

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: September 15, 2025

SUBJECT: **Consideration of an Alternative Standard to the IH-35E Corridor Overlay District Standard Associated With Building Orientation; Located on 1.94 Acres at the Northwest Corner of IH-35E and FM 407; Legally Described as Blake C Bowen Addition, Block A, Lot 2B; Zoned Light Industrial (LI), as Requested by Daniel Stewart, of Development Engineering Consultants LLC, on Behalf of the Property Owner, Lewisville 407 & 35 P/S (25-07-10-AltStd).**

BACKGROUND

The property owner is seeking to subdivide the existing lot into two pad sites (Lot 2B-1 and Lot 2B-2). The western pad site (Lot 2B-1) will be developed into a Chipotle restaurant. In addition to its usual sit-in layout, the restaurant will have a drive-thru window on the west side of the building for mobile order pickup. To achieve a layout that accommodates two development sites, the developer is requesting an alternative standard to waive the building orientation requirement of the long side of the building to be placed parallel to the street. The Planning and Zoning Commission recommended unanimous approval (6-0) on September 2, 2025.

ANALYSIS

The requested alternative standard is to modify the required building orientation specified by the Unified Development Code Section VI.8.1.B.2.a by waiving the requirement that the long side of the building be parallel to FM 407.

The IH-35E Corridor Overlay Core Subdistrict standards require that buildings with frontage on an arterial street must have the longer side of the building parallel to the street. The proposed subdivision of the existing lot into two development sites creates a new narrow lot that prevents the longer side of the building from being oriented toward FM 407. The developer has confirmed that changing the proposed lot layout would severely impact the development potential of the eastern lot. Instead of altering the orientation of the building or lot shape to comply with the standards, the developer has proposed adding a canopy that extends across the western drive-thru window and eastern side entrance to help give the building a wider visual appearance as seen from FM 407. The columns supporting the canopy will be wrapped in brick, also contributing to scale and massing of the building. A similar technique was used for the Dutch Bros on Hebron Parkway, for which a similar alternative standard was approved.

CITY STAFF'S RECOMMENDATION

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