

Lewisville Summit, LLC
8200 Douglas Ave., Suite 300
Dallas, Texas 75225

August 09, 2019

Mr. Richard Luedke
Planning Director
City of Lewisville
131 Church Street
Lewisville, Texas 75057

Re: Variance Request Letter; Planned Development-Mixed Use District known as **The Village at Lewisville**, adopted by the City of Lewisville on November 16, 2015 pursuant to Ordinance No. 4225-11-2015 (z) (the "PD-MU")

Dear Mr. Luedke:

Please accept this Letter as an explanation of the requested variances to The Village at Lewisville PD-MU.

The requested variances are as follows:

A. To allow a 42' radius at cul-de-sac rights-of-way:

Section 6-92(b) of the Code of Ordinances requires all dead end streets to terminate with an approved cul-de-sac having an outside minimum radius of 60 feet from the right-of-way line. We are requesting a variance to allow a minimum 42-feet radius at the right-of-way for cul-de-sac dead ends. All of the proposed dead ends are less than 150 feet in length and meet turn-around requirements without the cul-de-sac. See **Variance Exhibit** attached hereto.

B. To allow a 45' Public Right-of-way:

Section 6-92(b) of the Code of Ordinances requires a minimum Public Street right-of-way width of 50 feet. We are requesting a variance to allow a 45-foot public right-of-way width with a 7.5-foot utility easement on each side as necessary for private utilities for a total width of 60 feet. See **Variance Exhibit** attached hereto.

- C. To allow a 24' alley section with 24' right-of-way to allow for emergency access:

Section 6-92(k) of the Code of Ordinances requires alleys to have a minimum of 18 feet width of right-of-way and a minimum of 12 feet in width of paving. We are requesting a variance to allow an alley with a pavement width of 24 feet and right-of-way width of 24 feet to provide fire and emergency access to proposed single-family attached lots which are not located along a public street or other means of emergency access. See **Variance Exhibit** attached hereto.

- D. To allow a water line under the pavement:

Section 6-98 of the Code of Ordinances requires public water lines not be installed under pavement. Due to the urban nature of this development and the narrowed street right-of-way, we are requesting a variance to allow water lines to be installed under public street pavement, within the street right-of-way. See **Variance Exhibit** attached hereto.

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

Section 6-94 of the code of ordinances requires single family corner lots to have a minimum lot width of 40' and a 20' control of access on residential streets. The lot standards on page P-15 of the PD indicate a minimum lot width of 22'. We are requesting a variance to accommodate lots which narrow at the street frontage of curved streets and cul-de-sacs, to have a minimum lot width of 12' to allow for a minimum driveway width of 12'. We are also requesting a variance to reduce the control access at residential street intersections to 15'. See **Variance Exhibit** attached hereto.

- F. To allow clear vision areas based on AASHTO Standards:

Section 6-103(B) of the code of ordinances requires a typical 45 foot by 45-foot clear vision area at street intersections. We are requesting a variance to utilize visibility triangles based on AASHTO geometric design of highways and streets. See **Variance Exhibit** attached hereto.

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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. You may also contact me at 972-860-3139

Very truly yours,



Elvio Bruni
Project Manager
(972) 860-3139

cc: Donald Huffines
Phillip Huffines
Sue Blankenship