

**AGENDA
OVERLAY DISTRICT BOARD
MARCH 5, 2019**

**COUNCIL CHAMBERS
151 WEST CHURCH STREET
LEWISVILLE, TEXAS**

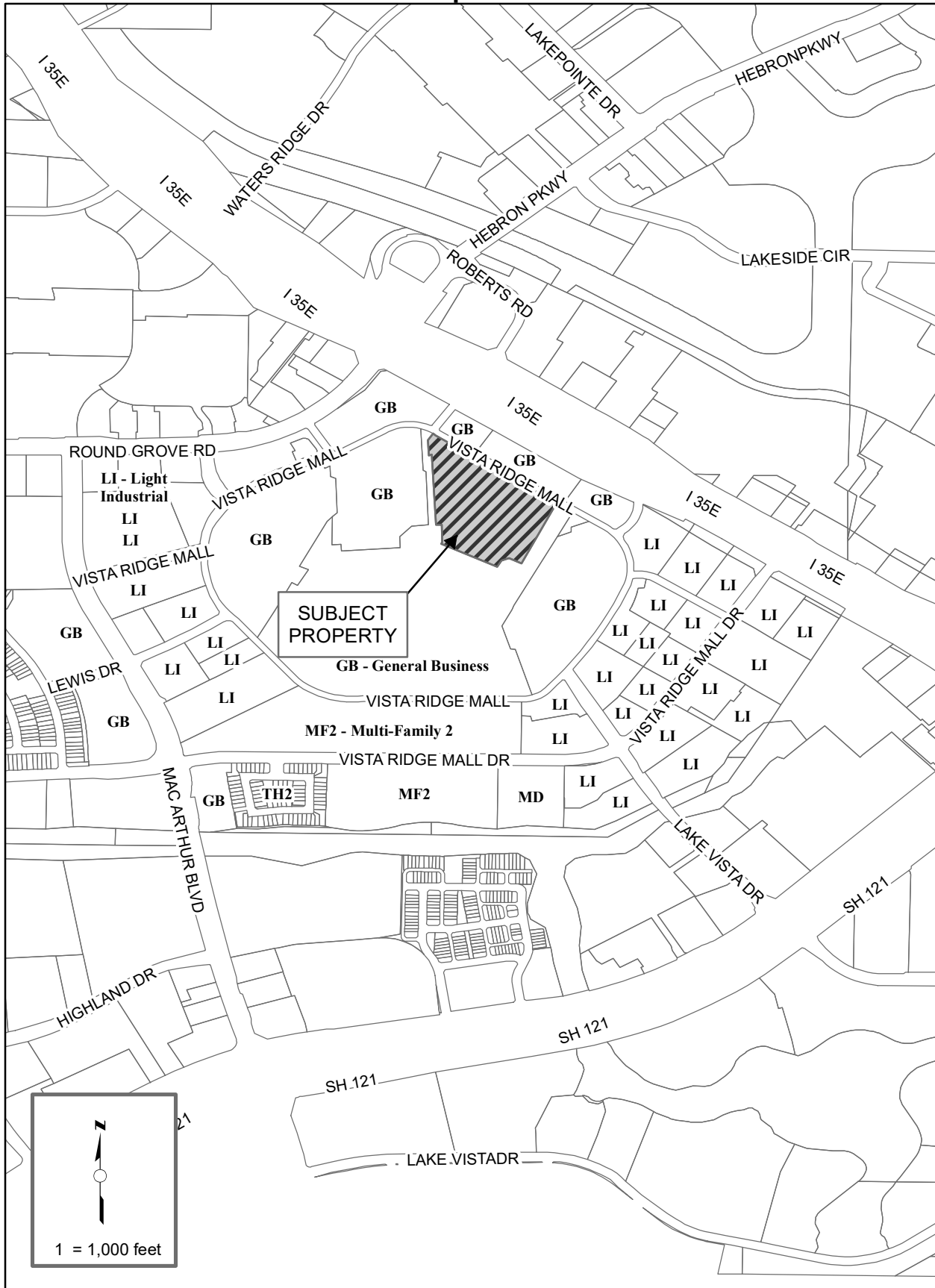
SPECIAL SESSION 6:35 P.M.

