

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: January 26, 2026

SUBJECT: Consideration of an Alternative Standard to the Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping; on 8.086 Acres out of the E. Aday Survey Abstract Number 11; Located at 421, 451, 475, and 493 Bennett Lane, Zoned Light Industrial (LI) District, as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of LI Bennett 35 TX Owner LLC, the Developer (25-07-11-AltStd).

BACKGROUND:

Lovett Industrial, an industrial real estate developer, plans to combine four existing properties into one lot to build two buildings for warehouse distribution or manufacturing facilities. The redevelopment will address existing code violations and nonconforming uses on the current properties. The applicant is requesting an alternative standard to address site-specific development challenges.

ANALYSIS:

The developer is requesting approval of an alternative standard to reduce the minimum 50-foot landscape strip to a 10-foot landscape strip along the eastern boundary and along a portion of the north boundary and to 45 feet along a portion of the southern boundary, an 80% and 10% reduction, respectively.

Supplemental standards for Warehouse Distribution Facility and Manufacturing, Light Intensity require a 50-foot landscape strip along all public or private streets and any property line adjoining less intense uses (Section VII.3.24). Consequently, a landscape strip is required on the western, southern, and eastern boundaries of the property.

The developer proposes reducing the landscape strip on the east side to 10 feet to accommodate required on-site parking. Staff supports this reduction since the developer has obtained written support from the two owners of the adjoining properties. Approximately 160 feet of the eastern end of the north boundary adjoins City parkland, which contains approximately 28 acres and was dedicated to the City as part of the development of the Fed-Ex facility to the north. It is anticipated that this parkland, which is heavily wooded and traversed by a small stream, will be preserved in its natural state and may accommodate hike and bike trails in the future. Staff has no objection to this reduced landscape strip since it is adjacent to a very small portion of the parkland boundary at the extreme southwest corner of

the parkland and since the truck court for the proposed development will be in an interior configuration between the two proposed buildings situated near the center of the overall site.

Regarding the landscape strip on Bennett Lane, the portion of the site at 493 Bennett Lane contains five additional feet of right-of-way (ROW) compared to the other three parcels in this development. Therefore, the developer requests a reduction from the required 50-foot landscape strip to 45 feet for the width of the recessed ROW to maintain visual cohesion. Staff supports this reduction as it is compatible with the development and still meets the intent of the development code.

CITY STAFF'S RECOMMENDATION:

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