

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: May 20, 2025
SUBJECT: **Consideration of One Alternative Standard Associated with Landscaping Standards for Northside Air; on 1.125 Acres, Located at 816 Office Park Circle, Legally Described as Hillside Office Park Addition, Lot 7, Block C; Zoned Light Industrial (LI) District, as Requested by Jason Kilpatrick, of Ridinger Associates, Inc, on Behalf of the Owner, LUCKY 13 INVESTMENTS LLC (25-05-8-AltStd)**

BACKGROUND:

Northside Air Conditioning, an HVAC contractor operating in Lewisville since 2004, has relocated to 816 Office Park Circle, a site originally developed in 1999. To accommodate business expansion, they propose constructing a new 3,500 square-foot metal building on their site. Due to the significant nature of these changes, an engineering site plan is required, along with compliance with Lewisville's current development standards. These standards mandate a 30-foot landscape buffer along the property line, including a canopy tree planted every 30 linear feet, an understory tree planted every 30 linear feet, and a continuous row of shrubs.

Given that the existing site conditions do not accommodate this standard buffer due to its parking lots location, the applicant is requesting an alternative to the landscape requirements.

ANALYSIS:

Requested Alternative Standards

- a) To allow a 10-foot landscape buffer for a portion of the site in lieu of the required 30-foot buffer.

Section VIII.3.4.B.2 of the city's development standards stipulates either a 30-foot landscape buffer or a reduction to 10 feet when at least 80% masonry veneer is utilized on the building. The existing site, developed in 1999, features a 10-foot buffer along approximately 125 feet of frontage adjacent to the parking lot. The applicant is providing the full 30-foot buffer for the remaining 169 feet of frontage and will plant all required trees on the property. Staff has no objection to this request, as the original site met all applicable development requirements at the time of its development, and all newly required trees will be planted on-site and the 30-foot buffer is provided in the area of expansion.

CITY STAFF'S RECOMMENDATION:

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