

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** December 4, 2023

**SUBJECT:** **Consideration of Three Alternative Standards Associated With Building and Envelope Standards, Landscape Standards and Architectural Standards for a Commercial Development; Located at 1181 South Stemmons Freeway, Legally Described as 0.181 Acres out of the E. Aday Survey Abstract Number 11; Zoned General Business (GB) District, as Requested by Andrew Yu, of Triangle Engineering LLC, on Behalf of Micheal Shea, of MDS Capital LLC, the Applicant. (23-08-10-ALTSTD)**

### BACKGROUND:

MDS Capital proposes a new commercial development at 1181 S. Stemmons, which previously housed a Waffle House restaurant before the building was demolished with the TxDOT IH-35E right-of-way acquisition. A total of four alternative standards are requested with the new development. The Overlay District Board unanimously approved (7-0) the following alternative standard on November 7, 2023:

- 1) to allow a six-foot build-to zone in lieu of the 10-foot maximum along the IH-35E frontage road.

The Overlay District Board recommended unanimous (7-0) approval of the other three remaining alternative standards.

### ANALYSIS:

1181 South Stemmons Freeway is located in the Central Core Sub-District of the IH-35E Overlay District. The applicant is proposing a new commercial development with access to both SH 121 Business and the IH-35E frontage road. This development consists of a 2,400 square foot building which can house either one or two retail businesses. The owner, which owns several restaurants in Downtown Plano, is contemplating a restaurant in all or part of the proposed building. The right-of-way adjacent to the northern boundary of the subject site will contain a semi-circular right-turn bay with a grassy area between the turn bay and property line. A schematic showing the ultimate layout of the reconstructed interchange is attached.

#### *Requested Alternative Standards:*

- a) to allow the building facade to be placed perpendicular to the public street.

Section VI.8.1.B.2.a.1) of the Overlay Sub-District Building Envelope Standards requires that building fronts and sides be placed parallel to adjacent public streets

to the extent practical with the highest priority placed on the front facade of the building. This development is located on a rectangular parcel of land with the short ends of the site adjacent to the public rights-of-way. The building is placed to engage the intersections of SH 121 Business and IH-35E frontage, and placing the long end of the building adjacent to the road will severely limit the developable area. Staff has no objection to this request due to the unique geometry of the site.

- b) to allow a parking lot along the IH-35E Frontage Road with a 10-foot landscape buffer in lieu of the required 20-foot buffer

Section VI.8.1.B.4.a.6) of the Overlay Sub-District Landscaping Standards requires a 20-foot landscape buffer when there is a parking lot adjacent to the IH-35E frontage road. Requiring a 20-foot buffer will severely limit the developable area of this 145-foot-long site. Staff has no objection to this request due to the unique geometry of the site.

- c) to allow the building facade to be 48% brick or stone on the north side, 75% on the west side and 70% on the south side in lieu of the required 80%.

Section VI.8.1.B.3.c.1) of the Overlay Sub-District Building Envelope Standards requires that all building elevations contain 80% brick or stone facades. The applicant is proposing a modern design with fiber-cement-board wood-like siding, brick and stucco. Staff has no objection to the elevations as presented as they contain good articulation and quality materials.

The proposal is in alignment with several long-range plans that focus on this general area. The Lewisville 2025 Vision Plan identifies this intersection as one of several identity focal points within the City that is ripe for reinvestment and redevelopment due to the ongoing reconstruction of IH-35E through Lewisville. The IH-35E Corridor Redevelopment Plan also promotes new infill development at major intersections to stimulate additional investments. The ongoing SH Business 121 Corridor Plan is currently in the analysis and public input phase of the project, which will identify strategies to accelerate redevelopment and implement safety and beautification improvements along the entire corridor and specifically at primary intersections such as the IH-35E intersection.

**CITY STAFF'S RECOMMENDATION:**

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