



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: January 4, 2022

SUBJECT: Consider approving Resolution No. 2022-001 for a Detailed Site Plan for Presidium, a multi-family development, on approximately 3.78 acres located at 4040 Valley View Lane; and take appropriate action.

Background:

The applicant, Jonathan Kerby, P.E. Kimley-Horn, is requesting approval of a Detailed Site Plan for a 344-unit multi-family development on approximately 3.78 acres located at 4040 Valley View Lane. The development, commonly referred to as “Presidium” is the first phase of a two-phase multi-family project. The subject property is currently occupied by an existing 95-unit, garden style, multi-family development, “The Lift” consisting of nine two-story buildings. These improvements would be demolished and redeveloped with the proposed 344-unit, five-story multi-family building, wrapped around a six-level parking garage. The property is zoned Planned Development District No. 71 (PD-71) which allows multi-family uses by right. The proposed detailed site plan is consistent with the conceptual site plan approved with the PD-71 zoning amendment.

Subject Property:

Site acreage: 3.78 acres

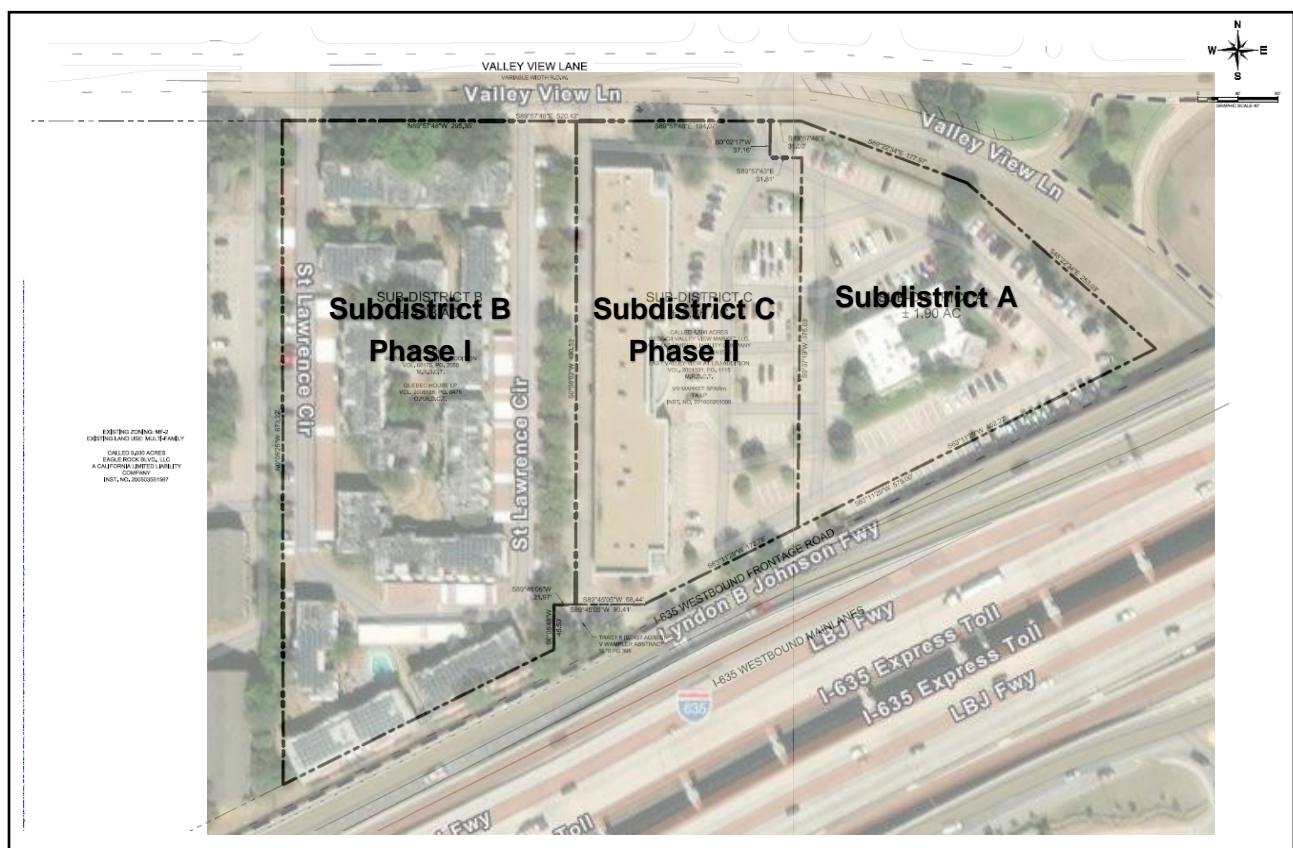
Location: 4040 Valley View Lane

Existing Zoning/Zoning History:

A rezoning application for the subject property was approved last year consisting of approximately 8.28 acres tract of land, that was rezoned from Planned Development District No. 71 (PD-71) and Multiple-Family Residence District-2 (MF-2) to Planned Development No. 71 (PD-71) zoning district, in order to allow for multi-family residential development. The conceptual plans and

development standards of the approved PD-71 ordinance, included multi-family development on approximately 6.39 acres, located on the western portion of the total 8.28-acre site and maintain the existing restaurant building on approximately 1.8 acres on the eastern portion of the overall site.

