



pross design group, incorporated

December 5, 2024

City of Lewisville
151 W. Church Street
Lewisville, TX 75057

**RE: OAKBEND INDUSTRIAL VARIANCE REQUESTS
420 OAKBEND DR | LEWISVILLE, TEXAS 75067**

On behalf of CH Realty X-GAP I DFW Oakbend, L.P., we wish to request the following variances to the City of Lewisville Zoning and Development Regulations in connection with our Site Plan.

ALTERNATIVE STANDARDS REQUIRING APPROVAL BY PLANNING AND ZONING COMMISSION

1. Building Entrances

- a. Subpart 2, Section VI.8.1.C.3 in Lewisville's Unified Development Code requires Building entrances to have a minimum 12-foot-wide secondary walkway along each façade with primary entrances into businesses or tenant spaces.

Due to the space required for truck maneuverability on the north side of the building, we request a variance from the standard to provide an 8-foot wide walkway in front of the building with width reduction to 5-feet at building articulation features.

This request represents a 33% deviation from the requirement.

2. Landscape Requirements

- a. Subpart 2, Section VI.8.1.C.4 in Lewisville's Unified Development Code requires Open Spaces be provided on developments that incorporate five (5) acres or more and should be equal to a minimum of 5% of the area of the development. The site is 6.8 acres. The minimum required open space is 14,810 square feet.

Due to limited available space on-site, further compounded by existing grade challenges, we request an alternative standard which will allow us to provide a 11,055 square-foot landscaped open space which includes seating areas, picnic areas, a game board area, and additional trees to enhance the quality of the open space provided.

This request represents a 25% deviation from the requirement.

ALTERNATIVE STANDARDS REQUIRING APPROVAL BY CITY COUNCIL

3. Facade Materials and Colors

- b. In Lewisville's Unified Development Code (Subpart 2, Section VI.8.1.C.3), the IH-35E Corridor Overlay District Transition Sub-district regulations require each exterior wall to meet the required percentage of brick and stone. The aggregate quantity of brick and stone for both buildings would equal 22,033 square feet.

We request an alternate standard from the above gross quantity to better serve the following purpose and intent of the Unified Development Code Transition Sub-District Regulations:

C. Transition Sub-District Regulations

1. Purpose, Intent and Applicability

a. Purpose and Intent - The vision for the transition sub-district is to create an appropriate transition of the development context from the core sub-districts to existing neighborhoods by:

- 1) Maintaining motor vehicle-oriented uses while softening their frontages along major roadways with landscaping and facade improvements;*
- 2) Focusing on creating a more attractive frontage along the IH-35E highway corridor.*

In place of solely meeting brick and stone quantities, our proposed design provides a holistic approach to an enhanced building façade through use of multiple types of premium building materials in addition to our use of brick and limestone. These premium materials include extensive use of glass and aluminum windows across the length of the front façade and sides of the building, both at occupant level and at clerestory heights. Areas of texture coated concrete tilt-wall panels will be treated with horizontal relief patterns to introduce additional texture and visual interest. Pre-finished aluminum canopies provided in excess of the required amount further elevate the design.

In addition to the premium material selections, the design incorporates increased articulation elements that emphasize the multiple building entrance features beyond what is necessary for use as industrial buildings. To further enhance the building, additional trees have been added within the open space. Overall, the design approach focuses on providing a high-quality contemporary design that is consistent across both buildings.

This request represents a 63% deviation from the requirement.

ALTERNATIVE STANDARDS APPROVED BY CITY PLANNING

4. Awnings and Canopies

- c. Subpart 2, Section VI.8.1.C.3 in Lewisville's Unified Development Code requires all facades with primary entrances into businesses or tenant spaces to have an awning or canopy which extends beyond the face of the building over an adjacent walkway or sidewalk for a minimum of 50 percent of the building's applicable facade width.

While Building 2 exceeds 50% façade length coverage, Building 1 provides 47.5% façade length coverage. We request a variance from the standard to maintain a uniform and consistent design appearance.

This request represents a 5% deviation from the requirement for Building 1.

We appreciate your consideration of this matter.

Sincerely,



David A. Morales
Architect