

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: May 6, 2025

SUBJECT: **Consideration of One Alternative Standard Associated with Landscaping Standards for Sam's Club; on 10.51 Acres, Located at 751 West Main Street, Legally Described as Valley Ridge Business Park West, Lot 4-R1R, Block C; Zoned General Business (GB), as Requested by Coby Chambliss, of Kimley-Horn, on Behalf of the Owner, Wal-Mart Stores #18-6381. (25-04-6-AltStd).**

BACKGROUND:

Sam's Club is requesting an alternative standard with an update the landscape islands in the parking lot. The plans show a mix of two types of river rock replacing all of the grass turf in each island. The proposed changes are consistent with what they have done at other Sam's Clubs around the metroplex.

ANALYSIS:

Requested Alternative Standard

- a) To reduce the required 50% plant cover in each landscape island to 0%, a 100% reduction.

Section VI.8.1 and Section VIII.3.4 both require that parking lot landscape islands be a minimum of 50% plant cover. An alternative is being requested to reduce water usage and maintenance on site. The Sam's Club landscaping is currently legal non-conforming. Removing the plant cover in the islands would increase the degree of non-conformity, which is not allowed per the development code. In exchange for permitting 100% river rock in the landscape islands, Sam's Club proposes adding 16 more trees to the site. These trees will add more canopy and shade in the parking lot, reducing the heat island effect.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Alternative Standard.