



August 29, 2024

**Grace Martin Young  
City of Lewisville, Planning Department  
151 W. Church Street  
Lewisville, Texas 75057**

**Re: CFT/Panda Express – Proposed Alternative Standards**

Dear Ms Young,

Please accept this letter on behalf of CFT Development and Panda Express Restaurant Group, as a request for (2) two alternatives to the overlay standards for properties located on Hebron Parkway, Hebron Lakepointe Addition, Block A, Lots 4R & 5

**Proposed Alternative Standard:**

- A. The 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.”*

**Reason for request:**

We are proposing a 100% reduction in the building orientation standard by allowing **both** the Panda Express Building and the Future Tenant (CFT Lot) to be rotated perpendicular to Hebron Parkway, Given the geometric shape of the overall development, in order to maximize the Panda Express Site Plan and the future tenant on the CFT site, the parking and circulation would yield more usable area if they pushed towards the direction of the lake frontage, as much as possible. In addition, extending the outboard edge of the trail towards the lake frontage, while maintaining ADA slopes vs a sloping beachfront, will result in a more of a structural grade beam, potentially resulting in change of elevation. The proposed alternative still achieves the intended objective of the code by maintaining the orientation of the primary façade to face Hebron Parkway. To aid in the customer experience for this request, Panda and CFT Lot would provide (2) paved outdoor dining/picnic area along the Pedestrian Trail, inclusive of (2) picnic tables, and (1) trash receptable at each property.

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Please do not hesitate to contact me you have any questions,

Sincerely,

Tom Rud  
Project Director.

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