

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 16, 2025

SUBJECT: **Consideration of Two Alternative Standards to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping and to IH-35E Corridor Overlay District Standard Associated With Building Materials; on 8.086 Acres, Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, Out of the E. Aday Survey Abstract Number 11; Zoned Light Industrial (LI), as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of the Owner, LI Bennett 35 TX Owner LLC. (25-07-11-AltStd)**

BACKGROUND:

Lovett Industrial, an industrial real estate developer, plans to combine four existing properties into one lot to build two warehouse distribution or manufacturing facilities. The redevelopment will address existing code violations and nonconforming uses on the current properties. The applicant is requesting two alternative standards to alleviate site-specific development challenges.

ANALYSIS:

The following alternative standard may be approved by the Planning and Zoning Commission:

- a) To reduce the minimum 10% brick or stone on non-street-facing façades as required by Section VI.8.1.C.3.c., to 8% on the east façade of building 1 and 7% on the west façade of building 2, a 27% and 31% reduction, respectively.

The developer is requesting a reduction on these façades where the loading area is located. This area experiences the most amount of building wear and tear from the loading and unloading of trucks. The developer proposes increasing the amount of brick and stone on all other facades instead, exceeding the minimum required brick and stone overall.

The following alternative standard requires final approval from the City Council:

- b) To reduce the minimum 50-foot landscape strips to a 10-foot landscape strip on the eastern boundary and to 45 feet on a portion of the southeastern boundary, an 80% and 10% reduction, respectively.

Supplemental standards for Warehouse Distribution Facility and Manufacturing, Light Intensity require a 50-foot landscape strip along all public or private streets and any

property line adjoining less intense uses (Section VII.3.24). Consequently, a landscape strip is required on the western, southern, and eastern boundaries of the property.

The developer proposes reducing the landscape strip on the east side to 10 feet to accommodate required on-site parking. Staff supports this reduction because the developer has obtained written support from the two owners of the adjoining properties.

Regarding the landscape strip on Bennett Lane, the property at 493 Bennett Lane is slightly recessed from the other three parcels in this development. Therefore, the developer requests a reduction from the required 50-foot landscape strip to 45 feet for the width of the recessed parcel to maintain visual cohesion. Staff supports this reduction as it is compatible with the development and still meets the intent of the development code.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the alternative standard for the building materials and recommend approval of the alternative standard for the landscaping strips as presented.