

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Michele Berry, Planning Manager

DATE: May 6, 2025

SUBJECT: **Consideration of One Alternative Standard Associated 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 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 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 siding 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 can comply with the International Building Code. Nevertheless, the Unified Development Code (UDC) mandates a 30-foot landscape buffer, which the site does not currently meet. Furthermore, the proposed cladding will not be masonry, one method to reduce the landscape buffer to ten feet for buildings of this size along Main Street. For reference, when Smoothie King redeveloped a small building at the front of this lot, they used 80% brick.

ANALYSIS:

Requested Alternative Standards

- a) To allow a new structure that does not meet the landscape standard.

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 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 siding and coloring of the new structure will better integrate it with the rear of the shopping center.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the alternative standard as presented.