

MEMORANDUM

TO: Donna Barron, City Manager

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

VIA: Eric Ferris, Deputy City Manager

DATE: August 5, 2019

SUBJECT: **Consideration of Two Variances to the Lewisville City Code Section 9.5-92 (Paving) Regarding Driveways Related to CB Exteriors Addition, 537 South Kealy Avenue as Requested by Connor Murrell, McAdams, on Behalf of the Owner.**

BACKGROUND

The subject site is a 0.400-acre lot zoned Light Industrial (LI) within the CB Exteriors Addition. The property owner is proposing to renovate the existing building and make significant site improvements. Staff has reviewed and approved the Old Town Development Plan subject to the City Council approval of two variances: a) to reduce the required driveway spacing of 50 feet along South Kealy Avenue; b) to reduce the required driveway spacing of 50 feet along East Purnell Street.

ANALYSIS

a & b. To reduce the required driveway spacing of 50 feet along South Kealy Avenue and Purnell Street.

Section 9.5-92(i)(2)(a)(2)

The Old Town Development Ordinance requires a minimum driveway spacing of 50 feet along South Kealy Avenue and Purnell Street. The owner has requested variances to allow the existing driveway on South Kealy to be 6.1 feet from adjacent driveways and allow the existing driveway on Purnell Street to be 7.0 feet from adjacent driveways. The existing building and site layout prevent both driveways to be relocated further away from the adjacent driveway. The driveway will be reconstructed to meet current standards. Staff has no objection to the request.

RECOMMENDATION

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