- 1. Call to Order and Announce that a Quorum is Present.**
- 2. Consideration of Seven Alternative Standards Associated with Façade Changes for Zion Market on a 10.2754-Acre Lot, Legally Described as Vista Ridge Mall Addition, Block A, Lot 5; Located at 2405 South Stemmons Freeway; Zoned General Business (GB) District, as Requested by D.Y. Lee, of DL architecture+design, on Behalf of 2401 S. Stemmons LLC, the Property Owner (Case No. ODB-2019-02-01).**
- 3. Adjournment.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

Location Map - Zion Market



Location Map - Zion Market



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,

- (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.

For Southeast façade,

- (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 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.

- 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.
- 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.
- 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.
- 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.

D.Y. Lee, AIA
Architect
DL architecture+design

Ryan Kim, PE
Civil Engineer
WadeTrim

p. 972.422.9168

p. 682.237.7718



FAÇADE DESIGN

LEWISVILLE, TX

PRESENTED BY

DL architecture+design

EXISTING PHOTO
Northeast Facade



PROPOSED DESIGN - PERSPECTIVE VIEW

Northeast Facade



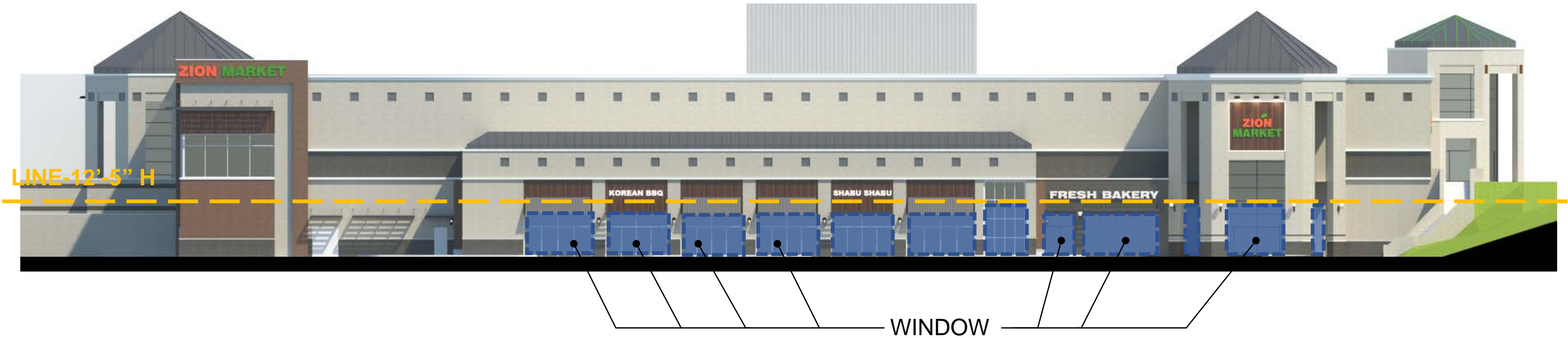
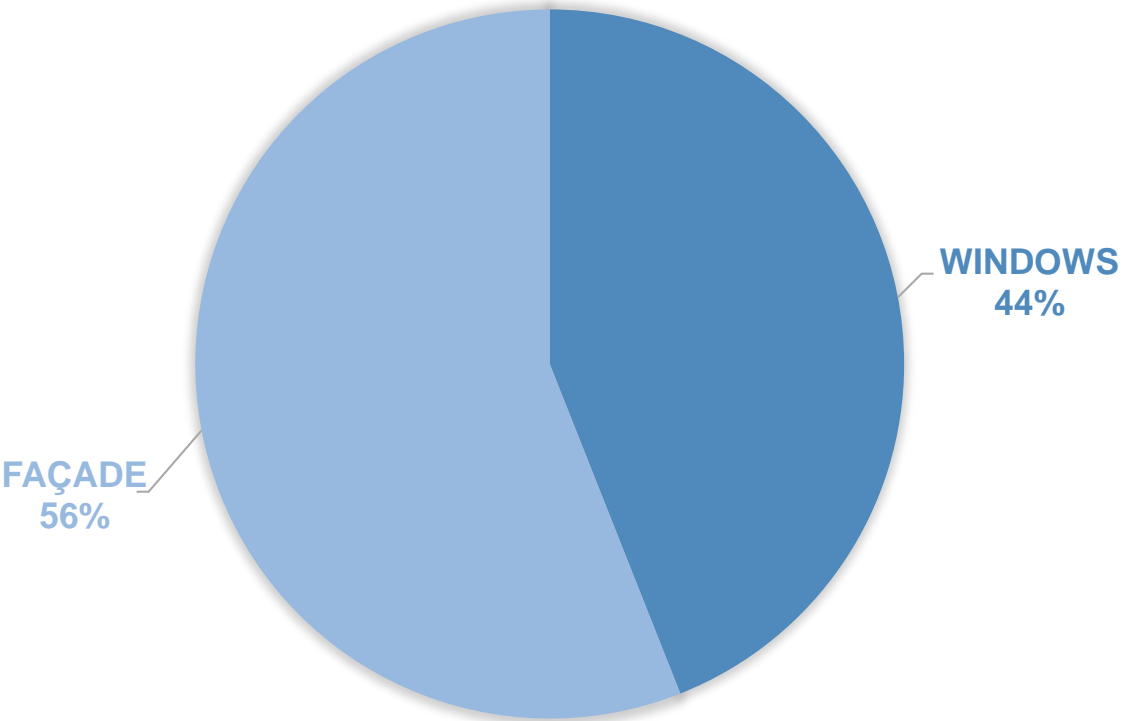
PROPOSED DESIGN - AERIAL VIEW

