

**Project Overview:** In our conversations with Lewisville City Staff, there are some conditions that need to met to advance for a PD request. Those conditions were 1) dress up the front facade of the facility and 2) to provide a green screen along the trail on the southern portion of the site. Clearly these two conditions have been satisfied with our current proposed plan. To be able to achieve this, Developer has pushed the project as far to the north and west as possible to provide a significant improvement over existing conditions along the street frontage. Our screening will be a significant upgrade over what is currently in place north of the frontage road. \*

**Zoning Comparison**

<b>Item:</b>	<b>Required:</b>	<b>Provided:</b>	<b>Comments:</b>
<b>Typical landscape strip at street frontage (if façade requirements are being met)</b>	Min. 15' wide landscape strip	A landscape strip that averages 21' along 121, and averages 20' along Lake Vista Drive	Proposed landscaping along the frontage road (29,315sf) is 176.5% of the existing landscape (16,609sf) along the frontage road.
<b>Landscape at south property line</b>	None	Min. 15' wide landscape strip	Along the south property line a 15' min. landscape strip is proposed that includes (91) 3" caliper canopy trees and (80) 3" caliper ornamental trees.
<b>Tree requirements</b>	3" shade trees counts towards tree mitigation	All shade and ornamental trees that are at least 3" cal. will be counted towards tree mitigation	Ornamental trees were included to address the concern of limiting views under the trees and provide a more robust visual screening along the southern edge of the loading dock. Proposed plan includes 363 total trees, requirement is 171. The project is providing 212% of the required trees.
<b>Loading Bay Location</b>	None	No dock doors facing public roads. Loading facing jogging trail, but additional screening provided.	Screen With Heavy Planting. Provide Solid Screen walls at ends of Courts where they face jogging trail. Offering to limit number of dock doors to specified counts.
<b>Façade Brick Percentages</b>	Brick requirement varies with building size.	Treat all 3 buildings as over 100,000 sf. Current Avg is 105,438 sf. 10% of front façade Brick Required.	We propose additional Brick from the Minimum requirements: B1 29% B2 33% B3 38%
<b>Glass</b>	None	20%	
<b>Awnings</b>	None	35 awnings	
<b>Allowed Uses</b>	LI District uses	LI District uses, plus: + Wholesale Establishment (no outside storage)(by right) + Manufacturing, Medium Intensity (SUP)	Additional allowed uses are wholly contained within building interior. Even then, for Medium Intensity Manufacturing, an SUP is required.
<b>Minimum Parking Requirement for Warehouse Uses, Generally</b>	1 space per 1,000 sf of warehouse area	1 space per 2,000 sf of warehouse area	Observed parking utilization rates at other sites supports proposed parking ratio. Applicant is confident that proposed plan would provide adequate parking for tenants.

\* See the attached photos of existing conditions

- TCDFW is installing 363 trees which is 212% of Lewisville’s required tree count.
- TCDFW is planting Magnolias, Live Oaks, Red Oaks, Lace Bark, Desert Willows, & Cedar Elms to achieve significant biodiversity. 100% of these trees are on Lewisville’s Approved Plant List.
- TCDFW is installing landscaping along the frontage road that totals 178.5% of the existing landscaping (16,609 SF existing increased to 29,658 SF). Please see Exhibit A.
- TCDFW is installing landscaping along the frontage road that totals 156.7% of the minimum requirement assuming a 15’ buffer (18,922.65 SF minimum increased to 29,658).
- TCDFW is installing a new 47,000 SF enhanced landscape buffer along the jogging trail. A dense robust living screen is provided along the south buffer consisting of a three-tiered planting including shade/canopy trees, ornamental / understory trees, and large evergreen shrubs. The existing condition along the jogging trail includes minimal landscaping. Please see Exhibit B.
- TCDFW is saving ~45 existing larger caliper inch trees on the site which are predominately Live Oaks & Cedar Elms. The caliper inches of the preserved trees range from 12” to 24”.
- TCDFW is installing the following percentages of frontage brick for the facades: 29% Building 1, 33% Building 2, and 38% Building Three. These are substantially higher than Lewisville’s 10% frontage brick façade requirement. Please see Exhibit C.
- TCDFW is installing enhanced architectural features including 20% glass across the entire building façades and 35 awnings. No glass or awnings are required. Please see Exhibit C.

