



Plans Examiner  
City of Lewisville  
151 W Church Street  
Lewisville, TX 75057

February 12, 2020  
37472

**RE: Request for Alternative Standards  
280 E Corporate Drive, Lewisville, Texas**

Longpoint Realty, the owner of the above noted property would like to request alternative standards for the design of a new building on the property, which falls in the I-35 overlay district (transitional sub-district).

- a. Section 17.5-5 (b)(2) requires the long edge of the building to be placed parallel to the adjacent street. An Alternative Standard is requested to allow the narrow end of the building to run along the street. This is based on the building dimensions and shape of the lot.
- b. Section 17.5-5 (b)(3) requires the maximum block perimeter shall be 2,400 feet. This is requested based on the current street layout and adjacent creek.
- c. Section 17.5-5 (b)(5)b requires cross or joint access easements shall be provided. There is no need for cross access to the creek on the southwest side of the property and the property to the northeast is already developed and has not provided cross access to this lot. However, in order to facilitate more cohesive redevelopment staff recommends that a cross access easement be recorded and referenced on the required engineering site plan
- d. Section 17.5-5 (b)(5)c.1 which states that driveway openings be a minimum of 300' apart. An Alternative Standard is requested for the northeastern driveway as it is only approximately 70 feet away from the adjacent property owner's driveway. For adequate circulation for the trucks and fire access, two points of access are needed. The two points on-site are more than 300' feet apart and will provide deceleration lanes per City standards. However, the northeastern drive is too close to the off-site drive on the adjacent property.
- e. Section 17.5-5 (b)(7) requires onsite parking shall be provided in a one space per 250 gross square feet of floor area. An alternative standard is requested to park the office portion at 1 space per 250 but park the warehouse portion at 1 space per 2,000 square feet. This reflects the parking ratios for warehouses outside of the I-35E Overlay. The parking ratios established in the I-35E Overlay were adopted at a blended ratio anticipating mostly office, retail and restaurant developments. The goal was to reduce the parking standard and make reuse of the same site with a different use easier. No parking ratios were established for industrial uses.
- f. Section 17.5-5 (c)(3)a which requires 80% of each exterior wall to be comprised of brick or stone. An Alternative Standard is requested to reduce the percent of masonry to twenty percent for the front and rear façade and zero percent for the side facades. An 80 percent brick or stone warehouse of this size would be cost prohibitive to build. We are proposing a tilt wall structure with thin sliced stone on the most visible elevations. The previous brick veneer gateway standards required only ten percent masonry on the street facing elevation when the tilt-wall construction type was used with a 15-foot landscape buffer. We are proposing twenty percent masonry on the street facing elevations and providing landscaping as required by the I-35E Overlay

g. Section 17.5-5 (c)(3)b which requires no more than 3 colors per elevation. An Alternative Standard is requested to allow 4 colors. All of the proposed colors are grey neutral colors as shown on the elevations and rendering

All other requirements of the overlay district requirements will be met. In addition to meeting these requirements, Longpoint is proposing dedicating land to the City of Lewisville for a future park area and future walking trail that can be connected to the Lewisville City Trail system.

Please feel free to call with any questions or comments.

Sincerely,  
**HALFF ASSOCIATES, INC.**



Derek Downs, AIA  
Vice President, Director of Architecture