



**FARMERS  
BRANCH**

# City Council

March 19, 2019

18-ZA-13

# Request to rezone 8.0 acres from LI to PD-104 (4730 Simonton Rd.)





# Subject Property 4730 Simonton Rd (North Side)



# Subject Property 4730 Simonton Rd (South Side)



# Proposed Planned Development No. 104 (PD-104)

- 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 and Galleria Drive

- 2-lane street
- On-street parallel parking
- Min. 5-ft landscape/amenity zone with street trees (average 30-ft spacing)
  - Except Galleria Drive – encumbered by rail easement
- Min. 6-ft sidewalks

# Proposed Planned Development No. 104 (PD-104)

- 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 – Simonton Road:
    - Min. 5 ft. / max. 15 ft.; 70% of lot width
    - Predictable building form compared to standard conventional building setbacks
  - Building Setback – Galleria Drive:
    - 40-ft. setback and no building frontage build-out
    - Rail easement encumbers property
  - Height
    - Max. 200 feet (14 stories) or as allowed by FAA – whichever least restrictive
    - Current zoning: same

# Proposed Planned Development No. 104 (PD-104)

- 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. 104 (PD-104)

- 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. 104 (PD-104)

- 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**  
4730 SIMONTON RD

**LAND USE DISTRICT**  
LIGHT INDUSTRIAL

**CURRENT ZONING:** PD 104

**PROPOSED ZONING:** PD 104

**FRONT SETBACK:** 5' MINIMUM / 15' MAXIMUM

**SIDE AND REAR SETBACK:** ESTABLISHED BY FUTURE DETAILED SITE PLAN APPROVAL

**BUILDING FRONTAGE PERCENTAGE (SIMONTON):** 80% (INCLUDING PLAZA AREA)

**SITE DENSITY**  
BUILDING COVERAGE: 40% / 170,744.58 S.F. / 3.92 AC (56,056 S.F. GARAGE + 114,688 S.F. RESIDENTIAL BLDG.)  
PAVING: 9% / 31,544.76 S.F. / 0.72 AC  
OPEN SPACES: 42% / 145,757.66 S.F. / 3.34 AC  
SITE AREA: 348,046.00 S.F. / 7.99 AC  
NET R.O.W. DEDICATION: 867.88 S.F. / 0.02 AC

**ZONING SUMMARY - PARKING - OFF STREET**

**PARKING PROVIDED:**

**RESIDENTIAL PARKING:**

PARALLEL SPACES (ON-STREET) 23 SPACES  
PARALLEL SPACES 22 SPACES  
HEAD IN SPACES 10 SPACES  
STRUCTURE SPACES 689 SPACES  
TOTAL SPACES PROVIDED 744 SPACES  
(1.5 PARKING SPACES PER BEDROOM)

