



Legislation Details (With Text)

File #: 20-1025 **Version:** 1 **Name:**
Type: Agenda Item **Status:** Regular Hearing
File created: 3/2/2020 **In control:** City Council
On agenda: 3/16/2020 **Final action:**
Title: 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).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. Location Map, 3. Aerial Map, 4. Overlay District Map, 5. Draft Overlay District Board Minutes, 6. Request Letter, 7. Request Exhibit, 8. Landscape Plan, 9. Concept Plan, 10. Elevation, 11. Existing Shrubs

| Date | Ver. | Action By | Action | Result |
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| 3/16/2020 | 1 | City Council | | |

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).

ADMINISTRATIVE COMMENTS:

151 Coffee proposes a coffee shop with drive-through in front of the existing retail center at the southwest quadrant of West Main Street and South Edmonds Lane. The limited width of the existing TxDOT right-of-way creates practical difficulties in complying with tree location standards. As a result, the following alternative standard is requested: to allow canopy trees to be planted on the private property instead of within the right-of-way as required by Section 17.5-4(d)(1)d. The Overlay District Board recommended unanimous approval (6-0) of this alternative standard request on March 3, 2020.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, Planning Director