

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: August 5, 2025

SUBJECT: **Tabled Regular Hearing: Consideration of One Alternative Standard to I-35E Corridor Overlay District Standards Associated With Screening Loading Areas; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1,000 Feet West of the Intersection of Valley Ridge Boulevard and 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 requested 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. Two of the three requested alternative standards were approved at the Planning & Zoning Commission meeting on July 15, 2025. The third standard, regarding the screening of the loading areas, was tabled as staff was waiting for written and signed support from the board of the adjacent cemetery. The cemetery relayed their signed letter of support on July 23, 2025.

ANALYSIS:

The following alternative standard is requested:

- a) 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 has expressed written support of the project.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the item as presented.