## Summary

**Existing  
Conditions**

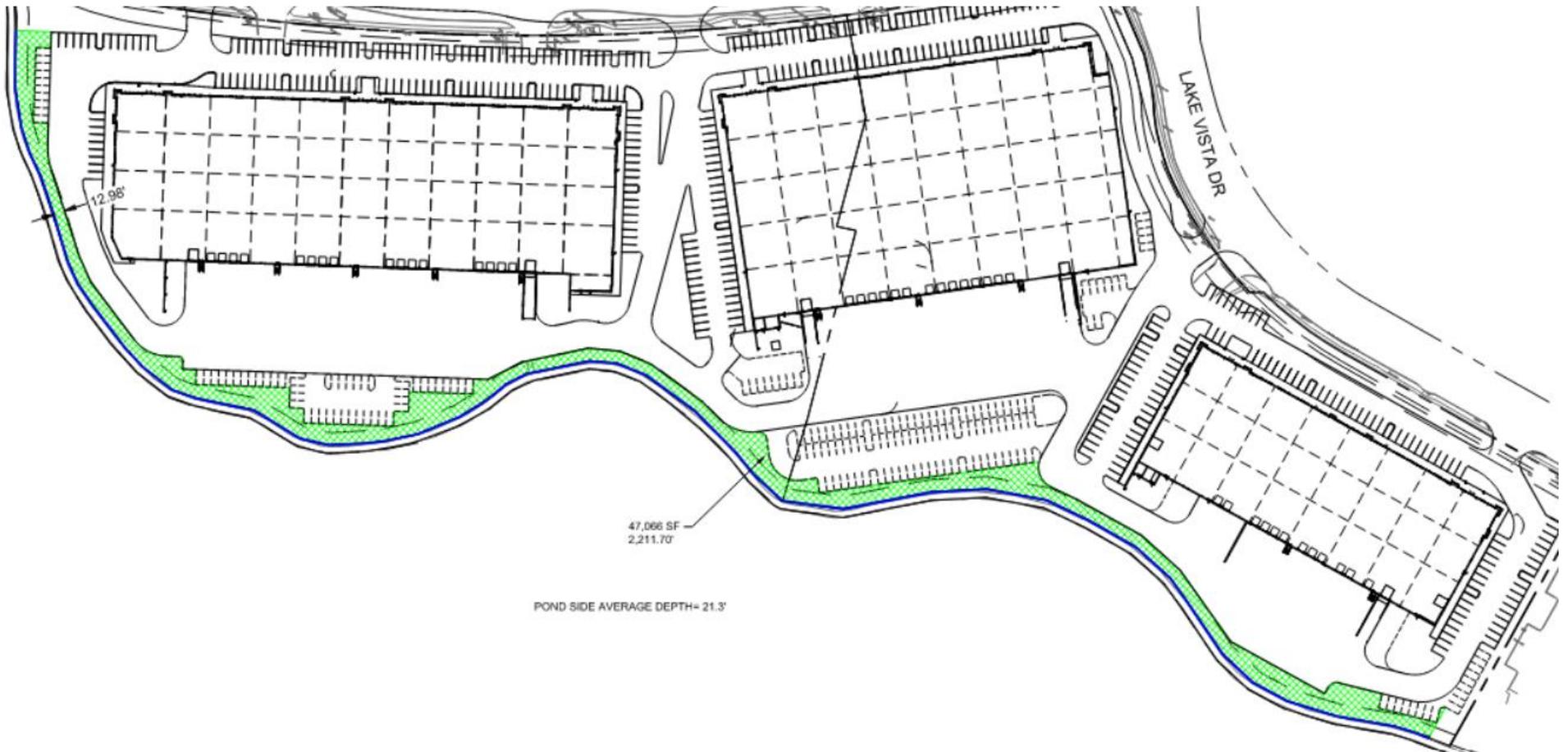


**Existing  
Conditions**



**Existing  
Conditions**





Proposed site plan with green space at south

**Western and southern side along trail**



South green screen at planting

**Western and southern side along trail**



South green screen at year 5

