

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: July 15, 2025

SUBJECT: Tabled Item: Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Secondary Walkways, Loading Areas, and Building Orientation; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1000 Feet West of North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial (LI) District, as Requested by Iris Herrejon, of Kimley-Horn, on Behalf of the Owner, Constellation REP. (25-03-4-AltStd)

BACKGROUND:

The property owner is seeking to develop a greenfield site into two industrial properties. The developer is requesting three alternative standards to the I-35E Corridor Overlay district standards to address site specific constraints. A concept plan for this site was submitted on October 21, 2024, vesting the project to the code prior to the adoption of the supplemental standards for warehouse distribution and manufacturing uses.

ANALYSIS:

The following alternative standards are requested:

- a) To reduce the required minimum 12-foot-wide secondary walkway to 8-foot wide in front of Building 1 and to 10-foot-wide in front of Building 2 as required by Section VI.8.1.C.3.b, a 33% and 16.7% reduction.

This alternative is requested to accommodate several site constraints, including the existing floodplain and drainage channel to the south and west of the site, an existing 48-inch UTRWD water line that is located 10 feet further south than record drawings have shown, and the existence of the cemetery to the north. Furthermore, the 12-foot walkway standard was written with commercial mixed-use in mind. A reduction in the width of the walkway is compatible with the intended use.

- b) To waive the required screening of the loading spaces from the cemetery as required by Section VI.8.1.C.6.a, a 100% reduction.

The current site plan shows the loading spaces at the north of the site, adjacent to the Fox-Hembry cemetery. The I-35E Corridor Overlay Transition Subdistrict requires loading spaces to be screened from adjacent properties and public right-of-way with an 8-foot screening wall. The loading spaces, which are located at the north of the property adjacent to the cemetery, would not be properly screened by an 8-foot-tall wall because the proposed grade of the site is approximately 14.5 feet below the

cemetery. Additionally, a preexisting perimeter of trees surrounds the cemetery on the west, east, and south sides, effectively serving as a living screen. The cemetery association that maintains the cemetery is considering a letter of support for this alternative standard request. Staff has been in correspondence; however, the board of the association has yet to discuss the item and consider its support at the time of this staff memo.

- c) To modify the building orientation of Building 1 in lieu of the orientation required by Section VI.8.1.C.2.b to be parallel to Valley Ridge Boulevard.

The I-35E Corridor Overlay Transition Subdistrict standards requires all buildings to be parallel to public street frontage. Valley Ridge Boulevard begins to curve at the western portion of the site. Due to site constraints and the size of the building, including drainage and a FEMA floodplain between the building and street on the southwest portion of the site, Building 1 is unable to be parallel to match the curve of the road. This alternative is being requested so that Building 1 matches the orientation of Building 2, which is parallel Valley Ridge Boulevard.

CITY STAFF’S RECOMMENDATION:

That the Planning and Zoning Commission table this item to the August 5, 2025 Planning and Zoning Commission meeting.