



**FARMERS
BRANCH**

City Council

January 4, 2022 — Item I.2

4040 Valley View Ln - Aerial Map



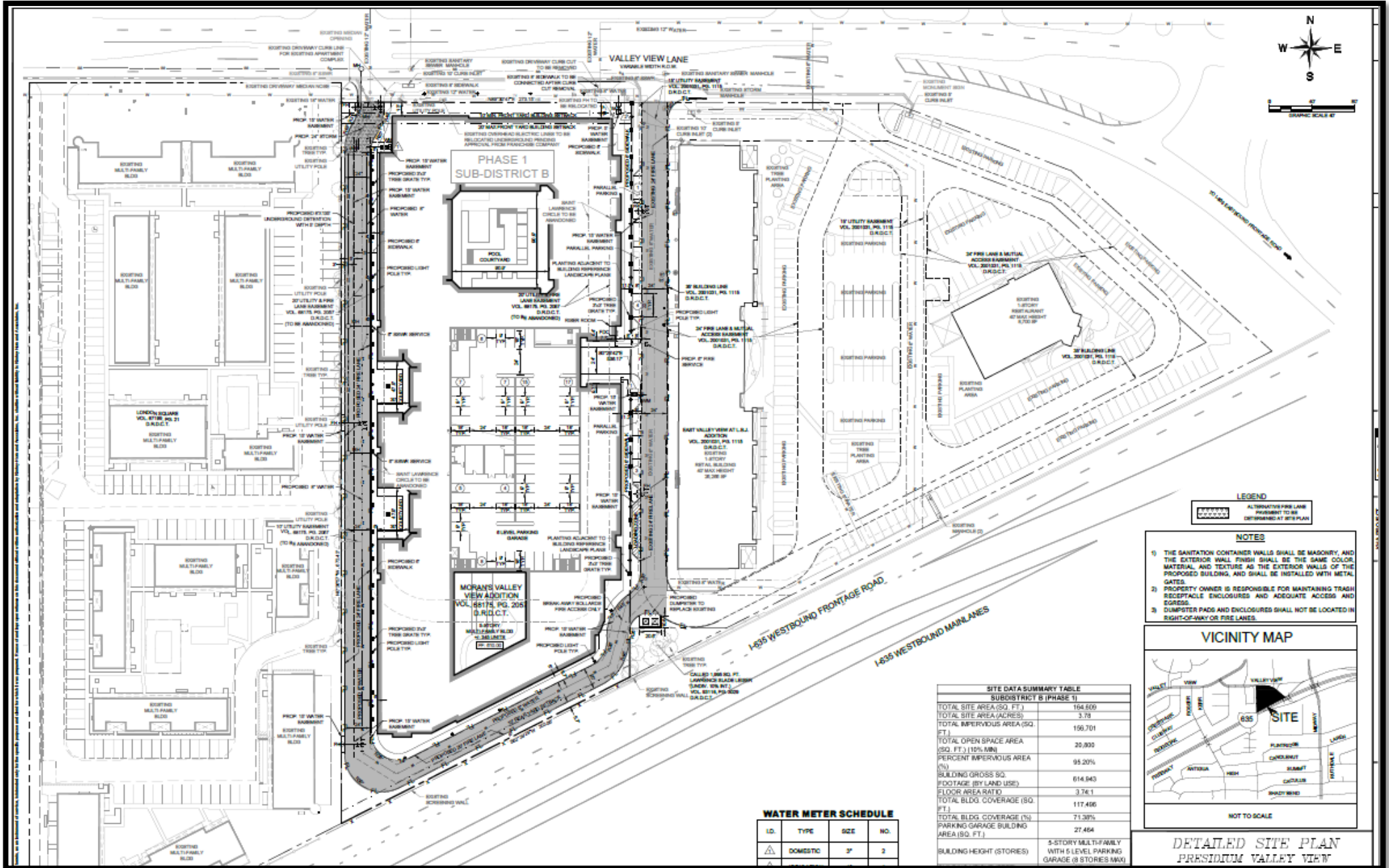
Subject Property:

- 3.78-acre land – 95-unit Lift Apts.
- PD-71 zoning

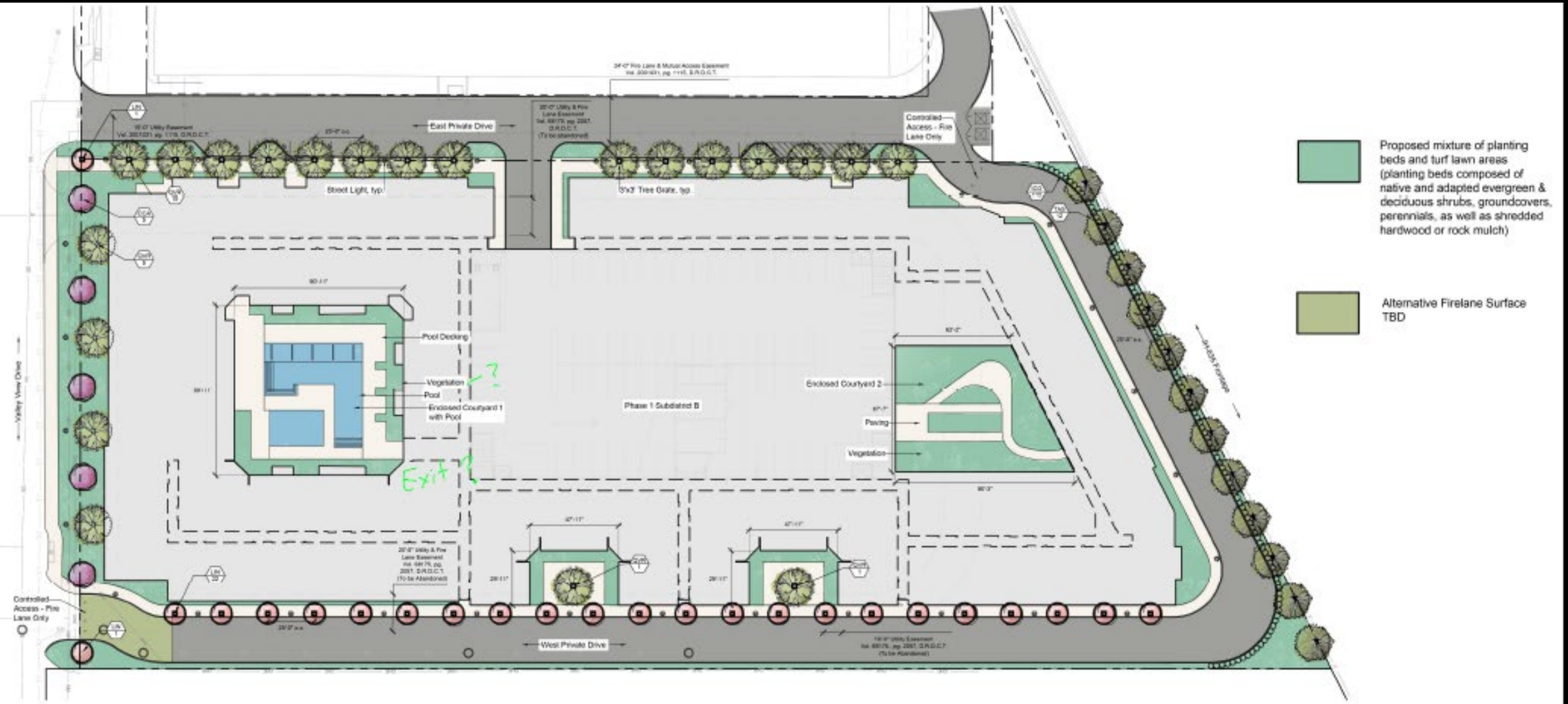
Request:

- Demolish existing multi-family
- Construct 344-unit multi-family with parking garage
- Urban style – 50 unit/acre density
- Phase I of a 2-phase Presidium Multi-Family Development

4040 Valley View Ln, Presidium Multi-Family – Detailed Site Plan



4040 Valley View Ln, Presidium Multi-Family - Landscape Plan



OVERALL PLANTING PLAN

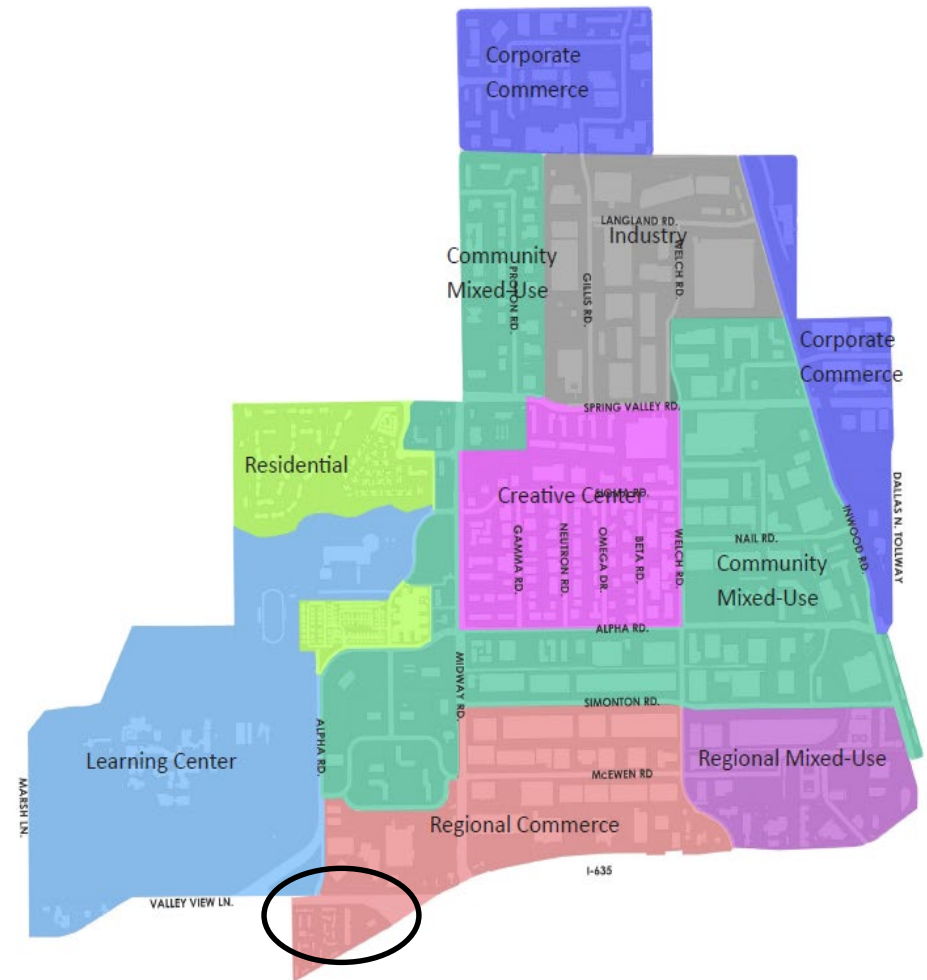
Scale: 1" = 30'-0"



4040 Valley View – Comprehensive Plan Recommendation

- **East Side Plan – Regional Commerce Sub-District:**

- Higher intensity uses along LBJ Freeway
- Recommended land uses are, high quality, multiple story, multi-family housing and commercial uses, including restaurants
- Specifically recommends high quality multi-family housing in a format that wraps housing units around a parking structure.
- The proposed development is consistent with the Plan's recommendations.



- **P&Z Recommendation**

- At their December 13, 2021 meeting, the Commission recommended **approval** of the Detailed Site Plan.