**Western and  
southern side  
along trail**

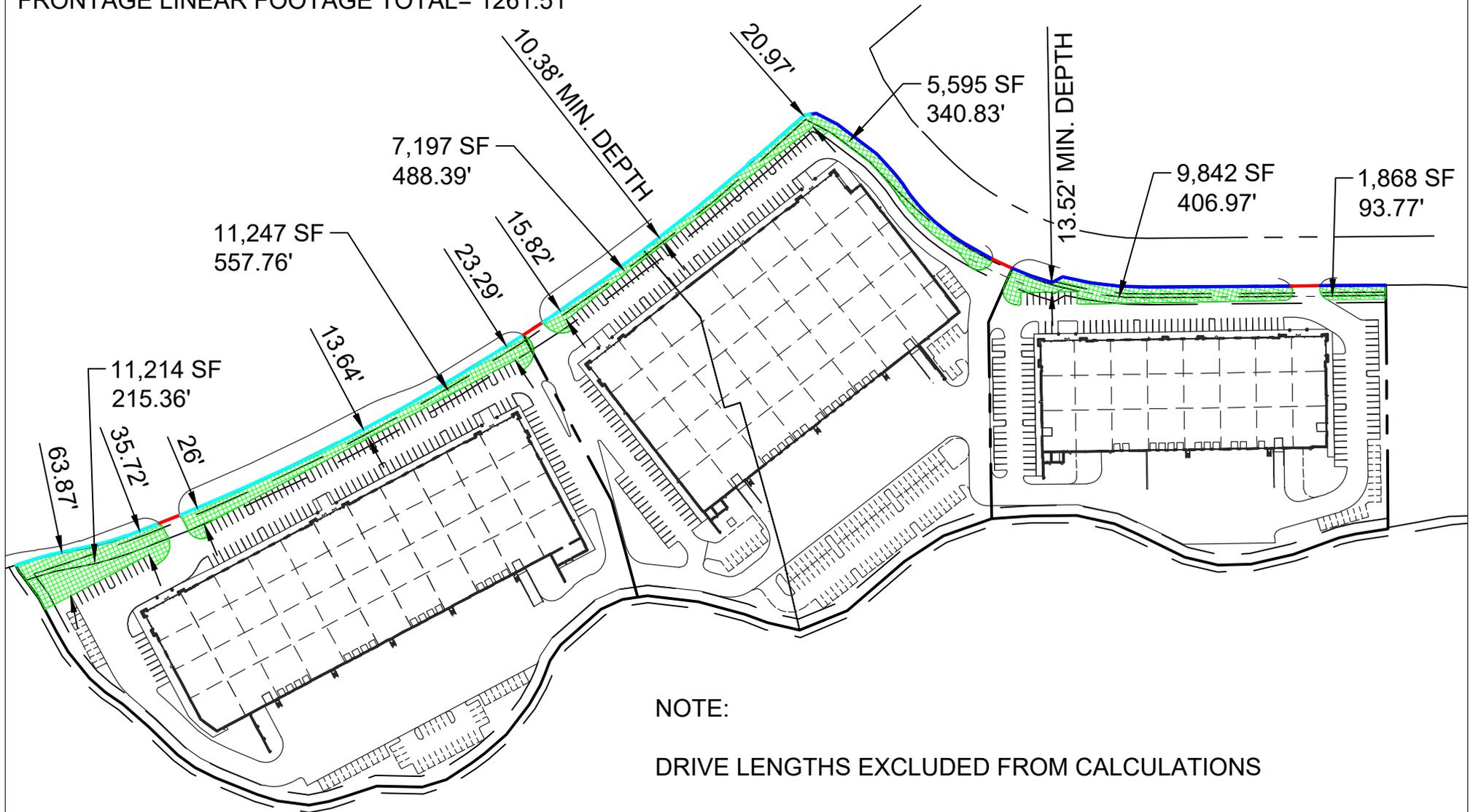


South green screen at year 10

**Western and  
southern side  
along trail**

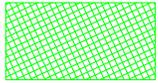
FRONTAGE ROAD AVERAGE DEPTH= 23.51'  
SF TOTAL= 29,658  
FRONTAGE LINEAR FOOTAGE TOTAL= 1261.51'

