

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: January 21, 2025

SUBJECT: **Consideration of Three Alternative Standards Related to Architectural Standards in the IH-35E Corridor Overlay District; on a 1.13-Acre Portion of Huffines Chevrolet Warehouse Addition, Block A, Lot 1; Located on the South Side of Bennett Lane, Approximately 890 Feet East of IH-35E; Zoned Light Industrial (LI) District, as Requested by Trent Clark, of A Plus Desing Group, the Architect, on Behalf of Huffines Lewisville Property LP, the Property Owner (Case No. 25-01-1-AltStd).**

BACKGROUND:

Huffines Chevrolet is a large automotive dealership located off the IH-35E frontage road. The applicant is subdividing a portion of the dealership for an auto parts storage building which lies in the IH-35E Corridor Overlay Core Sub-District, and as such has enhanced requirements to the design requirements. The applicant is requesting alternative standards to the architectural requirements for three of the proposed elevations. This project was first discussed on May 24, 2023 and the Engineering Site Plan application was first made in April of 2024.

ANALYSIS:

To proceed with the permitting process, the property must comply with all standards specified by the UDC, including section VI.8 referenced above.

Requested Alternative Standards:

- a) To allow 95% Masonry and 1.3% Brick in lieu of the 80% Brick or Stone requirement on the South facade, a 98.375% reduction
- b) To allow 80% Masonry and 17% Brick in lieu of the 80% Brick or Stone requirement on the East facade, a 78.75% reduction
- c) To allow 83% Masonry and 14% Brick in lieu of the 80% Brick or Stone requirement on the East facade, a 82.5% reduction

Bennet Lane is a street that serves many industrial users with primarily metal and tilt wall buildings. Huffines Chevrolet is subdividing a portion of their lot which currently serves as overflow dealership vehicles to be an auto parts storage. The front elevation of this building meets all IH-35E Overlay architectural standards. The side and rear elevations are largely screened from view of the public right-of-way and are primarily constructed out of concrete masonry unit (CMU) blocks. CMU blocks do not meet the brick or stone requirements of the IH-35E Overlay District. Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission recommend approval of Alternative Standard as presented.