### AGENDA OVERLAY DISTRICT BOARD MARCH 5, 2019

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

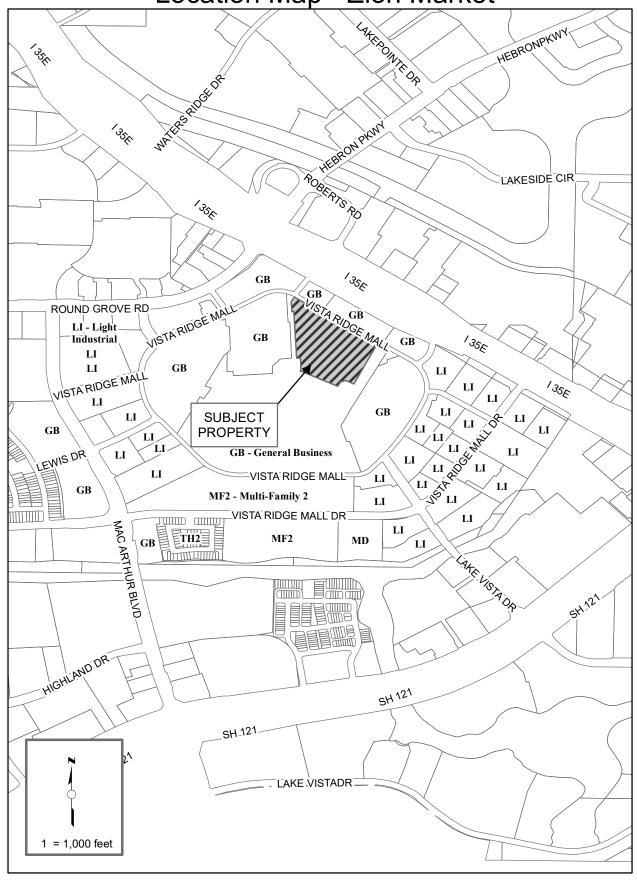
#### SPECIAL SESSION 6:35 P.M.

- 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.

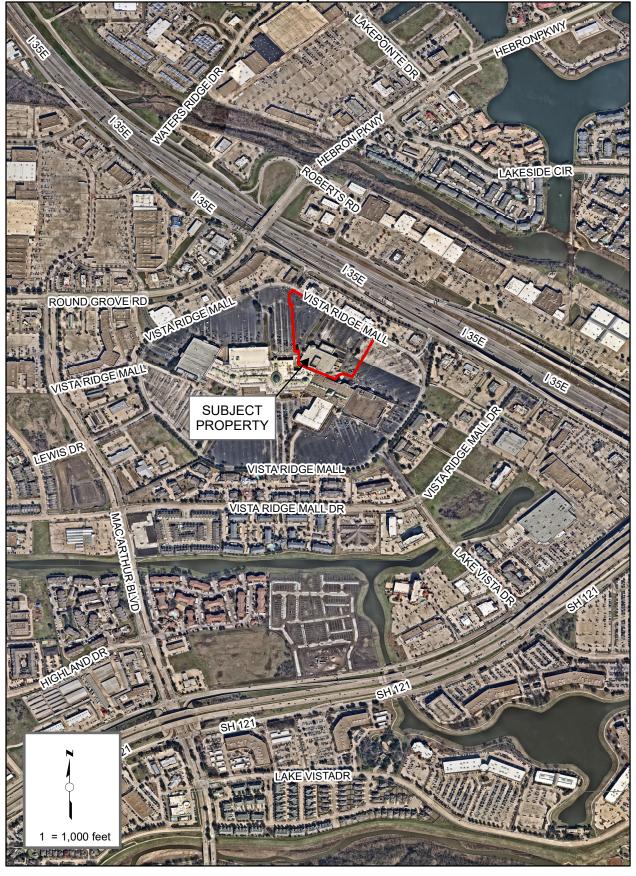
#### NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

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., 2<sup>nd</sup> 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 Sortheast 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 tress 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 three 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





