

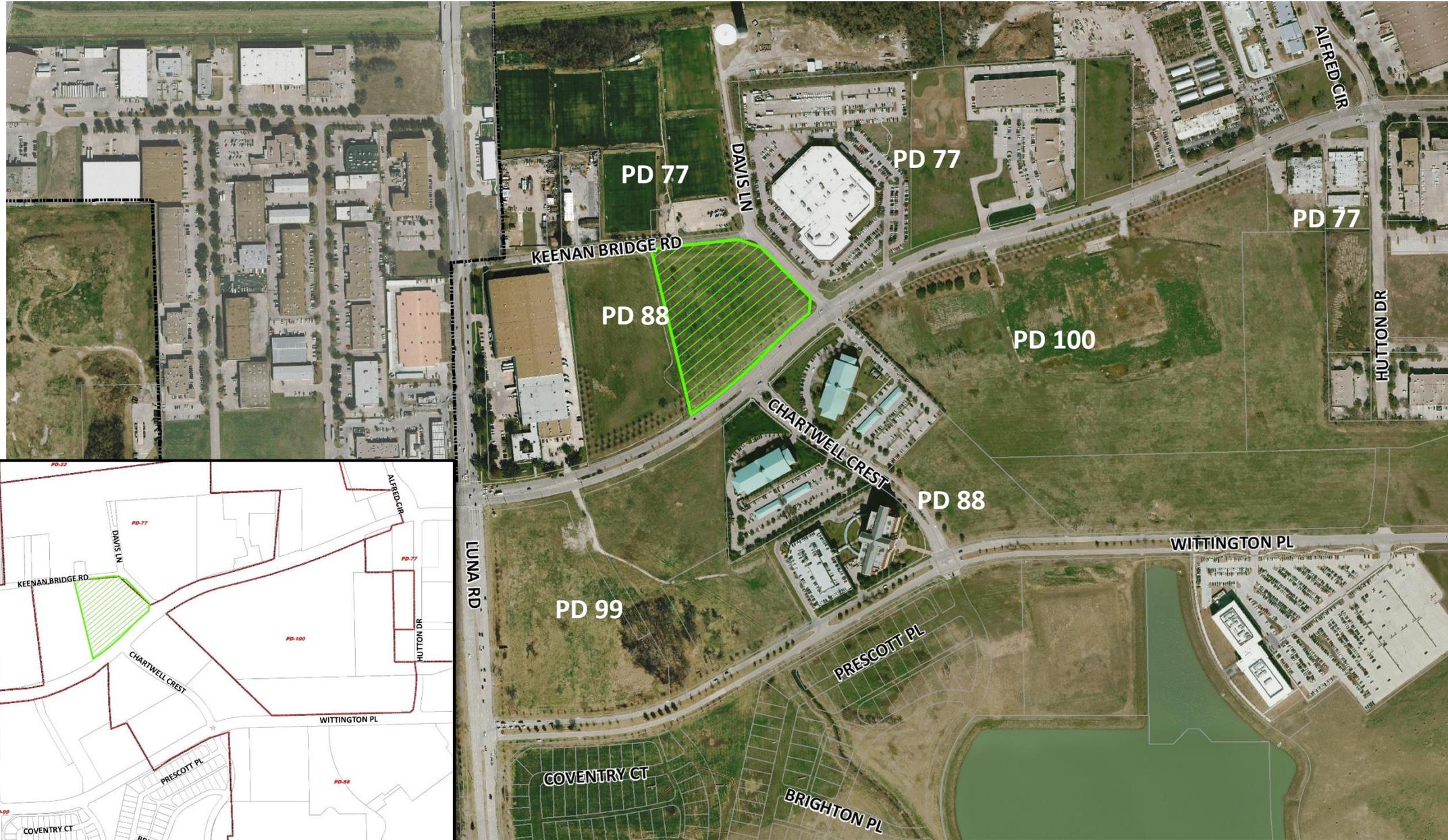


**FARMERS
BRANCH**

City Council

December 10, 2019– Agenda Item J.**X**

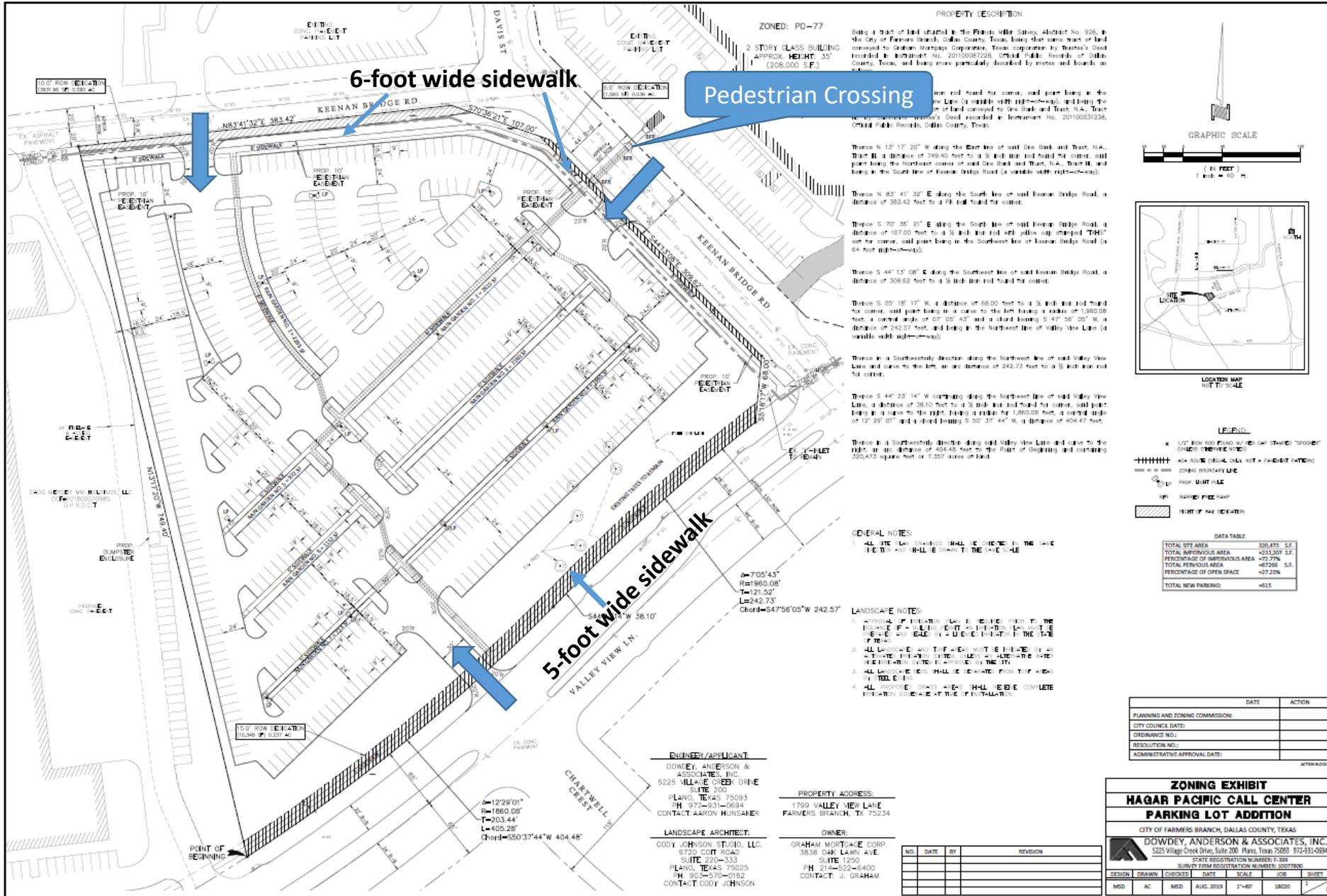
1799 Valley View Lane - Aerial Map



1799 Valley View Lane – Zoning Change from PD 88 – PD 77

- The applicant is proposing to develop a parking lot to serve the office building across Keenan Bridge Road to the east.
- PD-77 zoning district allows parking lot as a primary land use which the current PD-88 zoning district does not allow.
- The zoning change, if approved,
 - will provide continuity of PD-77 zoning along the north side of Valley View Lane extending eastward, and
 - will allow the existing office building and the proposed parking lot to be under the same zoning.
- PD-77 zoning district has an extensive list of permitted land uses (with some land uses being subject to approval of a Specific Use Permit).
- However, certain site-specific factors limit the extent to which this site can be developed.
- Should the applicant receive approval of the zoning request, the applicant will still be required to go through a detailed site plan review and approval process, as required in the PD-77 ordinance.

1799 Valley View Lane – Zoning Request Conceptual Site Plan



- 615 parking spaces with interior pedestrian sidewalks
- 15-foot wide right-of-way dedication along Valley View Lane
- 10-foot wide right-of-way dedication along Keenan Bridge Road to the north
- 5-foot wide right-of-way dedication along Keenan Bridge Road to the east
- Sufficient lighting to increase visibility and sense of safety and security

1799 Valley View Lane – Zoning Request Site Limitation

- Site is encumbered with buried municipal solid waste.
- Two to three feet below existing grade is a clay cap that seals the landfill.
- TCEQ requirement is to not penetrate this cap with any site improvements such as storm sewer, footings, etc.
- For construction of enclosed structures, submittal and approval of a Development Permit Application with TCEQ is required.
- Site cleanup can be expensive and time consuming.
- As a result, the proposed parking lot is probably the most appropriate and cost-effective land use for this particular site.
- This site condition also reduces the possibility of this property being developed with other land uses, even if they are allowed under PD-77 zoning.



1799 Valley View Lane – Comprehensive Plan Recommendation

- The West Side Plan designates the subject property as Employment district.
- This land use designation recommends high quality office, research and development uses, and mixed-use retail/residential with supporting land uses.
- The proposed parking lot will be serving future employment uses within the existing office building to the east.
- Therefore, the proposed zoning change to the PD-77 zoning district is appropriate and promotes overall employment center goals.

Planning and Zoning Commission Recommendation

On November 18, 2019 the Planning and Zoning Commission considered this request and unanimously recommended approval.