The PD-71 Ordinance (Ordinance No. 3664) is structured with three subdistricts to distinguish the different types of uses, phases of development, and building form within each of the individual districts. **Subdistrict A**, approximately 1.9 acres, is the portion of the lot that is currently developed with the 8,000 square foot restaurant building located northwest of the intersection of Valley View Lane and LBJ Freeway (i.e. Saltgrass Steak House). No changes or improvements are proposed within Subdistrict A. However, subdivision of the lot is anticipated to allow for all of the existing improvements associated with Subdistrict A to be contained within its own lot.



Subdistrict B is the subject property for this Detailed Site Plan application and is currently occupied by a multi-family development that would be demolished and redeveloped with the proposed 345-unit, wrap multi-family product. The development standards proposed for this subdistrict allow for mid-density multi-family development, minimum 50 units per acre, in an urban format where the building is proposed no more than 20 feet from the property line along Valley View Lane. Additionally, this subdistrict provides for enhanced streetscape with sidewalks along the public street (Valley View Lane) and private drive aisles within the development.

Subdistrict C consisting of approximately 2.36 acres, is located between Subdistrict A and Subdistrict B and will be the second phase of the overall multi-family development.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 1 (PD-1)	Office (across Valley View Lane)
East	N/A	IH-635 (LBJ Freeway); City of Dallas
South	N/A	IH-635 (LBJ Freeway); City of Dallas
West	Planned Development District No. 71 (PD-71)	Multi-family residential

Proposed Development:

Phase I of the Presidium multi-family development consists of 344 dwelling units at the density of 91 units per acre. The building is proposed to be five-story or 68'-8" tall at the top of parapet. The building will be wrapped around a six-level parking structure. Access to the parking garage is only available on the east side of the building. The minimum density for multi-family residential within subdistricts B is 50 dwelling units per acre as required in PD-71. The maximum building height of all buildings within subdistrict B is 100 feet or 8 stories, whichever is greater.

Redevelopment within Subdistricts B requires all buildings to have a required front build-to-zone, which in the range of at least 10 feet but not more than 20 feet along Valley View Lane. Along LBJ Freeway, the front build-to-zone is a minimum of 10 feet and no maximum. Additionally, no side yard setbacks are required within Subdistricts B, unless a minimum setback is required by the Building Code. In order to encourage an enhanced pedestrian environment and so that the building is the primary feature that defines the public street, the building is required to occupy at least 70 percent of the street frontage (within the build-to-zone) in Subdistrict B.

The proposed multi-family building has a 13-ft front setback along Valley View Lane and occupies 75% of the street frontage. The proposed building design and layout meets the PD-71 requirements.

Access:

The primary access to the subject property is from Valley View Lane, and is proposed to be a shared access and drive aisle (all privately maintained) that serves both Phase I and II. A 24-foot shared access easement is to be dedicated from the driveway curb cut to the southernmost property line. This primary access and drive aisle will also serve as a fire lane which will continue along the south and west sides of the multi-family building. In addition, a fire lane and emergency access only driveway will be maintained on the westernmost side of subject property along Valley View Lane which will be restricted from public access by installation of bollard at the entry point as well as near the southeast corner of the building, next to the dumpster enclosure. Alternative surface

pavement is proposed to be installed from the existing street curb to approximately 80 feet into the site to distinguish restricted access from public access.

Parking:

Parking will be provided mainly through the structured parking, with few on-street parking along the main access drive to the development. PD-71 requires one off-street parking space for each multi-family dwelling unit.

Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
344 spaces	498 spaces	Structured parking including 8 on-street spaces	Yes

Landscaping:

PD-71 requires 10% of each phase to be landscaped. This may include any privately owned and maintained open space within the property but excluding internal courtyards. Street trees must be provided along all public streets between the face of the building and the sidewalk, and along the back of curb on at least on one side of all private drive aisles. Trees must be planted at least 25 feet apart and no more than 40 feet apart to allow for adjustment of tree placement due to conflicts with utilities or other public improvements. In the cases where street trees are planted within required sidewalks, a minimum 5-foot pedestrian clearance must be provided to allow for pedestrians to safely travel within the sidewalk.