LEWISVILLE, TX

PRESENTED BY

**DL** architecture+design

### **EXISTING PHOTO**

### **Northeast Facade**



architec + des

### **PROPOSED DESIGN - PERSPECTIVE VIEW**

**Northeast Facade** 



### **PROPOSED DESIGN - AERIAL VIEW**

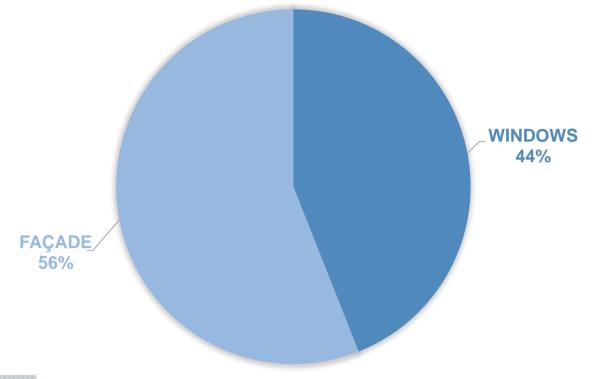
**Northeast Facade** 



## 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%

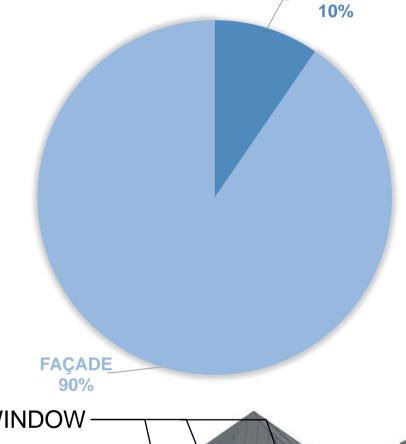




## 17.5-4.(c), (1), e, 3 **WINDOWS [UPPER FLOOR] Northeast Facade:**

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%



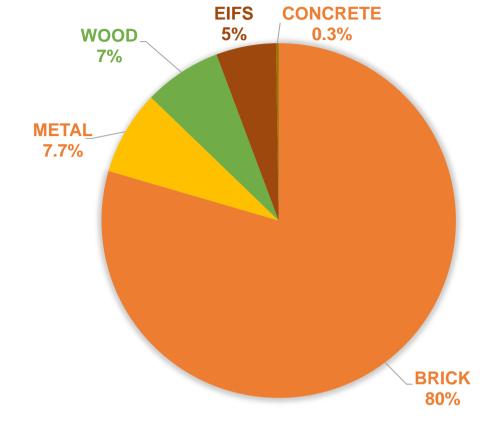
**WINDOWS** 

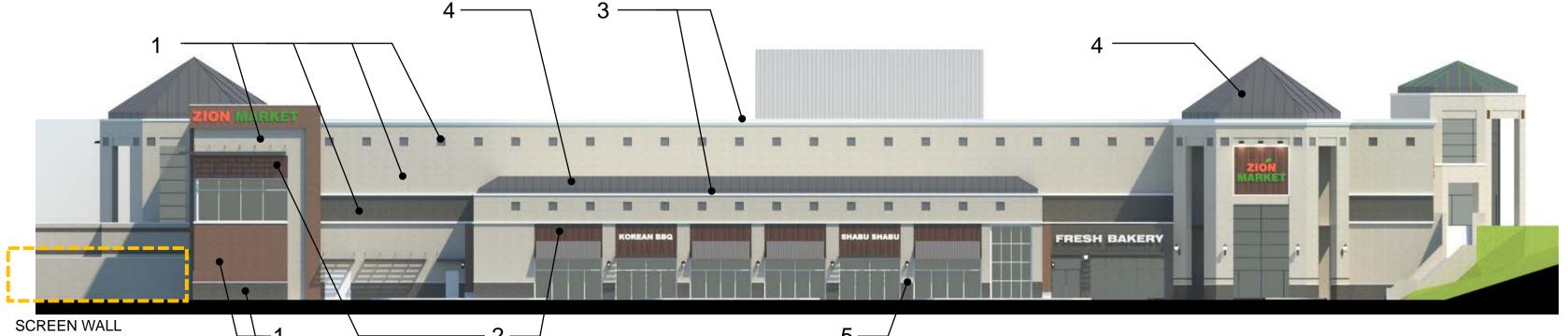


ARCHITECT:

