

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: July 7, 2026

SUBJECT: **Consideration of Three Alternative Standards Associated With Landscape Standards and Building Materials in the IH-35E Corridor Overlay Core Subdistrict; on 0.5211 Acres, Located at 1844 North Stemmons Freeway, Legally Described as Jeswood Addition, Lot 1, Block A; Zoned General Business (GB) District, as Requested by Mozharul Islam, of Civil Urban Associates, LLC., on Behalf of the Property Owner, Myasin Investments LLC. (Case No. 26-04-5-AltStd)**

BACKGROUND:

Floor N More is a flooring store with locations in Dallas, Rockwall, and Lewisville. The business owner is looking to expand the footprint and make improvements to its existing storefront in Lewisville. Due to existing site constrictions, they are requesting four alternative standards to help the site get closer to meeting current development code requirements.

ANALYSIS:

Requested Alternative Standards

- a) To allow parking within the landscape strip.

Section VI.8.1.B.4.a.6) of the IH-35E Corridor Overlay Core Subdistrict states that parking lots with frontage onto IH-35E shall provide a minimum 20' landscape strip between the public right-of-way and parking lot along that frontage. The applicant is requesting that some parking be located within this mandatory strip to accommodate minimum parking and fire lane width requirements.

- b) To reduce the required number of trees within the landscaping from seven to four, an approximate 43% reduction.

The landscape standards in the IH-35E Corridor Overlay Core Subdistrict stipulate that 1 tree per 40 linear feet be planted within the landscape strip (Section VI.8.1.B.4.a.6)) and that 1 tree per 8 parking spaces be planted within the parking lot (Section VI.8.1.B.4.a.8).(c)), totaling 7 trees required for the site. Due a 15' utility easement at the southern boundary, a 30' ingress/egress easement at the western boundary of the site, and a required fire lane, the applicant can only accommodate four total trees. These trees will be planted in the rear of the property, providing some additional tree cover to the city.

- c) To reduce the 80% brick or stone requirement on the west, east, and north facades.

The existing building is composed entirely of painted Concrete Masonry Units (CMUs). The new addition will include a front façade that will be 99% stone. The east and western facades will measure at 14% and 16% stone, respectively. The rear façade will have no stone. Staff finds these reductions reasonable due to compatibility with the existing structure.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the three Alternative standards as presented.