



INFORMATION MEMORANDUM

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Sarah Bergman, Deputy Director of Planning

CC: Jawaria Tareen, Deputy City Manager
Perla Tavera, Director of Economic Development, Tourism, & Planning

DATE: April 1, 2025

SUBJECT: Conduct a public hearing and consider adopting Ordinance No. 3919 granting a Specific Use Permit - Interim Use for outside storage on approximately 13.6 acres located at 1801 Valley View Lane within Planned Development No. 77 (PD-77); and take appropriate action.

Background:

The applicant is Envision Dallas, a non-profit manufacturing and service center for persons with blindness. They are requesting Specific Use Permit (SUP) approval to utilize an approximate three-acre area of their property addressed as 1801 Valley View Lane for outside storage. The outside storage area consists entirely of new vehicles being stored for sales delivery from a local dealership. This use will be independent of the operations contained within the building presently, which include a variety of uses such as manufacturing, warehouse, distribution, offices, cafeteria, medical offices/rehab center, and a proposed early learning center with an outdoor play area. The site is zoned Planned Development No. 77 (PD-77), which requires approval of an SUP for outside storage as an accessory use per Ordinance No. 2424. The proposed vehicle storage use is temporary in nature and is not intended to occur for longer than 36 months. Therefore, this request falls under the classification of 'Interim Use,' which provides a time limit for the expiration of the SUP.

Proposed Development:

As Envision Dallas caters predominately to persons with blindness, the parking demand is significantly less than would otherwise be expected. As a result, there is excess capacity in the parking lot that the applicant would like to take advantage of. According to the application documents, the proposed vehicle storage will hold approximately 700 vehicles in the three acres located at the rear of the property, behind the primary building. No storage shall be allowed outside of the area indicated as “Proposed Outside Storage Area” in the attached ordinance.

The types of vehicles that will be stored there are mostly law enforcement SUVs, passenger vans, and large vans, all new. The applicant has indicated the timeframe for storing vehicles on this property would be approximately 30 months. The ordinance language has been drafted to incorporate a term limit of 36 months or three years. This should encompass the desired 30 months expressed by the applicant in their filing documents, provide a modicum of flexibility, while also preventing the use from being open-ended or becoming permanent. The term limit can be amended at the discretion of Planning & Zoning Commission or City Council.

No automotive sales or repair will take place on the site. The outside storage on the property shall consist exclusively of fully operational passenger vehicles. No automotive repair or maintenance will be allowed on premises. Storage of materials or any other non-motorized vehicle or good will not be allowed. Storage of construction equipment, large commercial trucks, trailers, or recreational vehicles (RVs) is prohibited on the property.

No new structures are proposed as part of this proposal, nor are there any plans for additional security measures, fencing, or lighting at the time of the writing of this report. The applicant requests exemption from typical screening requirements for outside storage due to the location and temporary nature of the storage use.

Comprehensive Plan Recommendation:

Per the Farmers Branch 2045 Plan, 1801 Valley View Lane is located within the Industrial District of the Future Land Use Map. For this district, the plan recommends single-use, industrial only businesses focused on employment, industry and business. Typical uses recommended for this area include office, research, industrial, manufacturing, warehousing and distribution of medium-to high-level intensity. When taking into consideration the temporary nature of the vehicle storage component as well as the fact that the inventory will be mostly screened from public view by the massing of the two-story building, the general nature of this request is congruent with the types of uses the plan recommends for the Industrial District. Therefore, the proposed SUP request is in alignment with the recommendations of the Farmers Branch 2045 Plan.

Public Response:

Notice of this public hearing was posted in the Dallas Morning News on March 14, 2025. On February 27, 2025, 14 zoning notification letters were mailed to the surrounding property owners and Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was posted on the site on the same day. As of the writing of this report, no written correspondence has been received by the City related to this request.

Recommendation:

On March 10, 2025, the Planning & Zoning Commission considered this request and recommended approval unanimously.