

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: June 16, 2025

SUBJECT: **Consideration of an Alternative Standard Associated With Landscaping Standards for Northside Air Conditioning; on 1.125 Acres, Located at 816 Office Park Circle, Legally Described as Hillside Office Park Addition, Lots 7, 8, and 9, Block C; Zoned Light Industrial (LI) District, as Requested by Jason Kilpatrick, of Ridinger Associates, Inc, on Behalf of LUCKY 13 INVESTMENTS LLC, the Property Owner (25-05-8-AltStd).**

BACKGROUND:

Northside Air Conditioning, an HVAC contractor operating in Lewisville since 2004, has relocated to 816 Office Park Circle, a site originally developed in 1999. To accommodate the business expansion, a new 3,500 square-foot metal building is proposed on the site. Due to the significant nature of these changes, an engineering site plan is required, along with compliance with Lewisville's current development standards. These standards mandate a 30-foot landscape buffer along the property line when masonry is not being utilized (10 feet when it is), including a canopy tree planted every 30 linear feet, an understory tree planted every 30 linear feet, and a continuous row of shrubs. The existing building on the site consists of a brick exterior; however, the proposed building will have a metal exterior, which requires the 30-foot landscape buffer along the entire frontage of the site. Given that the existing site conditions do not accommodate this standard buffer due to its parking lot location, the applicant is requesting an alternative standard to the landscape requirements. The Planning and Zoning Commission recommended unanimous approval (7-0) on May 20, 2025.

ANALYSIS:

Requested Alternative Standard: to allow a 9-foot landscape buffer for a portion of the site in lieu of the required 30-foot buffer.

Section VIII.3.4.B.2 of the Unified Development Code stipulates either a 30-foot landscape buffer or a reduction to 10 feet when at least 80% masonry veneer is utilized on the building. The existing site, developed in 1999, features a 9-foot buffer along approximately 125 feet of frontage adjacent to the parking lot. The applicant is providing the full 30-foot buffer for the remaining 169 feet of frontage and will plant all required trees on the property. Staff has no objection to this request, as the original site met all applicable development requirements at the time of its development, and all newly required trees will be planted on-site and the 30-foot buffer is provided in the area of expansion.

CITY STAFF'S RECOMMENDATION:

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