

## **MEMORANDUM**

**TO:** Donna Barron, City Manager  
**FROM:** Richard E. Luedke, AICP, Planning Director  
**DATE:** July 19, 2021  
**SUBJECT:** **Consideration of Five Alternative Standards Associated With Façade Changes and Landscaping for Northern Tool; Located at 2428 South Stemmons Freeway, Legally Described as Lakepoint Phase V Addition, Lot 4R-5R, Block H; Zoned General Business (GB) District, as Requested by Robbie Killingsworth, of Franz Architects, on Behalf of Duane Boris, of Northern Tool, the Business Owner (Case No. 20-04-3-AltStd).**

### **BACKGROUND:**

The existing building currently occupied by Northern Tool is being partially demolished due to the IH-35E widening. Northern Tool is moving to a new lease space at 2428 South Stemmons Freeway within the Core Subdistrict of the IH-35E Overlay. Façade improvements are proposed at the new location to better reflect company branding. Northern Tool will not be the building owner but is responsible for making the improvements as the tenant of the space.

### **ANALYSIS:**

The applicant is proposing to occupy a vacant lease space and make façade revisions to better reflect the brand. The tenant, Northern Tool, will be making the building and site improvements. This building lies in the IH-35E Corridor Overlay Core Sub-District, and as such has enhanced requirements to the design and materials used for the front façade. Based on the proposed changes to the façade, compliance with the IH-35E Overlay Standards regarding articulation, entrances, materials and colors, awnings and canopies, windows and tree and plant materials is required.

#### **Building Design**

The current structure is a concrete masonry unit building with adjacency to Academy Sports. Northern Tool is changing the roof line around the entry, changing the entrance, adding stone columns for articulation, and adding windows to the front façade. No changes are proposed to the side or rear facades since they do not face a public street. The north side of the building adjoins another lease space.

#### **Landscaping**

Currently, the site contains parking lot trees but no landscaping along IH-35E. The applicant is proposing to plant six new shade trees, one ornamental tree and add a shrub row along IH-35E. The new trees are proposing in existing island locations.

#### **Alternative Standards & Administrative Modifications**

The applicant is requesting five Alternative Standards in conjunction with the façade changes and required landscape improvements. All of these Alternative Standards require final approval from City Council. The Overlay District Board recommended unanimous approval (7-0) of all five Alternative Standards on July 6, 2021. Staff has no objections to any of these Alternative Standards.

The following Alternative Standards are requested:

- a) to reduce the doors and windows on the ground floor from the required 60% to 9%, a 75% reduction.

The applicant is revising the existing glass storefront entry and adding two glass windows on either side. This is an increase from what is existing on the building today. Most of the materials sold at Northern Tool are in racks which are not ideal along windows.

- b) to reduce the brick or stone facade requirement from 80% to 8% on the front/west elevation, a 90% reduction. [Sec. 17.5-4 (c)(3)a.]

The Overlay Sub-District Architectural Standards require that a minimum of 80% of each building facade consist of brick or stone. The existing building is concrete masonry units which qualified as masonry in the previous code. There is no brick or stone on the current building today.

- c) to reduce the canopy length along the facade from the required 75% to 50%, a reduction of 61%.

There are no canopies in place today. The applicant is proposing new canopies along the new entrance and windows, which makes sense architecturally.

- d) to allow storage of trailers on the west side of the building screened by a tubular steel fence with living screening on the west elevations in lieu of placing the storage behind the building.

The trailer storage area is located on the south side of the building and will be secured by a tubular steel fence. It is impractical to bring the trailers in at night and are a core portion of Northern Tool's business. The 10% outside storage limitation of the General Business (GB) Zoning District is not exceeded. Both existing and new shrubs will be utilized to provide a living screen for the view from the parking lot.

- e) to reduce the landscape standards for parking lots from 20 canopy trees to 8 canopy trees and 7 ornamental trees and add new plantings to existing landscape areas only.

The applicant is proposing to utilize the existing parking lot islands on this site. The site is required to have one tree in a 10-foot-wide landscape island for every eight parking spaces. The existing parking lot contains six existing ornamental trees and six canopy trees where 20 canopy trees are required. The applicant is proposing to add one ornamental tree and two canopy trees to bring it up to 15 parking lot trees. This is the maximum that can be added to the existing parking lot without cutting in new landscape islands and running new irrigation lines. In addition, the applicant is adding four canopy trees and a shrub row along IH-35E to meet the landscape requirements along IH-35E.

### **RECOMMENDATION:**

It is City staff's recommendation that the City Council approve Alternative Standards a) through e) as set forth in the caption above.