Northeast Facade



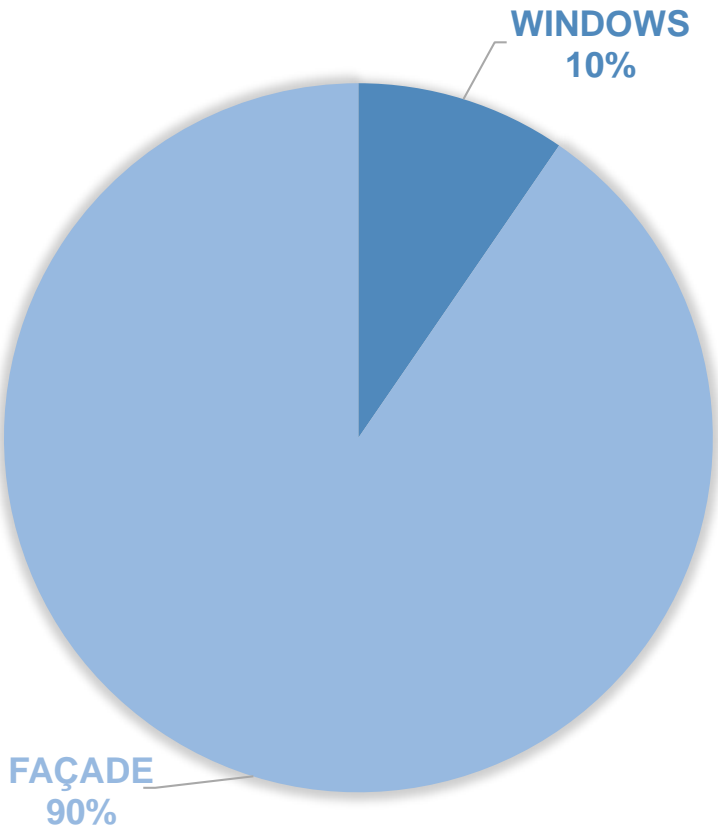
17.5-4.(c), (1), e, 1
WINDOWS [GROUND FLOOR] Northeast Facade:
WINDOWS ARE ADDED AS MUCH AS POSSIBLE TO WORK WITH INSIDE LAYOUT

