

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: August 18, 2025

SUBJECT: **Consideration of Three Alternative Standards to IH-35E Corridor Overlay District Standards Associated With Building Orientation, Secondary Walkways, and Loading Areas; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1,000 Feet West of North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Constellation REP, the Applicant, on Behalf of the Owner, Lewisville Dev LP P/S. (25-03-4-AltStd)**

BACKGROUND:

The property owner proposes to develop a greenfield site with two industrial buildings. Three alternative standards to the IH-35E Corridor Overlay District requirements are requested to address site specific constraints. A concept plan for this site was submitted on October 21, 2024, prior to the adoption of the supplemental standards for warehouse distribution and manufacturing uses. The current supplemental standards in effect would require the approval of a special use permit for the proposed development since the site is within 500 feet of lower-intensity uses. The Planning and Zoning Commission recommended unanimous approval (7-0) of alternative standards a) and b) on July 15, 2025 and recommended unanimous approval (7-0) of alternative standard c) on August 5, 2025.

ANALYSIS:

The following alternative standards are requested:

- a) to modify the building orientation of Building 1 in lieu of the orientation required by the Unified Development Code (UDC), Section VI.8.1.C.2.b, which is to be parallel to Valley Ridge Boulevard.

The IH-35E Corridor Overlay Transition Subdistrict standards requires all buildings to be parallel to the public street frontage. Valley Ridge Boulevard begins to curve at the western portion of the site. Due to site constraints and the size of the building, including a drainage area and a floodplain between the building and street on the southwest portion of the site, Building 1 is unable to be situated parallel to match the curve of the road. This alternative standard is being requested so that Building 1 matches the orientation of Building 2, which is parallel Valley Ridge Boulevard.

- b) to reduce the required minimum 12-foot-wide secondary walkway to 8 feet wide in front of Building 1 and to 10 feet wide in front of Building 2 as required by the UDC, Section VI.8.1.C.3.b, a 33% and 16.7% reduction respectively.

This alternative is requested to accommodate several site constraints, including the existing floodplain and drainage channel to the south and west of the site, an existing 48-inch Upper Trinity Regional Water District water line that is located 10 feet further south than record drawings have shown, and the existence of the Fox-Hembry Cemetery to the north. Furthermore, the 12-foot walkway standard was written with commercial mixed-use in mind. A reduction in the width of the walkway is appropriate for the intended use.

- c) to waive the required screening of the loading spaces from the Fox-Hembry Cemetery as required by the UDC, Section VI.8.1.C.6.a, a 100% reduction.

The current site plan shows the loading spaces at the north of the site, adjacent to the Fox-Hembry cemetery. The IH-35E Corridor Overlay Transition Subdistrict requires loading spaces to be screened from adjacent properties and public right-of-way with an 8-foot screening wall. The loading spaces, which are located on the north elevations of both buildings facing toward the cemetery, would not be properly screened by an 8-foot-tall wall because the proposed grade of the site is approximately 14.5 feet below the cemetery. A preexisting perimeter of trees surrounds the cemetery on the west, east, and south sides, effectively serving as a living screen. The developer will add a row of Nellie R. Stevens shrubs in areas where the tree canopy is lacking. The cemetery association has reviewed the requested alternative standard and has provided their approval for the change.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the three alternative standards as set forth in the caption above.