

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, Planning Director

DATE: March 16, 2020

SUBJECT: Consideration of One Alternative Standard to the IH-35E Corridor Overlay District Section 17.5-4 Related to the Amenity Zone Landscaping Requirements Associated With a Proposed Coffee Shop on a 0.53-Acre Lot Located on the South Side of West Main Street (FM 1171) Approximately 300 Feet West of South Edmonds Lane, Legally Described as Valley Square Addition, Block A, Lot 7; Zoned General Business (GB) District, as Requested by Clay Cristy, of Clay Moore Engineering, on Behalf of LRIC Lewisville, LP, the Property Owner (Case No. ODB-2020-02-01).

BACKGROUND:

The proposed development, which is located in front of the 24-Hour Fitness on West Main Street, lies within the IH-35E Corridor Overlay Core Sub-District and is subject to enhanced design requirements. Alternative Standards may be approved if the Council finds that a hardship or practical difficulties may result from strict compliance with the Overlay District regulations, provided that such exception shall not have the effect of nullifying the intent and purpose of the regulations. Two alternative standards were requested a) to allow canopy trees to be planted on the private property side within a five-foot landscape area and b) to allow an existing four-foot wide sidewalk to remain with the condition the existing shrub row is maintained. The Overlay District Board recommended unanimous approval (6-0) of Alternative Standard a) on March 3, 2020. The Overlay District Board also gave final approval of Alternative Standard b), which does not require City Council action.

ANALYSIS:

151 Coffee plans to construct an approximately 759 square feet coffee shop with a drive-thru canopy on each side. Per the IH-35E Corridor Overlay District, the development must comply with all standards in the Core Sub-District. The limited width of the existing TxDOT Right-of-way (ROW) along West Main Street creates practical difficulties with two standards; therefore, Alternative Standards are requested.

Building and Envelope Standards

The engineering site plan is attached and shows the orientation of the building and the proposed parking and access. The building placement, location and setback meets the framework plan facing both street fronts and being parallel to adjacent streets.

Architectural Standards

The proposed building consists of 100% masonry which exceeds the 80% requirement. The building design and materials meet all other architectural standards and material requirements.

Landscaping

151 Coffee is providing five canopy trees, two parking lot trees and one additional shade tree along Main Street. This meets the required tree count per the Overlay District standards. The ordinance requires any landscaping to be located in the Amenity Zone, which is defined as a portion of property located in the Public Right-of-way between the curb and property line. Due to the limited width of the existing TxDOT ROW, the required trees are proposed to be planted on private property adjacent to the Right-of-way.

Street and Streetscape Standards

The applicant plans to add new sidewalks along the private drive per the framework plan. At the corner of the intersection, existing enhanced landscaping will be modified and preserved. One shade tree and additional hedges will be provided along the private drive. The applicant plans to provide a trash receptacle and a bike rack to meet the pedestrian amenities requirement.

The applicant has requested an alternative standard to allow the existing 4-foot sidewalk to remain. A healthy and mature shrub row runs approximately 180 feet along the West Main Street frontage immediately adjacent to the existing 4-foot wide sidewalk. To preserve the existing robust hedge row, staff is in support of keeping the 4-foot sidewalk in this case in lieu of removing the existing shrub to construct a new 5-foot wide sidewalk.

Alternative Standards

The applicant has requested two Alternative Standards in conjunction with the new development and required landscape improvements. Staff has no objections to either of these Alternative Standard requests.

Alternative Standard for Council Consideration:

- a) to allow canopy trees to be planted on private property within a five-foot wide landscape area between the Sidewalk and Parking Lot due to the limited width of the TxDOT ROW. Section 17.5-4 (d) (1)d requires canopy trees to be planted within the required Amenity Zone. The Overlay District Board voted 6-0 to recommend approval of this request.

Alternative Standard Approved by the Overlay District Board on March 3, 2020:

- b) to allow the existing 4-foot sidewalk along West Main Street to remain, which is a 20% reduction from the requirement, in order to preserve the existing robust hedge row lieu of the 5-foot sidewalk required in Section 17.5-4 (e)(4) & (5). Staff is in support of keeping the 4-foot sidewalk in this case. The Overlay District Board voted 6-0 to approve this request on March 3, 2020. No Council action is required.

RECOMMENDATION:

That the City Council approve the requested alternative standard as set forth in the caption above.