



Legislation Details (With Text)

File #: 24-3328 **Version:** 1 **Name:**

Type: Agenda Item **Status:** Regular Hearing

File created: 2/19/2024 **In control:** City Council

On agenda: 3/4/2024 **Final action:**

Title: Consideration of Four Alternative Standards Related to Building Setbacks, Parking Layout, Driveway Location, and Streetscape for a Proposed Commercial Building on a 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located at the on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH-35E; Zoned Light Industrial (LI) District, as Requested by Larry Cates on Behalf of Lewisville 407 & 35 Partnership, the Property Owner (Case No. 24-02-2-AltStd).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo - Alt. Stds. Justin Rd. 2024.02.pdf, 2. Location Map - Alt. Stds. Justin Rd. 2024.02.28, 3. Aerial Map - Alt. Stds. Justin Rd. 2024.02.28, 4. P&Z Minutes - Alt. Stds. Justin Rd. 2024.02.pdf, 5. Request Letter - Alt. Stds. Justin Road 2024.02.20, 6. Exhibit - Alt. Stds. Justin Road 2024.02.20

Date	Ver.	Action By	Action	Result
3/4/2024	1	City Council		

Consideration of Four Alternative Standards Related to Building Setbacks, Parking Layout, Driveway Location, and Streetscape for a Proposed Commercial Building on a 3.29-Acre Lot, Legally Described as Blake C. Bowen Addition, Block A, Lot 2; Located at the on the North Side of Justin Road (FM 407) Approximately 400 Feet West of IH-35E; Zoned Light Industrial (LI) District, as Requested by Larry Cates on Behalf of Lewisville 407 & 35 Partnership, the Property Owner (Case No. 24-02-2-AltStd).

ADMINISTRATIVE COMMENTS:

Spec’s Family Partners, Ltd. (Spec’s Wines, Spirits & Finer Food’s a.k.a. Spec’s) is proposing a new retail building on the north side of Justin Road (FM 407). The following four Alternative standards are requested to accommodate various easements on the property: a) to allow a 98-foot setback from the primary pedestrian street in-lieu of the maximum 10 feet allowed and a 95-foot setback from Justin Road (FM 407) in lieu of the maximum 80 feet allowed; b) to allow parking between the building and street; c) to allow driveways onto the primary pedestrian street; and d) to omit the streetscaping and sidewalk along the primary pedestrian street and place the required benches and bike racks along the 8-foot sidewalk along the building. The Planning and Zoning Commission recommend unanimous approval (6-0) on February 20, 2024.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director