

Legislation Text

File #: 18-0208, **Version:** 1

Consideration of Three Variances to the Code of Ordinances of the City of Lewisville, Chapter 6, Article VI (Landscape Requirements), Sections 6-123 (b) and 6-144 and Chapter 4, Article II Section 4-28 108.5. (a) Regarding Landscaping and Outdoor Receptacles for KAI Office Development, Located at 802 North Stemmons Freeway; Legally Described as Lot 2R, Block A, ZUBL Addition; as Requested by Josh Barton of G&A Consultants, on Behalf of Chuck Burkhart, the Owner.

ADMINISTRATIVE COMMENTS:

A new construction company has located in an existing legal non-conforming building located at 802 North Stemmons Freeway. The business owner is proposing improvements to accommodate fire safety, access and outside storage. Outdoor storage will be limited to 10% of the lot per the Light Industrial (LI) zoning designation on the property. FEMA floodway, floodplain, and TxDOT acquisition for the IH-35E expansion create challenges for use of the site and three variances are requested; a.) to allow outside storage to be screened with live screening and opaque fencing, b.) to allow the outdoor receptacle to be screened with live screening, and c.) to allow a variable width landscape buffer.

RECOMMENDATION:

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

**AVAILABLE FOR
QUESTIONS:**

Richard E Luedke, Planning Director
Josh Barton, Applicant