TYPES	AREA (SQFT)	%
WINDOWS	1,549	44%
NON-WINDOW	1,972	56%
TOTAL	3,521	100%



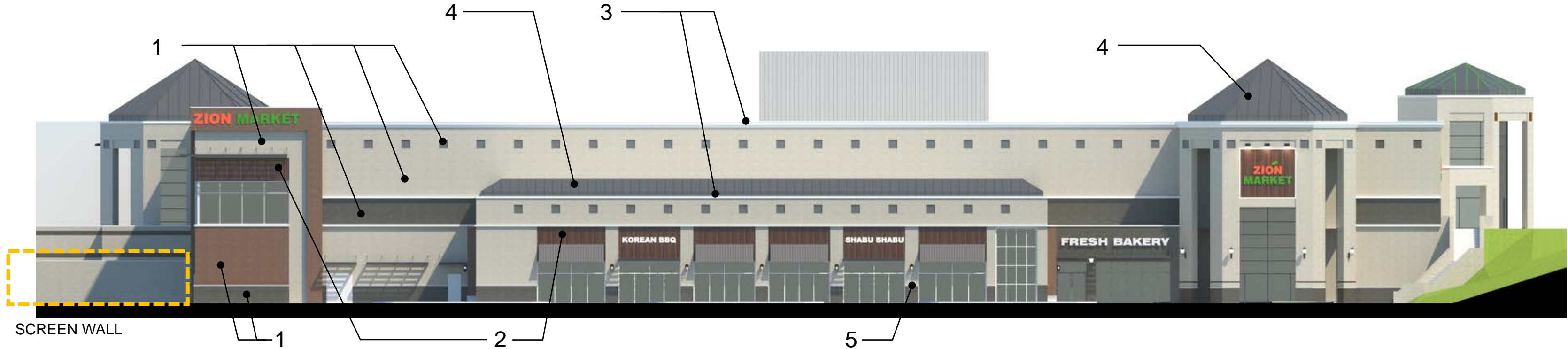
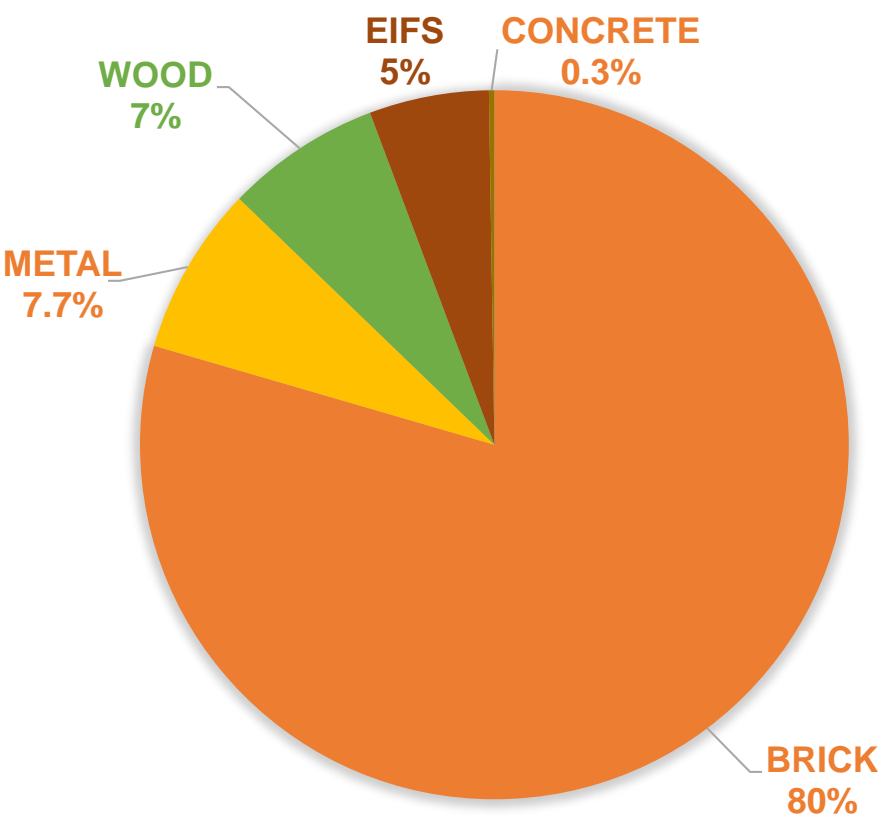
17.5-4.(c), (1), e, 3
WINDOWS [UPPER FLOOR] Northeast Facade:
WINDOWS ARE ADDED AS MUCH AS POSSIBLE TO WORK WITH INSIDE LAYOUT

TYPES	AREA (SQFT)	%
WINDOWS	364	10%
NON WINDOW	3,226	90%
TOTAL	3,590	100%



17.5-4.(c), (3), a
FACADE MATERIALS Northeast Facade:

