



Legislation Text

File #: 20-1025, **Version:** 1

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