



## Legislation Text

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**File #:** 24-3550, **Version:** 1

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**Consideration of Two Alternative Standards Related to Landscape Islands and Tree Variety for a Proposed Warehouse Building Expansion on a 0.53-Acre Lot, Legally Described as Watson Properties Addition, Block A, Lot 2; Located at 960 North Mill Street; Zoned Light Industrial (LI) District, as Requested by Blaze Bownds, Kimley-Horn, on Behalf of JBMS Realty LLC, the Property Owner. (Case No. 24-04-7-AltStd)**

### **ADMINISTRATIVE COMMENTS:**

The warehouse at 960 North Mill Street was originally built in 1997 and is currently used as a tile and plaster service contractor. The property owner is seeking to expand the warehouse on the eastern and western portions of the building. This expansion requires that the entire site be brought up to Lewisville's current development standards, which requires more landscaping than was originally provided on the site. The applicant is seeking the following two alternative standards: a) to waive the landscape island requirement at the end of each row of parking; and b) to allow an understory tree in lieu of the required shade tree. The Planning and Zoning Commission recommended unanimous (5-0) approval on June 4, 2024.

### **RECOMMENDATION:**

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

### **AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director