



**FARMERS
BRANCH**

City Council

March 19, 2019

18-ZA-12

Request to rezone 4.4 acres from LI to PD-103 (4207 Simonton Rd.)





Subject Property 4207 Simonton Rd



Proposed Planned Development No. 103 (PD-103)

- Uses
 - Continue to allow existing uses in accordance with LI district until existing building demolished
 - Proposed uses include:
 - Multi-family (min. 45 du/acre; max. 80 du/acre)
 - Retail and commercial uses
 - Wine bar or pub; mobile food trucks; micro-breweries (max. 5,000)
- Streetscape and Access – Simonton Road
 - 2-lane street
 - On-street parallel parking
 - Min. 5-ft landscape/amenity zone with street trees (average 30-ft spacing)
 - Min. 6-ft sidewalks

Proposed Planned Development No. 103 (PD-103)

- Open space
 - Min. 10% - if publicly accessible (i.e. public can access all open space areas)
 - Min. 15% - if not publicly accessible
 - Can be improved with amenities or provided in natural open space
- Building Placement and Height
 - Build-to Zones:
 - Min. 5 ft. / max. 15 ft.; 70% of lot width
 - Predictable building form compared to standard conventional building setbacks
 - Height
 - Max. 90 feet (6 stories)
 - Current zoning: no maximum height
 - Midway Road corridor – variety of existing multiple-story buildings

Proposed Planned Development No. 103 (PD-103)

- Parking
 - Multi-family residential: 1 space/bedroom
 - Retail/restaurant uses: 1 space/200 SF
 - Other uses: as provided in PD-103 or CZO
- Landscaping
 - Min. 10% of property being developed
 - Public/private open space can be applied towards 10% requirement
 - CZO requires 5% for non-residential/multi-family developments
 - Surface parking lots – additional requirements
- Hike and Bike Trails
 - Per the East Side Plan recommendation
 - 12-ft trail along rail corridor

Proposed Planned Development No. 103 (PD-103)

- Architecture

- Building design requirements which facilitate pedestrian-oriented environment
 - Clearly identifiable building entrances with connectivity to public streets
 - Minimum 50% ground floor level wall area facing a street consisting of doors and windows
 - Breaking up massing of buildings through building design techniques
- Materials requirements
 - Primary materials – min. 65% masonry requirement for exterior walls (excluding interior enclosed areas)
 - Allows for design flexibility – industrial like architecture desired by applicant
 - PD-80/Bridgeview min. 50% masonry
 - PD-95/JPI East Branch min. 65% masonry
 - Secondary materials – higher quality metal (no corrugated), cementitious planks, glass and other materials

Proposed Planned Development No. 103 (PD-103)

- Signage
 - Variety of sign types: wall (including painted), blade, marquee, awning
 - Box signs and internally illuminated prohibited
- Development Approval Processes
 - Conceptual Site Plan
 - Detailed Site Plan
 - Special Exceptions – allows relief for considering alternate quality design equivalency or when strict compliance with standards not feasible
 - Minor Modifications – allows for deviations from approved plan that comply with intent of original approved plan

Proposed Conceptual Site Plan

ACTION	
APPROVAL	DENIAL
Planning and Zoning Commission Date:	
City Council Date:	
Ordinance No:	
Resolution No:	
Administrative Approval Date:	

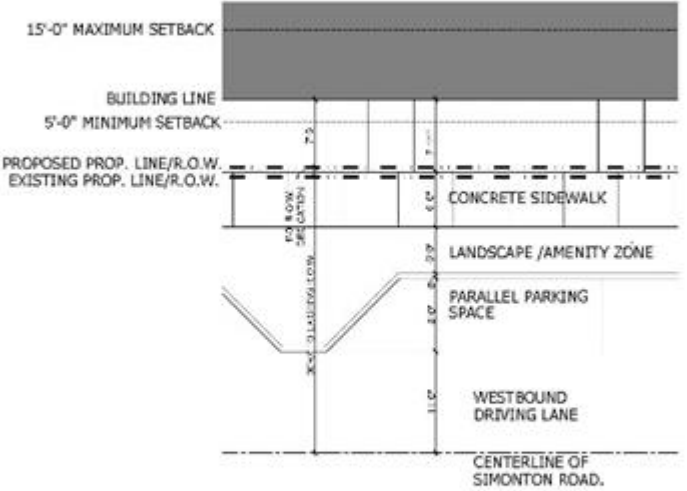
SITE DATA

SITE LOCATION	
4207 SIMONTON RD	
LAND USE DISTRICT	
CURRENT ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	PD 103
FRONT SETBACK (SIMONTON):	5'-0" MIN. / 15'-0" MAX.
SIDE AND REAR SETBACK:	ESTABLISHED BY FUTURE DETAILED SITE PLAN APPROVAL
BUILDING FRONTAGE PERCENTAGE (SIMONTON):	77%
SITE DENSITY	
BUILDING COVERAGE:	54% / 103,904.00 S.F. / 2.39 AC (72,516 S.F. RESIDENTIAL BLDG + 31,388 S.F. GARAGE)
PAVING:	18% / 33,589.64 S.F. / 0.77 AC
OPEN SPACES:	28% / 53,871.93 S.F. / 1.24 AC
SITE AREA:	191,365.57 S.F. / 4.39 AC
NET R.O.W. DEDICATION	568.50 S.F. / 0.01 AC