LAKE VISTA AVERAGE DEPTH= 20.56'  
SF TOTAL= 17,305  
LAKE VISTA LINEAR FOOTAGE TOTAL= 841.57'



NOTE:  
DRIVE LENGTHS EXCLUDED FROM CALCULATIONS

**Frontage  
Landscaping**

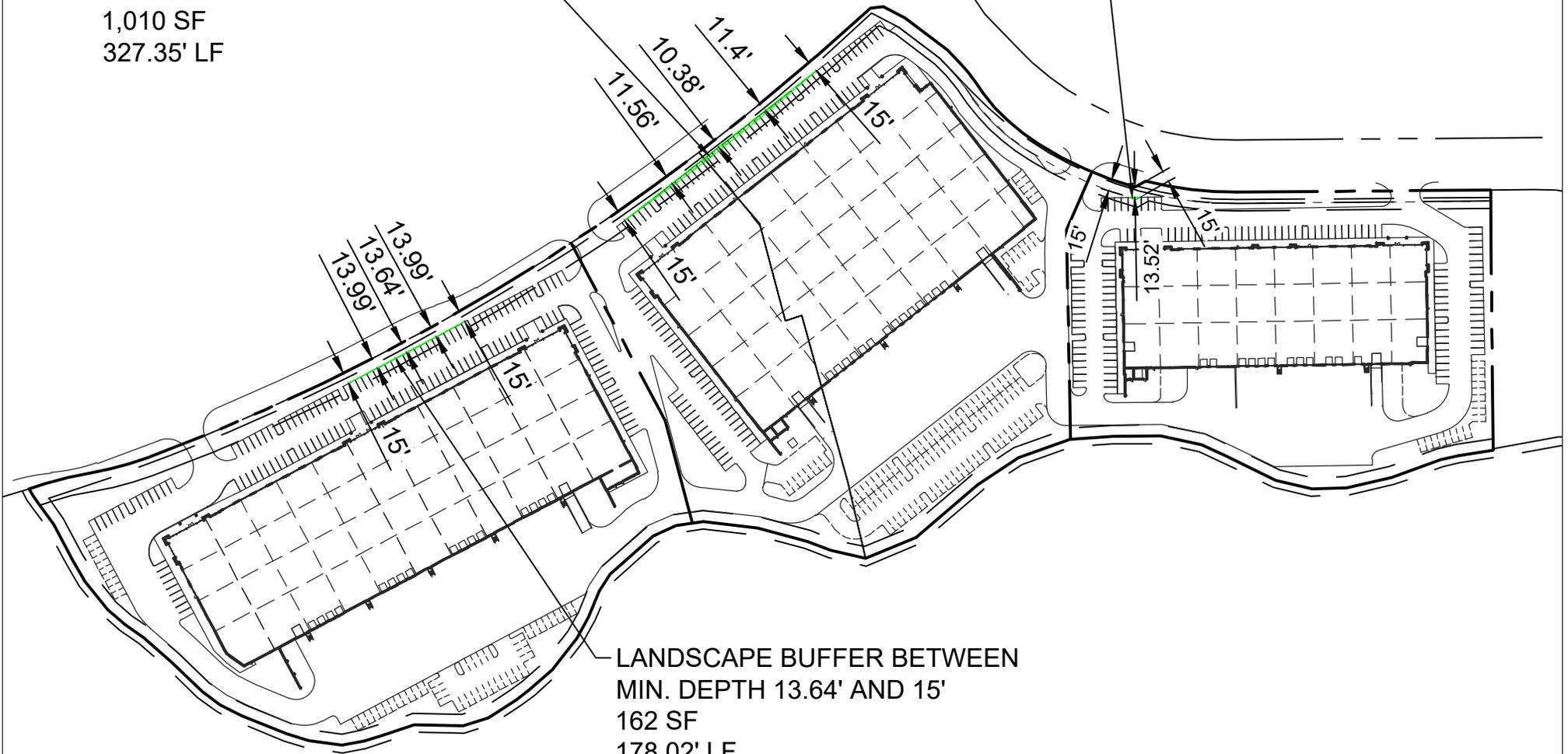


LANDSCAPE BUFFER BETWEEN  
MINIMUM DEPTH AND 15-FEET

LANDSCAPE BUFFER BETWEEN  
MIN. DEPTH 13.52' AND 15'  
18 SF  
13.60' LF

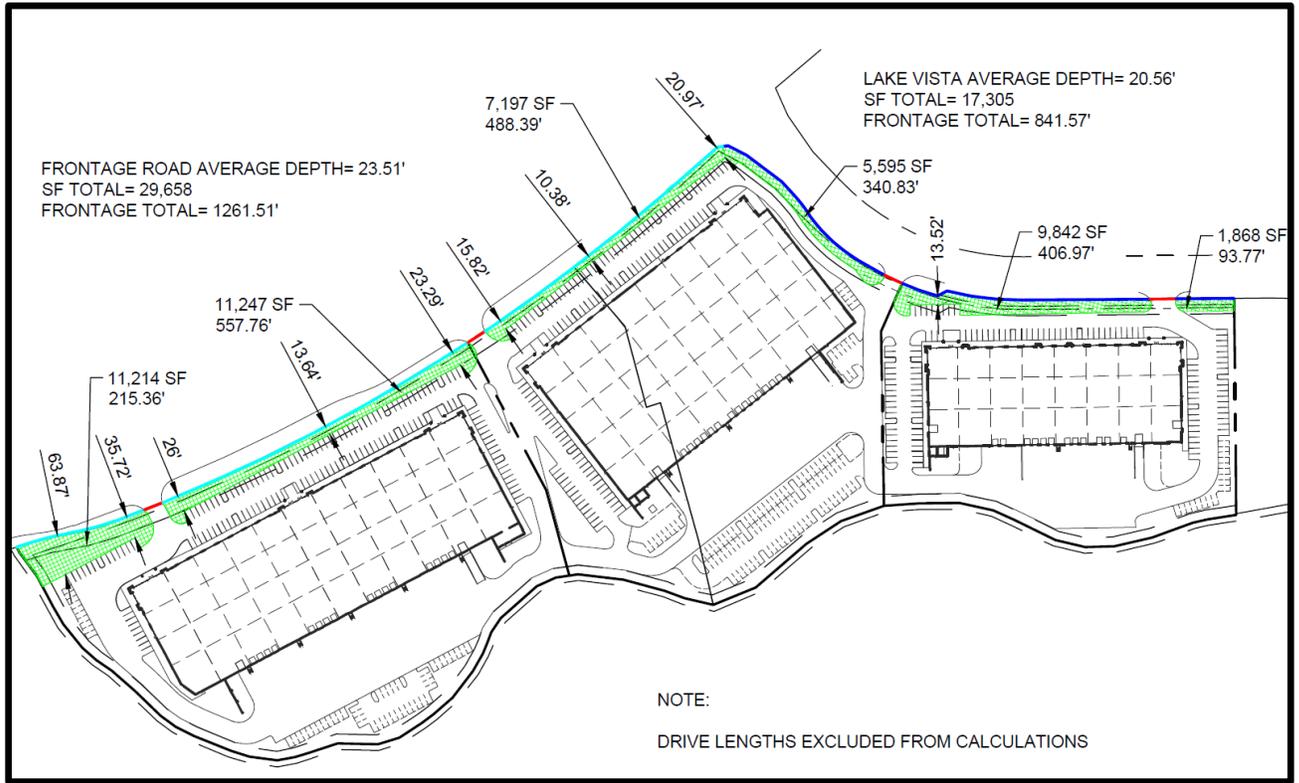
LANDSCAPE BUFFER BETWEEN  
MIN. DEPTH 10.38' AND 15'  
1,010 SF  
327.35' LF

LANDSCAPE BUFFER BETWEEN  
MIN. DEPTH 13.64' AND 15'  
162 SF  
178.02' LF



**Frontage  
Landscaping**

# EXHIBIT A



**Frontage  
Landscaping**



**Frontage  
Landscaping  
year 1**



**Frontage  
Landscaping  
year 5**



**Frontage  
Landscaping  
year 10**



**Frontage  
Landscaping  
year 1**



**Frontage  
Landscaping  
year 5**



**Frontage  
Landscaping  
year 10**