



October 31, 2018

Mr. Richard Luedke
Planning Director
City of Lewisville
131 Church St
Lewisville TX, 75057

**RE: Pierre Townhomes
Variance Request Letter
G&A Job No. 18209**

Mr. Luedke:

Please accept this letter as an explanation of the requested variances for approximately 3.97 acres of land known as Pierre Townhomes, generally located along the south side of W Southwest Parkway and west of Business 121.

The requested variances are as follows:

A. To allow a reduced lot width and reduced control of access for a single-family lot:

Section 6-94.e, of the General Development Ordinance requires a minimum 75-foot lot width for platted lots that are adjacent to a two-lane undivided collector (C2U) roadway. The owner is requesting a variance to allow these platted lots to have a minimum lot width of 50-feet. This section of the Ordinance also requires a 50-foot spacing for driveways on lots adjacent to a two-lane undivided collector (C2U) roadway. The owner is requesting a variance to allow the driveways be a minimum of 40-feet to the Right-of-Way line of the collector road. There is an additional 10 feet of separation beyond the right-of-way line before the actual edge of pavement of W. Southwest Parkway. This along with the 40-foot separation, provides adequate room for at least 2 cars to turn into the development while waiting for a resident to pull out the first driveway. Furthermore, we believe this scenario will rarely occur due to the limited amount of residential lots and we are providing 2 points of ingress/egress to the development. Additionally, we are providing a 5-foot landscape buffer along W Southwest Parkway that is not required in order to clean up the streetscape.

B. To waive the requirement for an alley and allow front entry:

Section 6-92 (k) of the General Development Ordinance requires that all garage to be located off an alley. Due to the size of the property and the existing incumbrances, adding alleys along with street is not possible. The owner is proposing garages to face the residential street with the façade and the garage recessed 20' from the right-of-way. Example imagery has been submitted with the rezoning.

C. To allow for a reduction in the number of required shade trees on the property:

Section 6-122, of the General Development Ordinance requires one shade tree for each platted lot. Due to the width of the lot and the setbacks, the one shade tree on each lot would not have enough room to grow. Therefore, we are proposing one shade for every other platted lot in lieu of the required every lot. The owner is proposing



31 platted lots with 22 shade trees on the lots. In order to provide more landscaping for the development, we are proposing 8 shade trees along the eastern property line to screen the gas station and adding a 7-foot landscape buffer along West Southwest Parkway with an additional 9 shade trees. In total we are providing 39 shade trees.

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,

Patricia Fant
Patricia Fant
Designer I, Planning + Entitlement