

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 15, 2024

SUBJECT: **Consideration of an Alternative Standard Related to Screening for a Proposed Service Contractor on a 1.27-Acre Lot, Legally Described as Hillside Office Park, Block C, Lot 10; Located at 820 Office Park Circle; Zoned Light Industrial (LI) District, as Requested by Hunter M. Muth, LandCare, LLC, on Behalf Nick England, England Trans Properties, LLC, the Property Owner. (Case No. 24-06-8-AltStd)**

BACKGROUND:

LandCare is a landscape service contractor proposing to operate out of 820 Office Park Circle. The business primarily functions as a lawn care service and is interested in this location as it provides an area to securely store the company fleet vehicles and trailers. Trailers are considered outdoor storage per Lewisville's Unified Development Regulations and must be screened from any public rights-of-way. The business is proposing an alternative standard to use live screening behind open style fencing in lieu of an opaque fence. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 18, 2024.

ANALYSIS:

The building at 820 Office Park Circle is zoned Light Industrial (LI) District, which allows 10% of the total lot area to be used for outside storage. Per Section VII.3.12 – Outside Storage of the Unified Development Code (UDC), outside storage not adjacent or within 25-feet of a public street shall be screened with a minimum six-foot (6') tall fence or screening wall

The following alternative standard is requested:

- a) to allow live screening in lieu of the required six-foot tall fence or screening wall

The applicant is proposing to use the existing tubular steel fence and plant shrubs that will grow up to six feet in height providing the screening necessary for the site. The site has an open-style gate that will remain as is, as allowed by the UDC. Staff has no objection to this request as the necessary screening will be provided without the need to remove the existing fence to replace it with a new opaque fence. If approved, the applicant is required to meet the UDC standards for live screening.

CITY STAFF'S RECOMMENDATION:

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