

## **MEMORANDUM**

**TO:** Planning and Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** December 2, 2025

**SUBJECT:** **Consideration of an Alternative Standard Associated With Landscaping for a Restaurant on Approximately 1.99 Acres; Legally Described as a Portion of Bennigan's Addition, Block A, Lot 1A-R; Located at 2290 South Stemmons Freeway, Zoned General Business (GB) District, as Requested by Warren Hilla of Dynamic Engineering Consultants, PC, on Behalf of Tweaker Energy Corp, the Property Owner. (25-10-14-ALTSTD)**

### **BACKGROUND:**

2290 South Stemmons was the site of a restaurant that has been vacant since being impacted by the IH-35E highway widening. The applicant is proposing to bring this site back into compliance for a future restaurant and is requesting an alternative standard to the landscape requirements of the IH-35E Overlay District Core Subdistrict.

### **ANALYSIS:**

One alternative standard is being requested:

- a) to reduce the required twenty-foot buffer adjacent to the IH-35E frontage road to a 16-foot landscape buffer, a 20% reduction

The IH-35E Overlay District Core Subdistrict requires a twenty-foot landscape buffer when adjacent to the frontage road. The applicant is proposing to provide a 16-foot buffer while still meeting all other landscape requirements, including providing a shade tree every 40 feet and a continuous row of shrubs. Staff has no objection to this request as the four-foot reduction to this buffer will allow non-emergency vehicular access in front of the building. As the applicant is requesting a 20% reduction to the standard, the Planning and Zoning Commission has the authority to approve the request.

### **CITY STAFF'S RECOMMENDATION:**

That the Planning and Zoning Commission approve the alternative standard as set forth in the caption above.