

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Grace Martin-Young, Planner I

DATE: September 3, 2024

SUBJECT: **Consideration of an Alternative Standard Associated With Building, Envelope and Architectural Standards for two Restaurants on Approximately 2.081-Acres, out of the Hebron Lakepointe Addition, Lots 4R & 5, Block A, Zoned General Business (GB) District, Located on the South Side of Hebron Parkway, Approximately 200 Feet East of Lakepointe Drive, as Requested by Tom Rud, id GROUP, on Behalf of CFT NV Developments LLC, the Property Owner. (24-08-13-AltStd)**

BACKGROUND:

CFT NV Developments LLC intends to develop two lots located along Hebron Parkway. The western lot will be leased to Panda Express for a quick-service chain restaurant. The eastern lot does not yet have a confirmed tenant, but another quick service restaurant is expected to align with the setbacks and style of the three adjacent quick-service restaurants to the west, including, the existing Jason's Deli and Taco Casa and the planned Dutch Bros.

Earlier this year, the Planning and Zoning Commission recommended, and the City Council approved, a similar alternative standard for the Dutch Bros site, which abuts the property on the west. This property is located within the I-35 Overlay Design District and borders the levy district to the south.

The Unified Development Code section IX.4.8.C.2. requires that trails be a minimum of ten feet wide, or twelve feet were called for by the parks master plan which may be reduced by the Parks Director. During the plan review process for the CFT development, the Parks Director approved a reduction from the Trail Master Plan's recommended 14-foot easement and 12-foot paved trail to a 10-foot easement and 8-foot paved trail. To mitigate this reduction, the developer plans to gradually increase the trail width to connect fully with the adjoining trail to the west and plant an additional 14 canopy trees along the trail to provide shading and eight (8) light fixtures enhance the user experience. These pedestrian amenities combined with those proposed below in accordance with this alternative standard will create a meaningful trail that will increase the user experience.

ANALYSIS:

Requested Alternative Standard:

- a) To provide enhanced pedestrian amenities in lieu of requiring the longest side of the building to be oriented towards the highest category roadway.

The Unified Development Code (UDC) VI.8.1.C. requires that the longest side of a building be oriented towards the street to provide visual interest and engagement with the street frontage within the design district. To meet these objectives, the applicant has proposed enhanced pedestrian facilities along the trail easement at the rear of the property. The development also contributes to these elements by complying with all other façade standards and adding a mural, further enhancing the street view's attractiveness.

Further, Hebron Parkway is a high-speed traffic roadway, and the rear of the property is called out in the Trail Master Plan. In essence, the proposed alternative standard flips the pedestrian focus from the front to the rear of the lot where the applicant proposes to provide a total of four (4) picnic tables and two (2) trash receptacles on the development. Two (2) picnic tables and one (1) trash receptacle will be present on each of the CFT lots. This alternative standard is applicable to the whole of the development, and the proposed pedestrian amenities across both lots will be called out on the engineering site plan and must be implemented to be approved for a certificate of occupancy.

Given the development pattern across this block of Hebron Parkway, another quick service food user is anticipated to develop on the eastern lot as shown in the concept plan. By addressing the entire development with one alternative standard package, the site improvements will be completed concurrently which will allow the tree canopy to mature at the same rate, and a continuous trail to be provided from the street frontage at Hebron Parkway all the way through the Dutch Bros site to the west. Overall, enhancing the user experience of the trail.

This alternative standard is granted for the Panda Express and a future quick service restaurant with circulation as defined on the concept plan. Should the future development differ from what is proposed on the concept plan, this alternative would no longer apply and the applicant would need to re-apply.

The proposed deviation meets the criteria for approval outlined in Section IV.4.9 of the UDC, maintains consistency with the comprehensive plan, and enhances the overall aesthetic and environmental quality of the development. The requested alternative standard is consistent with the purpose and intent of the UDC, as well as the comprehensive plan. It maintains harmony with the overall objectives of the General Business zoning district and does not negatively impact adjacent properties. The enhanced pedestrian amenities, in conjunction with those provided by the Dutch Bros property, create a meaningful green space and walking path. This supports the "Lewisville 2025 'big move' of 'extending the green'" by improving carbon sequestration, shading, and tree canopy coverage.

CITY STAFF'S RECOMMENDATION:

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