

February 22, 2019

Planning Department
City of Lewisville
151 W. Church St., 2nd Floor, East Wing
Lewisville, Texas 75029

Re: Exterior Facade and Landscape Improvements for Zion Market Grocery Store @ 2405 S. Stemmons FWY (former Sears department store building)

To whom this may concern,

We are writing this letter to propose our design for exterior façade and to show how we meet the city of Lewisville architectural standards and in what areas we do not meet.

1. City of Lewisville code of ordinances chapter 17.5-4. (c) Architectural standards

Although it was our very best intent to meet all standards, below listed are the standards we do not meet completely, mainly due to the building being existing, and would like to seek for an approval.

For Northeast façade,

Alternative Standard 2 -
approved by the Overlay
Board for ground floor.

Alternative Standard a)
(Upper floor requires city
Council action)

Alternative Standard 1 -
Approved by the Overlay
Board

- (c), (1), e, 1 & 3 requires 60 percent minimum of the ground floor façade area be comprised of windows for buildings with retail and 25 percent minimum of the upper floor façade area. Due to conflict with existing conditions inside (exit stairs, fire sprinkler room, stocking room), we were able to provide 44 percent for the ground floor and 10 percent for the second floor.
- (c), (3), b requires no more than three colors. Due to the size and various articulations of the building, we felt that three colors would make the façade look too monotonous and visually not appealing which is contrary to the city of Lewisville's standards so ended up using 4 colors. They are all neutral and earth tone colors.
- (c), (4), a requires awnings or canopies a minimum of 75 percent along the building's sidewalk frontage. Our design provides 69 percent. Note that we provide awnings or canopies at all doors and windows.

Administrative Modification 1
-Approved by Staff

For Southeast façade,

Alternative Standard 1 -
Approved by the Overlay
Board

- (c), (3), b requires no more than three colors. Due to the size and various articulations of the building, we felt that three colors would make the façade look too monotonous and

visually not appealing which is contrary to the city of Lewisville's standards so ended up using 4 colors. They are all neutral and earth tone colors.

Administrative Modification 1 -
Approved by Staff

- (c), (4), a requires awnings or canopies a minimum of 75 percent along the building's sidewalk frontage. Our design provides 68 percent. Note that we provide awnings or canopies at all doors and windows.

2. City of Lewisville code of ordinances chapter 17.5-4. (d) Landscape standards

Although it was our very best intent to meet all standards, below listed are the standards we do not meet completely, and would like to seek for an approval.

Alternative Standard b)

- Section 17.5-4(d)(1), a, Plantings are not balanced symmetrically along all driveways. – The site is a part of large mall already developed. All the access and driveway are constructed. Majority of trees are mature and good condition. Altering driveways and relocating existing trees to achieve the requirement will adversely affect the site, such as interrupting traffic flow, and cutting down existing trees in good shape.

Alternative Standard c)

- Section 17.5-4(d)(1), d, Trees along the private vehicular route are spaced more than 40 feet apart. – They are existing trees that are not 40' apart already. As mentioned at Section 17.5-4(d)(1),a, majority of the existing trees are mature and in good condition. To meet the requirement, these existing trees have to be removed.

Alternative Standard d)

- Section 17.5-4(d)(1), g, 5' landscape between sidewalk and parking lot with shrub row. – Five foot landscape strip with evergreen shrubs is not planting between sidewalk and parking lot along the private vehicular drive. The ring road is originally designed to receive traffic flow from each one-way driveway connecting angled parking spaces. To be able to provide 5' landscape buffer, each driveway will need to be closed, and create dead end parking spaces. This will create bottle neck situation in front of the store and may cause unsafe situation.

Alternative Standard e)

- Section 17.5-4(d)(1), h, 1 requires minimum ten foot wide landscape island with a minimum of 50 percent plant cover every eight parking spaces. – Providing landscape island at every 8 parking spaces on the existing parking space more than likely affect the integrity of the existing pavement design. 36 new canopy trees have been proposed to meet one canopy tree per 8 parking space ratio.

We hope this letter supplements the submitted renderings well and if there are any questions please do not hesitate to call us.

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