NO.	MATERIAL	AREA (SQFT)	%
1	BRICK	8,340	80%
2	WOOD	743	7%
3	EIFS	573	5%
4	METAL	808	7.7%
5	CONCRETE	26	0.3%
-	TOTAL	10,490	100%

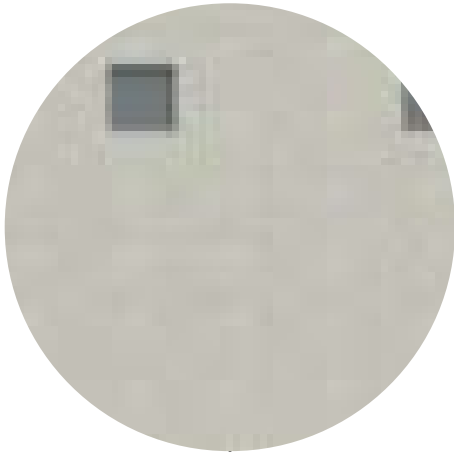


17.5-4.(c), (3), b
FACADE COLORS Northeast Facade:

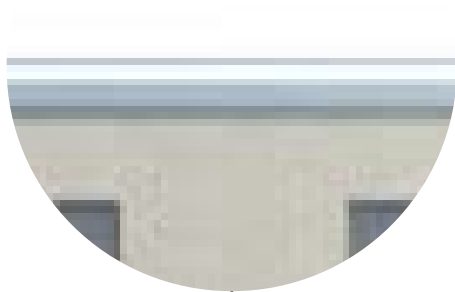
BROWN



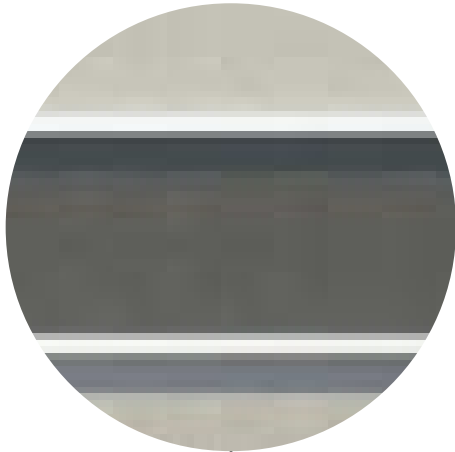
OFF-WHITE / CREAM



WHITE

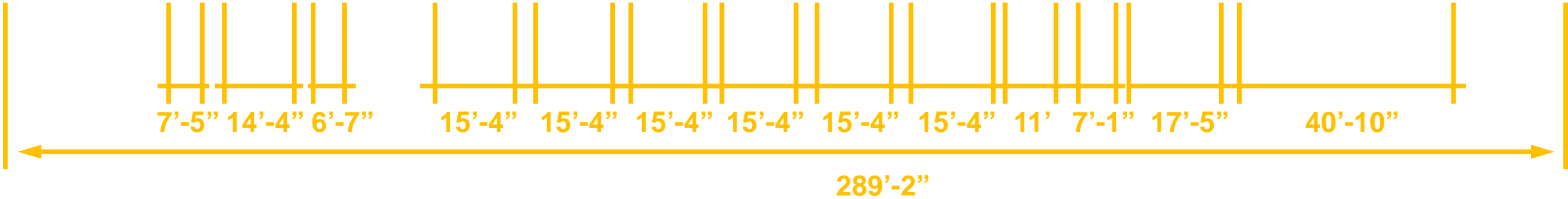
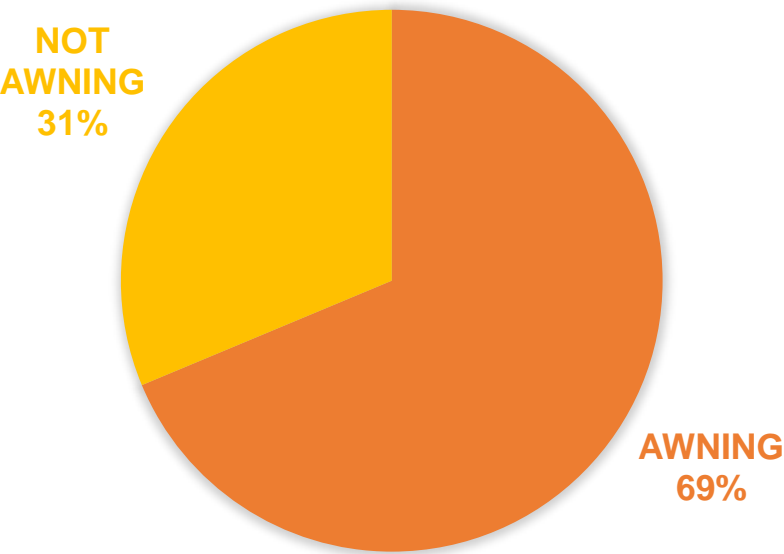


