

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: August 3, 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, Legally Described as Jeswood Addition, Lot 1, Block A; Located at 1844 North Stemmons Freeway, Zoned General Business (GB) District, as Requested by Mozharul Islam, of Civil Urban Associates, LLC., on Behalf of Myasin Investments LLC, the Property Owner (Case No. 26-04-5-AltStd).**

BACKGROUND:

Floor N More is a flooring business with locations in Dallas, Rockwall, and Lewisville. The business owner proposes to expand the footprint and make improvements to the existing storefront. Other enhancements proposed for the site include the removal of the existing canopy, the removal of one of two driveways into the site, and the addition of a sidewalk along the IH-35E frontage road. Due to existing site constraints, the applicant is requesting three alternative standards to bring the site closer to current development code requirements. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 7, 2026.

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 on IH-35E shall provide a minimum 20-foot landscape strip between the public right-of-way and parking lot along that frontage. The applicant is requesting that parking be located within this mandatory strip to accommodate minimum parking and fire lane width requirements. Staff has no objection to this request since the existing building was constructed before the recent IH-35E widening and right-of-way acquisition leaving no other options for required parking spaces and fire lane.

- 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 one tree per 40 linear feet be planted within the landscape strip per Section VI.8.1.B.4.a.6) and that one tree per eight parking spaces be planted within the parking lot per Section VI.8.1.B.4.a.8).(c), totaling 7 trees required for the site. Due a 15-foot utility easement at the western boundary along the IH-35E frontage road, a 30-foot ingress/egress easement at the southern boundary, and a required fire lane, the applicant can only accommodate four total trees. The 30-foot ingress/egress easement along the southern boundary currently contains grass; however, trees cannot be planted within this easement since it provides the only point of access to the property to the rear of this site. The four proposed 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 north, south, and east facades.

The existing building is composed entirely of painted concrete masonry units (CMUs). The new addition will include a front façade that will contain 99% stone. The north and south facades will measure at 14% and 16% stone, respectively. The rear façade will have no stone. Staff finds these reductions reasonable in order to provide compatibility with the existing structure.

CITY STAFF’S RECOMMENDATION:

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