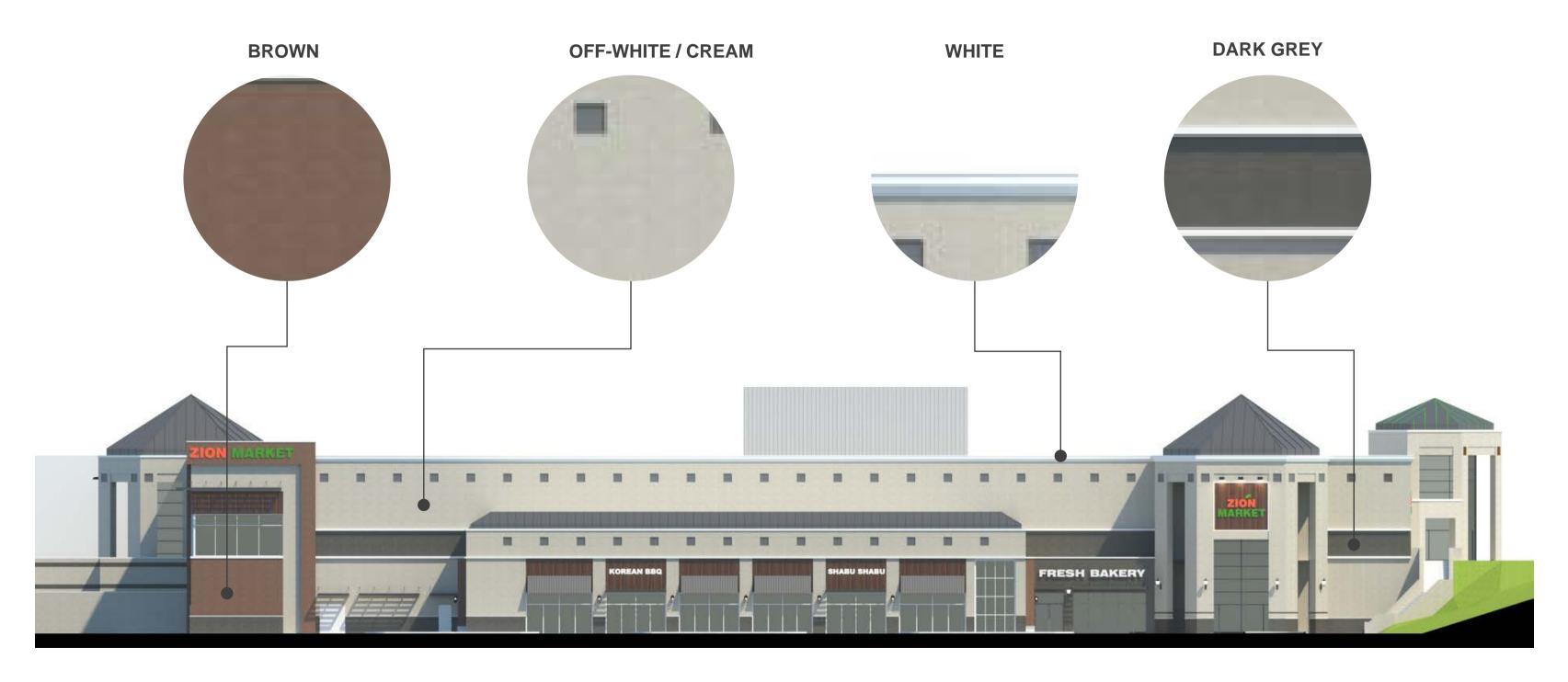
## 17.5-4.(c), (3), a **FACADE MATERIALS Northeast Facade:**