DARK GREY



17.5-4.(c), (4), a
AWNING & SIDEWALK Northeast Facade:

TYPES	LENGTH	%
AWNING	195'-11"	69%
TOTAL	289'-2"	100%



EXISTING PHOTO
Southeast facade



PROPOSED DESIGN - PERSPECTIVE VIEW

Southeast facade

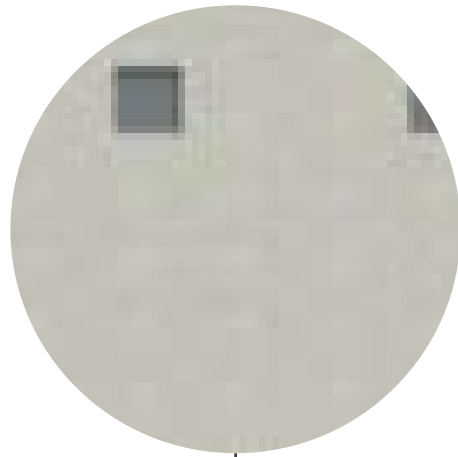


PROPOSED DESIGN - AERIAL VIEW
Southeast facade



17.5-4.(c), (3), b
FACADE COLORS Southeast facade:

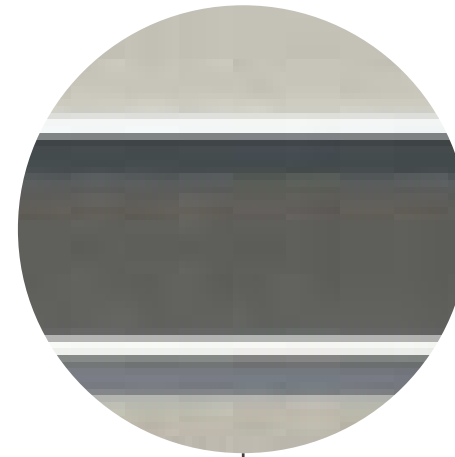
OFF-WHITE / CREAM



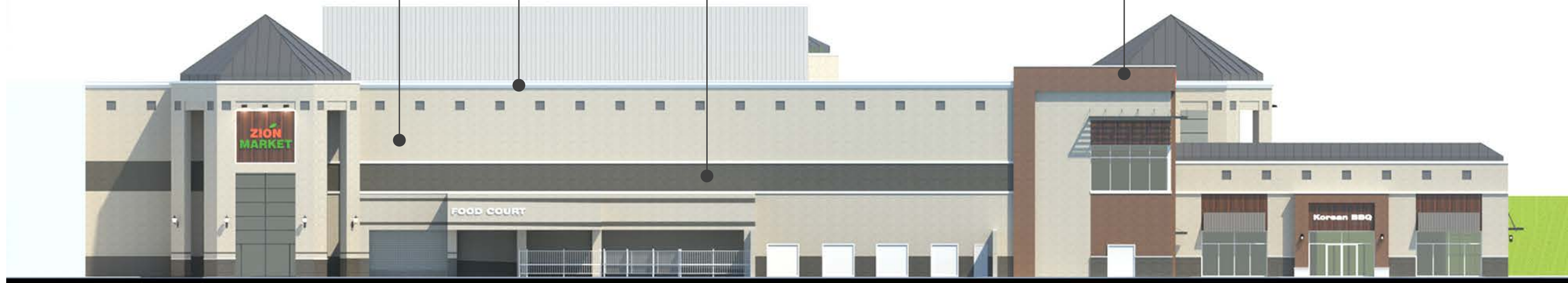
WHITE



DARK GREY



BROWN



17.5-4.(c), (4), a
AWNING & SIDEWALK Southeast facade:

TYPES	LENGTH	%
AWNING	184'-5"	69%
TOTAL	255'-7"	100%

