

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: September 2, 2025

SUBJECT: **Consideration of an Alternative Standard to the IH-35E Corridor Overlay District Standard Associated With Building Orientation; on 1.94 Acres, Located on the Northwest Corner of IH-35E and FM 407; Legally Described as Blake C Bowen Addition, Block A, Lot 2B; Zoned Light Industrial (LI), as Requested by Daniel Stewart, of Development Engineering Consultants LLC, on Behalf of the Property Owner, Lewisville 407 & 35 P/S. (25-07-10-AltStd)**

BACKGROUND:

The property is seeking to subdivide the lot into two pad sites (Lot 2B-1 and Lot 2B-2). One pad site (Lot 2B-1) will be developed into a Chipotle restaurant. In addition to its usual sit-in layout, the Chipotle will have a drive-through on the west side of the building for mobile order pickup. The developer is requesting an alternative standard for the building orientation not to have the long side parallel to the street in order to achieve their desired layout for the two proposed lots.

ANALYSIS:

- a) To modify the building orientation in lieu of the orientation required by Section VI.8.1.B.2.a to have the longer side of building parallel to FM 407.

The I-35E Corridor Overlay Core Subdistrict standards require that buildings with frontage on an arterial street to have the longer side of the building parallel to the street. The proposed subdivision into two lots, creates a narrow Lot 2B-1 and prevents the longer side of the building from being orientated facing FM 407. The developer says that they cannot change this proposed lot layout due to land use feasibility for the remaining lot. In lieu of altering the orientation of the building or lot to comply with the standards, the developer has proposed adding a canopy that extends across the drive-through window and side entrance to help give the building a longer visual appearance adjacent to FM 407. The columns holding up the canopy will be wrapped in brick, also contributing to appearance. A similar technique was used for the Dutch Bros on Hebron Parkway, for which a similar alternative standard was approved.

CITY STAFF'S RECOMMENDATION:

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