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%





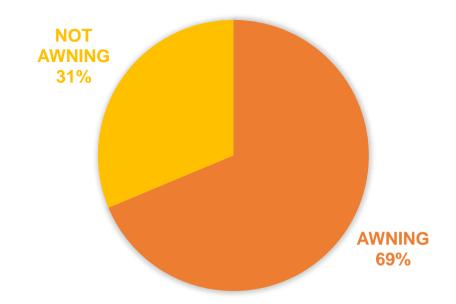
## 17.5-4.(c), (3), b **FACADE COLORS Northeast Facade:**

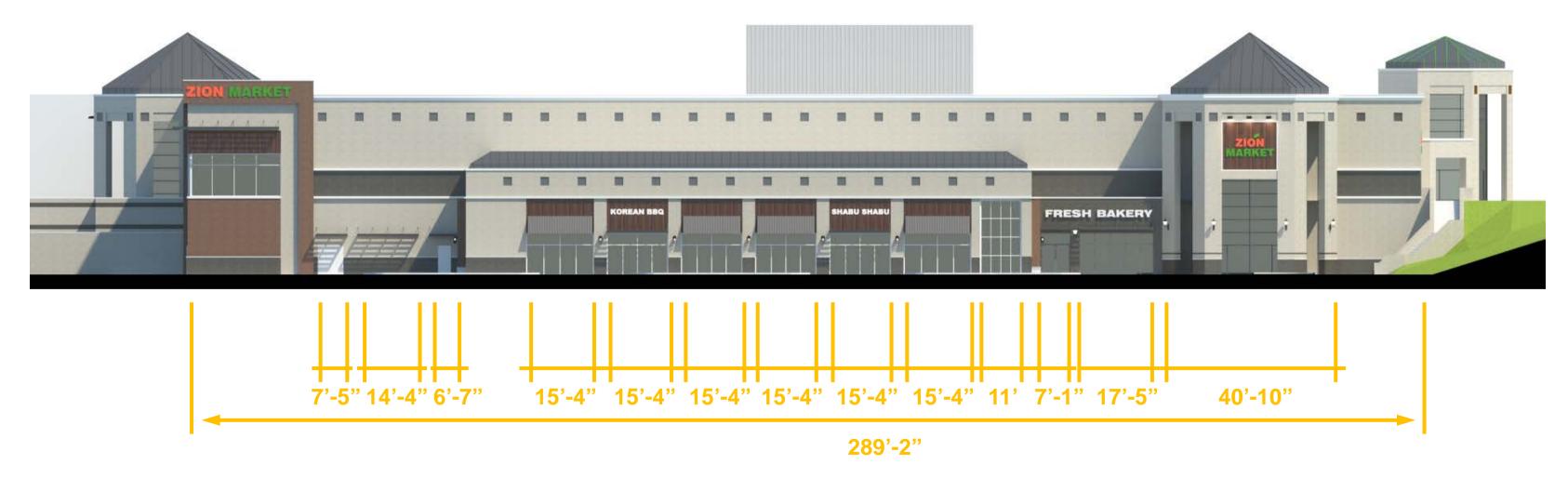


# 17.5-4.(c), (4), a AWNING & SIDEWALK Northeast Facade:

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

PROJECT: ZION MARKET





### **EXISTING PHOTO**

### **Southeast facade**



ARCHITECT:

## **PROPOSED DESIGN - PERSPECTIVE VIEW**

**Southeast facade** 



archite

11

## **PROPOSED DESIGN - AERIAL VIEW**

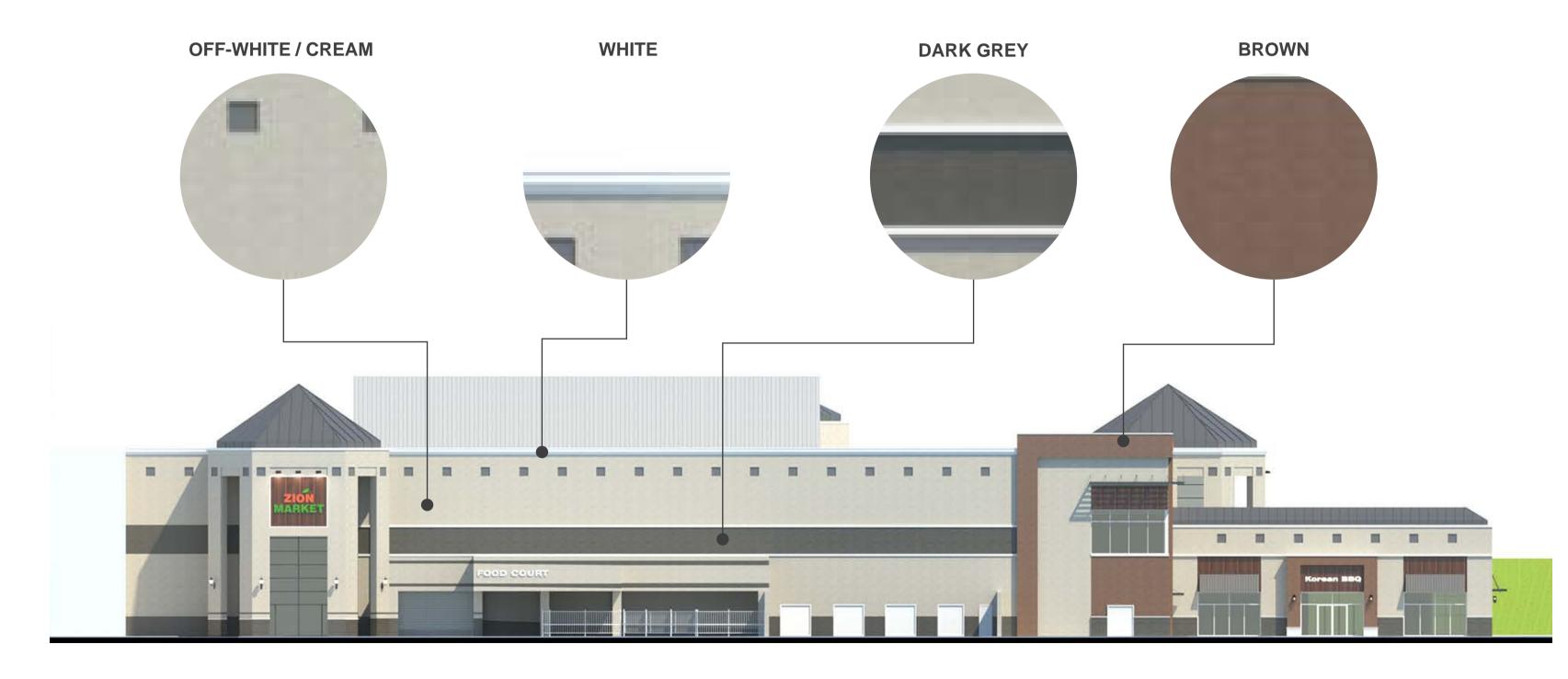
**Southeast facade** 



ARCHITECT:

12

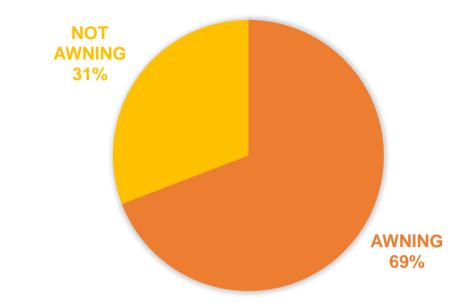
## 17.5-4.(c), (3), b **FACADE COLORS Southeast facade:**

