

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: May 19, 2025

SUBJECT: **Consideration of an Alternative Standard Associated With Landscaping Standards for Starship Bagel; on 10.807 Acres, Located at 1108 West Main Street, Legally Described as Main Valley Shopping Center Addition, Lot 1, Block A; Zoned Local Commercial (LC) District, as Requested by Oren Salomon, of Starship Bagel, on Behalf of the Owner, 15-85 Properties LLC. (25-03-3-AltStd)**

BACKGROUND:

Starship Bagel, an award-winning bagel shop and bakery located in the Main Valley shopping center, has experienced success and growth, leading to space constraints. In addition to selling bagels and bagel sandwiches at this location, they produce bagels for two other north Texas locations. Recently, they placed a shipping container behind the building to store non-perishable items. This constitutes unpermitted outside storage, which the Local Commercial (LC) zoning district does not allow. Another business in the shopping center previously used a shipping container for seasonal needs but has since removed it. While Starship Bagel desires to expand at their current location, the adjacent tenant spaces are occupied.

The applicant proposes to transform the shipping container into a permanent structure by bolting it down, adding exterior finish and a roof, and creating an accessible entry. Due to its size, this transformation does not require an engineering site plan for the property; however, the structure must meet applicable standards. The converted shipping container will comply with the International Building Code, but the Unified Development Code (UDC) mandates a 30-foot landscape buffer, which the site does not currently meet. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 6, 2025.

ANALYSIS:

Requested Alternative Standard:

To allow a new structure on a site that does not meet the landscape standard.

The UDC, Section VIII.3.4.B.2 requires either a 30-foot landscape buffer or a reduction to 10 feet with the use of 80% brick veneer. The building's location at the rear means it will not be visible to traffic on West Main Street or South Valley Parkway, nor to people in the shopping center's parking lot; however, the neighborhood to the south will see the structure because no screening wall exists. The adjacent automotive use will also have a view of the structure. At the time of the original development, a screening wall was not required. A screening wall

would become necessary if a new engineering site plan were required due to a building addition of 5,000 square feet or more. The proposed exterior finish and coloring of the modified structure will better integrate it with the rear of the shopping center. Please see the attached illustration for more details regarding exterior finish.

CITY STAFF'S RECOMMENDATION:

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