75225

April 23, 2018

City of Lewisville
Attn: Richard Luedke
151 W. Church Street
Lewisville, Texas 75057

Re: Letter of Support for Tubular Steel Fencing with Columns on western boundary of Park Central Terraces

Mr. Luedke,

I am the owner and manager for the Victoria Heights Townhomes located on the southwest corner of McCartt Drive and E Country Ridge Road. Please accept this letter as our support for the Park Central Terraces community rezoning and our support for their request to build tubular steel fencing with masonry columns along the western property lines of the Victoria Heights Townhomes.

Currently, there is no buffer or fencing on the property line. We feel that the continuance of residential uses should be buffered from one another, but would prefer them build a tubular steel fence with masonry columns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gilmore', with a long horizontal stroke extending to the right.

Gary Gilmore
General Partner
RGD 121 LP – Victoria Heights Townhomes