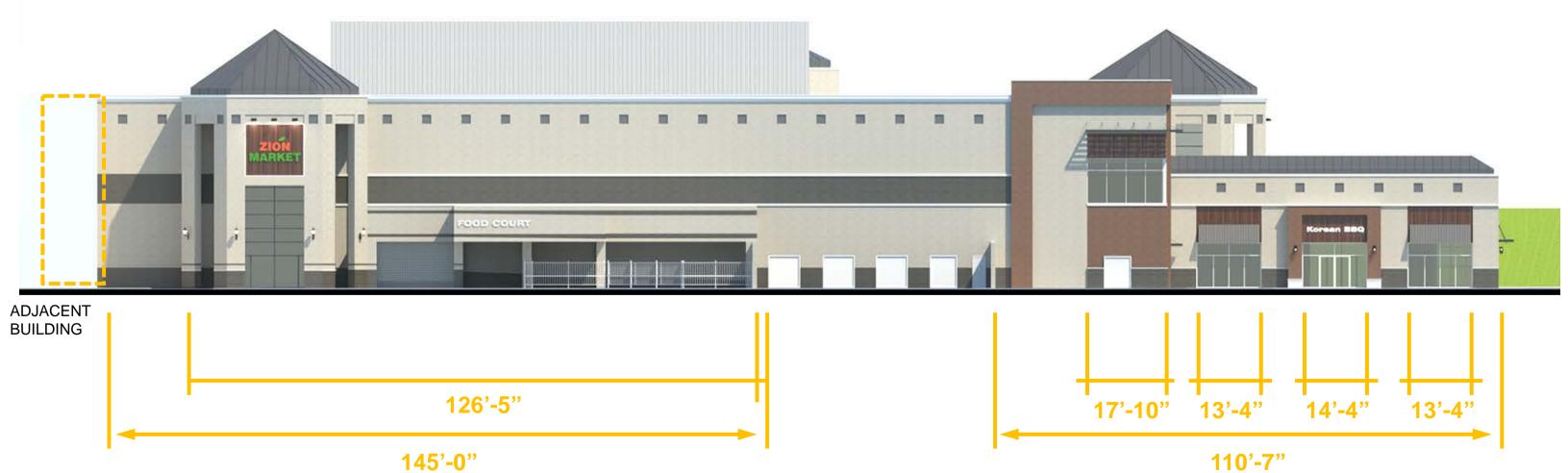


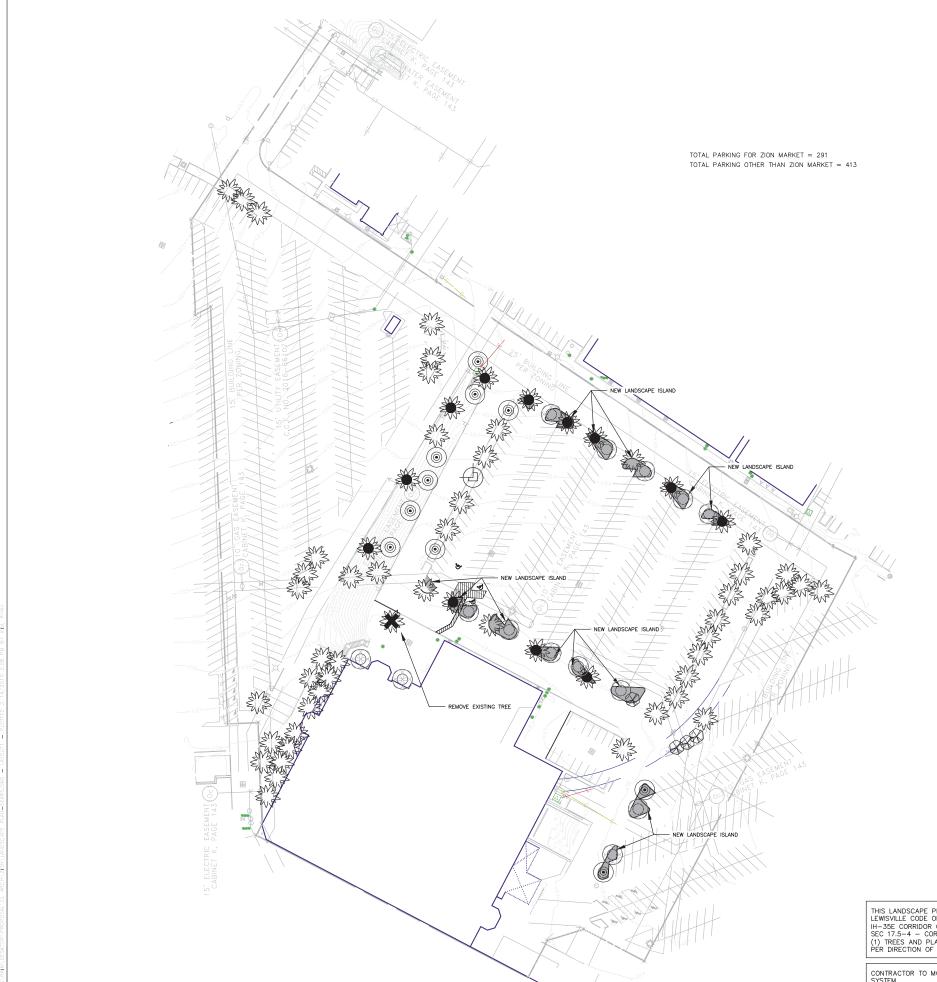
LOCATION: 2407 S. STEMMONS FWY, LEWISVILLE, TX

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

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







#### CAUTION !!!!

CALL TEXAS 811 & CITY OF LEWISVILLE 72 HOURS PRIOR TO START OF ANY CONSTRUCTION ACTIVITY.

IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES AND OTHER CITY OR PUBLIC FACILITIES DURING CONSTRUCTION ACTIVITIES.

LANDSCAPE TABULATIONS			
LANDSCAPE FEATURE	REQUIRED	PROVIDED	
CANOPY TREES.	AMENITY ZONE / PEDESTRIAN ALL OTHER STREET / MIN 2 ½" / 40' SPACING MAX	PROVIDED	
TREE PRESERVATION AND LANDSCAPE MAINTENANCE PER LDR	REQUIRED	COMPLY	
PARKING LOT FRONTAGE ON IH-35E	NA NA	NA	
PARKING LOT ALONG OTHER STREET	5' LANDSCAPE BUFFER OR 36" MASONRY WALL	LANDSCAPE BUFFER PARTIALLY PROVIDED	
PARKING LOT ELEMENT ONE CANOPY TREE / 8 PARKING	ONE CANOPY TREE / 8 PARKING	PARTIALLY PROVIDED	
PARKING LOT / TREE RATIO	ONE CANOPY TREE / 704 / 88 = 8 8 PARKING 52 EXISTING + 36 PROPOS		
