



Legislation Details (With Text)

**File #:** 18-0575      **Version:** 1      **Name:**  
**Type:** Agenda Item      **Status:** Regular Hearing  
**File created:** 3/19/2019      **In control:** City Council  
**On agenda:** 4/1/2019      **Final action:**

**Title:** Consideration of Five Alternative Standards to the IH-35E Corridor Overlay District Regarding Architecture and Landscaping Associated with Facade 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).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Memo, 2. Process Flow Chart, 3. Location Map, 4. Aerial Map, 5. ODB Minutes, 6. Narrative, 7. Elevation Exhibit, 8. Landscape Exhibit

| Date     | Ver. | Action By    | Action | Result |
|----------|------|--------------|--------|--------|
| 4/1/2019 | 1    | City Council |        |        |

**Consideration of Five Alternative Standards to the IH-35E Corridor Overlay District Regarding Architecture and Landscaping Associated with Facade 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).**

**ADMINISTRATIVE COMMENTS:**

Zion Market is a Korean grocery store and retailer that plans to renovate and open in the former Sears department store at Music City Mall. As part of the renovations, extensive facade changes are proposed. Per the IH-35E Corridor Overlay District, changes to street facing facades require compliance with the architectural and landscaping section of the Overlay District. The design and layout of the existing big-box structure and parking lot render compliance with some standards unfeasible; therefore, the following Alternative Standards are requested: a) to reduce the minimum required windows along the second floor from 25 percent to ten percent; b) to not plant trees symmetrically along all driveways and private vehicular routes; c) to space trees farther than 40 feet apart along the private vehicular route; d) to not provide a five-foot landscape strip between the sidewalk and parking lot with shrub row; and e) to not provide a ten foot wide landscape island with 50% plant cover every eight spaces. The five proposed Alternative Standards meet the general intent and purpose of the IH-35E Corridor Overlay District. The Overlay District Board recommended unanimous (7-0) approval of the five Alternative Standards on March 5, 2019.

**RECOMMENDATION:**

That the City Council approve the Alternative Standards as set forth in the caption above.

**AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, Planning Director