Approximately 13% of the site is proposed to be landscaped. There will be two enclosed private courtyards, of which, one will contain the pool area. the pool courtyard is approximately 8,235 sf in area. Two smaller open courtyards are proposed along the western side of the building. These can be accessed through a continuous pedestrian sidewalk that wraps around the building.

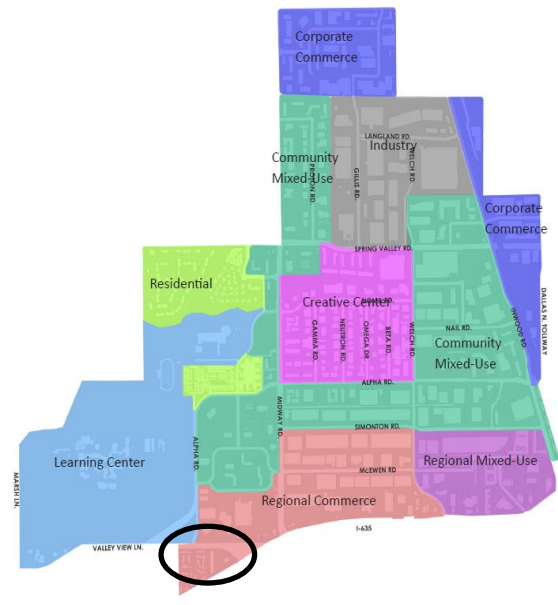
Five Live Oaks and five Eve's Necklace are proposed along Valley View Lane. 22 Crepe Myrtles are proposed along the western drive aisle, 12 Pond Cypress are proposed along the southern property line, and 15 Live Oaks are proposed long the eastern drive aisle. Proposed landscape plan meets the street tree requirements of PD-71.

Signage:

Signage can be requested and approved during the Detailed Site Plan approval process. Currently the applicant has not requested or proposed any signage for Phase I.

Comprehensive Plan Recommendation:

The East Side Plan designates the subject site as Regional Commerce Subdistrict as provided for in the Future Land Use Map. Regional Commerce Subdistrict recommends higher intensity uses along LBJ Freeway, including high quality, multiple story, multi-family housing and commercial uses, including restaurants, that serve as a transition from more intense development toward Midway Road to the established lower density residential towards the east (in the Central Area Plan). The subdistrict specifically recommends high quality multi-family housing in a format that wraps housing units around a parking structure. This recommendation is due to the area benefiting from a desirable location, high traffic counts, and access to a larger trade area being just north of LBJ Freeway and in proximity to Midway Road.



The proposed development is consistent with the Plan's recommendations, including the scale and building form of the multi-family residential development. Additionally, maintaining the existing restaurant use at the intersection of Valley View Lane and LBJ Freeway ensures the mix of uses that provides a commercial amenity to the proposed residential and surrounding non-residential uses.

Recommendation:

On December 13, 2021 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Detailed Site Plan as presented in Resolution No. 2022-001.

Possible Council Action:

1. Motion to approve Resolution No. 2022-001.
2. Motion to approve Resolution No. 2022-001 with the following modifications...
3. Motion to deny Resolution No. 2022-001.
4. Motion to continue discussion at the next meeting.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
10/27/2020 Ordinance No. 3664	20-ZA-06	Zoning amendment from PD-71 and MF-2 to PD-71 allowing multi-family development.
02/20/2018 Ordinance No. 3488	17-SU-18	A SUP was granted for a commercial indoor amusement (event center) for a 4,000 square foot portion of the existing westernmost building located at 4051 LBJ Freeway, Suite 100.
06/05/2000 Ordinance No. 2547	00-SU-09	A Specific Use Permit (SUP) was granted at 4101 LBJ Freeway to allow on-site sales and consumption of alcoholic beverages within a qualifying restaurant.
03/20/2000 Resolution No. 00-057	00-SP-03	Approved a concept plan and site plan for a retail/restaurant development, with variances for tenant identification sign, placement of multi-tenant pylon sign, and exterior building material finishes for a 4.5-acre site located west of the intersection of Valley View Lane and LBJ Freeway.
05/17/1999 Ordinance No. 2478	N/A	Amended PD-71 to enlarge the geographical area wherein alcohol may be served in a qualifying restaurant subject to approval of a Specific Use Permit
05/17/1999 Resolution No. 99-070	NA	Approved a site plan for a retail center and restaurant at the southwest corner of Valley View Lane and LBJ Freeway.
02/20/1995 Ordinance No. 2170	N/A	Adoption of PD-71(from MF-2) allowing retail and service type uses and miscellaneous uses as permitted in LR-2 and prohibiting mortuary or funeral parlor as allowable uses. Also, included adoption of specific development standards and conceptual site plan.