⅓ LF ALONG RING ROAD	885 LF / 30 = 29.5 520 LF / 30 = 17.3 (FOR ZION MARKER FRONTAGE)	21 TREES PROVIDED 17 TREES PROVIDED (FOR ZION MARKER FRONTAGE)	

#### LANDSCAPE LEGEND



EXISTING OAK TREE



NEW RED OAK TREE



NEW SWEETGUM TREE



NEW BOLD CYPRESS TREE



EXISTING PEAR TREE

EXISTING PINE TREE

EXISTING CREPE TREE

EXISTING BURFORD HOLLY



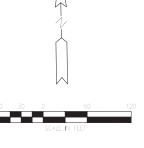
NEW LANDSCAPE ISLAND ADDED

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
RED OAK	QUERCUS VIRGINIANA	12	3" CAL.	AS SHOWN	BALLED/BURLAP
BOLD CYPRESS	Taxodium distichum	10	3" CAL.	AS SHOWN	BALLED/BURLAP
SWEETGUM	Liquidambar styraciflua	14	3" CAL.	AS SHOWN	BALLED/BURLAP

THIS LANDSCAPE PLAN WILL ONLY COMPLY LEWISVILLE CODE OF ORDINANCE CHAPTER 17.5 – IH-35E CORRIDOR OVERLAY DISTRICT / SEC 17.5-4 – CORE SU-DISTRICT REGULATIONS (1) TREES AND PLANT MATERIALS PER DIRECTION OF THE CITY PLANNER

CONTRACTOR TO MODIFY THE EXISTING IRRIGATION SYSTEM







WADE

ZION MARKET S. STIMMONS FREEWAY LEWISVILLE, TEXAS

2401

DLA2001.02X

L0.1