



February 25, 2020

Michele Berry
City of Lewisville
Economic Development & Planning
151 W Church Street
Lewisville, TX 75057
(972) 219.3455

Re: 151 Coffee Alternative Compliance

Dear Ms. Berry,

Please let this letter serve as an alternative compliance request for the 151 Coffee Development better known as Lot 7 Bloc A Valley Square Addition. The following alternative compliances are being requested.

A. City of Lewisville code of ordinances chapter 17.5-4. (d)(1)d Canopy Trees in Amenity Zone

Section 17.5-4 (d)(1)d requires canopy trees to be planted within the required Amenity Zone. Due to the Amenity Zone being located within the TxDOT Right-of-Way, an Alternative Standard is requested to allow canopy trees to be planted on the private property side within a five-foot wide landscape area between Sidewalk and Parking Lot.

B. City of Lewisville code of ordinances chapter 17.5-4. (e)(4) & (5). Sidewalks

Section 17.5-4. (e)(4) & (5) requires a 5' sidewalk along Main Street. There is an existing sidewalk in place that we would request be accepted for the sidewalk and amenity requirement. It is requested to allow the sidewalk width to be reduced from 5' to 4' which is a 20% reduction in the width of the sidewalk.

We formally request these variances be incorporated into our site plan. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy". The signature is stylized and fluid.

Clay Cristy, P.E.