

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Tim Ippolito, Fire Marshal

VIA: Claire Swann, Assistant City Manager

DATE: July 19, 2018

SUBJECT: Consideration of a Variance to the Code of Ordinances of the City of Lewisville, Texas, Chapter 6, Article IV (Landscape Requirements), Section 6-123 (b), Regarding Landscape Trees, for the Thrive Project, Located at 1950 South Valley Parkway, as Requested by City Staff.

BACKGROUND

The City is beginning to construct the Thrive facility located at 1950 South Valley Parkway. The variance will allow for trees to be planted in alternative locations than is required by the ordinance.

ANALYSIS

The City's Code of Ordinances requires a minimum of a ten-foot landscape strip along all street frontages for a new development, with one tree required for every 500 square feet of landscape strip. This would total approximately twenty trees along West Corporate Drive.

On South Valley Parkway, the landscape strip and related trees that would normally be required would have to be located underneath overhead utilities, therefore, staff is in favor of this variance.

The landscape plan for Thrive calls for approximately 130 trees on the site. This far exceeds the minimums required by our ordinances. Staff believes that the location and number of trees more than satisfies the intent of the code.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the variance as set forth in the caption above.