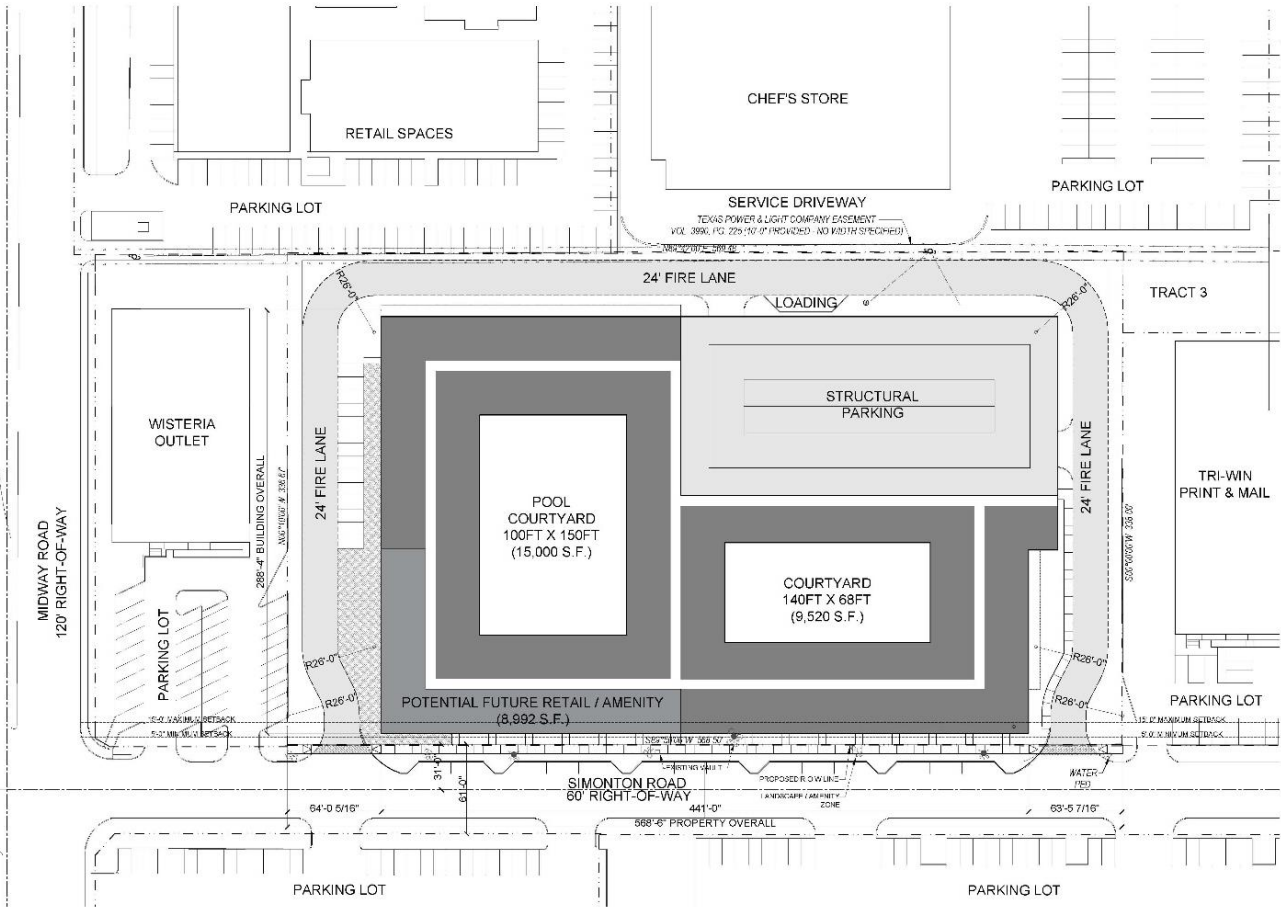
ZONING SUMMARY - PARKING - OFF STREET	
PARKING PROVIDED:	
4207 SIMONTON - RESIDENTIAL PARKING	
PARALLEL SPACES	14 SPACES
HEAD IN SPACES	14 SPACES
STRUCTURE SPACES	493 SPACES
TOTAL SPACES PROVIDED	463 SPACES (1.46 SPACES PER BEDROOM)
PARKING REQUIRED: 1 SPACE PER BEDROOM (316 SPACES)	
UNIT COUNT	
	1 BEDRM 2 BEDRM NO. OF UNITS
TOTAL	212 52 264 UNITS
PROPOSED DENSITY: 60.13 UNITS / ACRE	

BUILDING ELEVATION

4207 SIMONTON	
RESIDENTIAL BUILDING HEIGHT	4 STORIES
RESIDENTIAL BUILDING AREA	290,192 S.F.
PARKING GARAGE HEIGHT	5 TIERS
PARKING GARAGE AREA	156,780 S.F.
TOTAL BUILDING AREA	446,972 S.F.



02 STREET DETAIL - 4207 SIMONTON
SCALE: 1" = 30'-0"



01 SITE PLAN - 4207 SIMONTON
SCALE: 1" = 40'-0"

Proposed Conceptual Site Plan/Landscape Plan

- 4-story building (72,600 SF)
- 5-level parking garage (31,400 SF)
- 104,000 SF total
- 264 multi-family units
- Opportunities for retail uses
- Two internal courtyards
- 463 parking spaces (316 required)
- 28% private open space (15% required)
- 12-ft hike and bike trail – to be further studied



Conceptual Building Elevation



East Side Plan – Community Mixed-Use sub-district

- Mid-rise offices and high quality multiple-story multi-family housing
- Supportive of ground floor commercial uses in mixed-use setting
- Lower densities preferred closer to Midway Road (compared to higher densities east)
- Area serves as a land use and building form transition to the lower-density uses to the north within Creative Center
- Restaurants, entertainment, hotel and retail uses
- Shared plazas





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Questions