

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: January 6, 2025

SUBJECT: **Consideration of an Alternative Standard Related to Architectural Standards of the IH-35E Corridor Overlay District; on 6.7970 Acres, Located at 420 Oakbend Drive, Legally Described as Lot 1A, Block B, Vista Ridge Village Addition; Zoned Light Industrial District (LI), as Requested by Diego Perez-Garcia, of Westwood Professional Services, on Behalf of the Owner, CH Realty X-GAP I DFW Oakbend LP (24-11-16-AltStd)**

BACKGROUND:

The property owner is seeking to redevelop a former movie theater site into a warehouse distribution facility. The movie theater ceased operation in early 2020 and has since been vacant, generating a significant number of calls for service impacting the Police Department, Fire Department, and Code Enforcement. For the past three years, staff has been working with the owner and at least two separate developers regarding the redevelopment of the site. Staff has recommended the construction of two smaller buildings on the site instead of one larger building since a larger building would have the increased potential of attracting a business with a larger amount of truck traffic. Smaller buildings such as those proposed tend to attract smaller tenants with lesser amounts of truck traffic. Staff has expressed a willingness to support potential alternative standards for a proposal containing at least two buildings on the site. Adjacent uses to the site include retail, office, and service uses to the east and south with an assisted living center for seniors to the west. The developer has requested an alternative standard related to the architectural standards of the Transition Sub-district of the IH-35E Corridor Overlay District standards to address site specific constraints. The Planning and Zoning Commission approved two alternative standards related to secondary sidewalk width and open space. In addition, an administrative modification is pending approval by staff related to awning coverage. The Planning and Zoning Commission recommended unanimous (4-0) approval of the alternative standard related to architectural standards on December 17, 2024.

ANALYSIS:

Requested Alternative Standard:

To reduce the required minimum brick or stone facade requirements between the two buildings, representing an aggregate 22,033 square feet, to an aggregate 8,152 square feet, a 63% reduction.

Building 1 is required to have a minimum 15% brick/stone on facades facing public streets/private vehicular routes and 10% on all other facades. Building 2 is required to have a

minimum 80% brick/stone on each facade. If they met this standard there would be an aggregate total of 22,033 square feet of brick/stone across all elevations combined.

The application is requesting an aggregate 8,152 square feet of brick/stone. For Building 1, this represents the following:

0% on the north facade
28.1% on the south facade
15.9% on the east facade
16.3% on the west facade

For Building 2, this represents the following:

0% on the north facade,
26.7% on the south facade,
16.7% on the east facade, and
16.5% on the west facade.

The applicant is requesting an alternative standard so that both buildings match each other architecturally for consistency in design. Additionally, they wish for the requirement to be considered as a whole and not per facade. The reason for this is that the truck docks on the north side of the building face a dense tree area and are fully obscured from the IH-35E right-of-way, and the applicant would prefer to concentrate facade improvements on more visible sides. The dense tree area is owned by the City of Lewisville and contains the floodplain and floodway of Timber Creek.

An approximately 106,000 square-foot building was originally considered on this site; however, a drainage easement approximately 30 feet in width running north and south toward Timber Creek bisects the site, resulting in 2/3 of the buildable area on the west portion of the site and the remaining 1/3 of the buildable area on the eastern portion of the site. A single building on this site would have been required to provide 15% brick/stone on the south elevation and 10% brick/stone on all other elevations. The applicant has compensated for the reduction in brick/stone requirements by using other architectural elements like glass and aluminum across the facade with articulation both at ground and at clerestory levels. The quantity of street-facing windows and doors provided are nearly double the amount required by the overlay district. The overall design with the mixture of materials, the placement of architectural articulation, and the abundance of doors and windows provides a great deal of flexibility on the range of potential uses for these buildings, which could be utilized for office, retail, or service uses in addition to warehouse distribution uses. Additional trees have also been added to the open space area.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the alternative standard as set forth in the caption above.