

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 1, 2024

SUBJECT: **Consideration of Two Alternative Standards Related to Landscape Islands and Tree Variety for a Proposed Warehouse Building Expansion on a 0.53-Acre Lot, Legally Described as Watson Properties Addition, Block A, Lot 2; Located at 960 North Mill Street; Zoned Light Industrial (LI) District, as Requested by Blaze Bownds, Kimley-Horn, on Behalf JBMS Realty LLC, the Property Owner. (Case No. 24-04-7-AltStd)**

BACKGROUND:

The warehouse at 960 North Mill Street was originally built in 1997 and is currently used as a tile and plaster service contractor. The property owner is seeking to expand the warehouse on the eastern and western portions of the building. This expansion requires that the entire site be brought up to Lewisville's current development standards, which requires more landscaping than was originally provided on the site. The applicant is seeking alternative standards to reduce the landscape requirements. The Planning and Zoning Commission recommended unanimous approval (5-0) on June 4, 2024.

ANALYSIS:

The warehouse at 960 North Mill Street does not have frontage on a public right-of-way and is served by an access easement. Per Chapter VIII.3 – Landscaping Standards of the Unified Development Code, the only landscaping required when there is no street frontage is within the parking lot with a landscape island required at the end of all rows of parking spaces and at a ratio of one (1) landscape island for every 15 parking spaces or fraction thereof. Due to the site layout being tightly constrained by its unique and constrained geometry, and fire lane requirements, the following alternative standards are requested:

- a) to waive the landscape island requirement at the end of each row of parking;

The proposed warehouse expansion requires nine parking spaces on the property. Due to the constrained site geometry, the required spaces are being provided within two rows of parking would require four landscape islands and surrounded by the required fire lane; however, only one tree is required per the ratio of one tree for every 15 parking spaces.

The irregular geometry of the property along with the location of the required fire lane contributes to the difficulty of installing the required islands. The amount of sitework required is not proportional

to the improvements proposed and makes the site layout severely constrained. Additionally, meeting the code as written would require four new concrete cuts in the existing concrete and irrigation to be laid between these islands, which is virtually impossible due to the stated constraints.

A second alternative standard is requested as recommended by Lewisville's Parks and Recreation Department:

- b) to allow an understory tree in lieu of the required shade tree.

Lewisville's Park Department's new Urban Forester determined that the existing planting location provided will not allow the healthy growth of a shade tree and recommends that an understory tree such as a Mexican Plum or Eastern Red Bud is better suited for the location.

The original approved site plan featured a single tree planted near the building entrance. Staff finds that planting an understory tree in the location originally approved will meet the intent of the UDC landscape requirements.

CITY STAFF'S RECOMMENDATION:

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