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D/B/A Foresite Consulting Group of Texas, LLC

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City of Lewisville
Planning Department
151 W Church Street
Lewisville, TX 75057

VIA EMAIL

RE: Alternative Standards for Dutch Bros Coffee TX3009
744 Hebron Parkway
Lewisville, TX 75057

Dear City of Lewisville,

Please accept this letter, on behalf of Foresite Group, LLC (acting on behalf of Dutch Bros Coffee), as a request for three (3) alternative standards at the proposed Dutch Bros Coffee development of Hebron Lakepointe Addition Lot 3R1 Block A relating to building orientation, building façade finish ratios, and landscaping standards.

The development generally consists of a 950 sq. ft. drive-through coffee shop with walk-up window, and site improvements to include sidewalk connections at multiple points of pedestrian access; site circulation and shared drive aisles with parking for up to 24 vehicles; and additional pedestrian amenities along a paved trail at the rear of the site.

The first alternative standard being proposed relates to the language on building orientation found section VI.8.1.C.2.b of the City of Lewisville's Unified Development Code (UDC), which reads as follows:

"If the building only has one (1) public street frontage on the IH-35E frontage road or arterial street, then the longer side of the building shall be placed parallel to the frontage road or arterial street. For all properties with frontage on the IH-35E frontage road or an arterial street, the front façade of the building shall be oriented to the higher category roadway."

We are proposing a 100% reduction to the building orientation standard by allowing the building to be oriented such that the longest side of the building is perpendicular to the frontage road or arterial street. This proposed alternative still achieves the intended objective of the code by maintaining the orientation of the primary façade to face Hebron Parkway. Additional building elements, in the form of a widened covered canopy area, have been provided to increase the width and visual interest of the building from the roadway.

The second alternative standard proposed is regarding the requirement of 40% minimum coverage by doors and windows on the front façade, per section VI.8.1.C.3.a.2 of the UDC, and as follows:

"All building facades along IH-35E frontage road or an arterial street shall have a minimum of 40 percent of the ground floor facade comprised of windows and doors."

We are proposing a 29.6% deviation from the standard by requesting the modification to allow 10.4% of the front façade to be windows and doors, as seen in the enclosed building elevations. This proposed alternative to the standard is due to the incongruency between the use type of the proposed building, the intent of the code language – specifically the fact that customers are not allowed inside the building under this specific use type.

The third alternative being proposed relates to landscape islands in parking lots, per section VI.8.1.C.4.a.8.(c) of the code, and as follows:

"Each parking lot shall include canopy trees at a ratio of one (1) tree per eight (8) parking spaces."

We are proposing an increase of 75% from the allowable eight (8) spaces without a landscaping island to a total of fourteen (14). The landscaping that would otherwise be present in the additional landscape island is offset by larger-scale plantings in the open area between the building and the dumpster enclosure. These plantings were provided to soften the built environment and contribute to pedestrian comfort.

This development is in support of the City of Lewisville's 2025 Comprehensive Plan's initiatives by "Extending the Green" within the area around Lewisville Lake, improving Economic Vitality by providing employment opportunities and amenities to those who live in Lewisville, and helping to create distinctive Identity with unique Focal Points in the Southern Gateway.

This development is consistent with the vision described within the City of Lewisville's IH-35E Corridor Redevelopment Plan by providing pedestrian amenities, including resting/viewing benches, shade trees, and trash receptacles, along the paved trail at the rear of the site to promote the use of public greenspace and pedestrian access from all sides of the building.

The development is also consistent with General Business (GB) zoning district regulations for use, yard, bulk, and parking requirements. All other applicable development standards, as described in the UDC, have been met and confirmed by the City of Lewisville in the Engineering Site Plan Review. There are no adverse impacts imposed on the adjacent lots due to the proposed alternative standard, as the neighboring developments exhibit similar building orientations as well. Further, the adjacent properties will benefit from additional drive-aisle connections and trail construction as part of this project.

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC



Patrick Colliflower
Project Manager