**PARKING REQUIRED:** 1 SPACE PER BEDROOM (496 SPACES)

**UNIT COUNT**

	1 BEDRM	2 BEDRM	NO. OF UNITS
TOTAL	328	84	412 UNITS

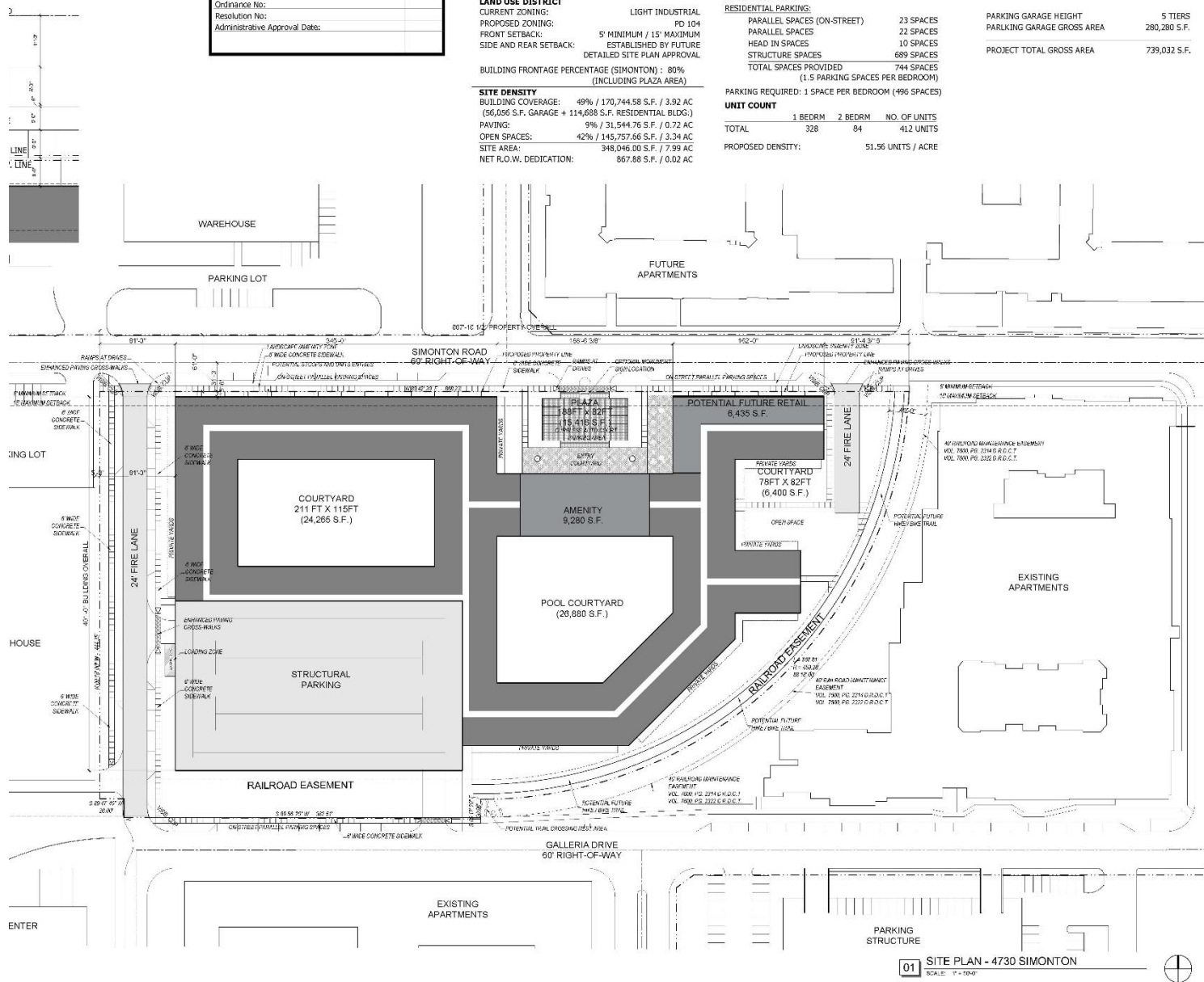
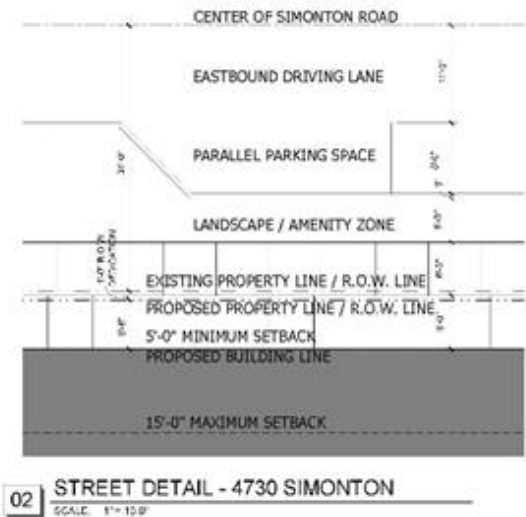
**PROPOSED DENSITY:** 51.95 UNITS / ACRE

## BUILDING ELEVATION

RESIDENTIAL BUILDING HEIGHT 4 STORIES  
RESIDENTIAL BUILDING GROSS AREA 458,752 S.F.

PARKING GARAGE HEIGHT 5 TIERS  
PARKING GARAGE GROSS AREA 280,280 S.F.

PROJECT TOTAL GROSS AREA 739,032 S.F.



# Proposed Conceptual Site Plan/Landscape Plan

- 4-story building (114,700 SF)
- 5-level parking garage (56,100 SF)
- 170,800 SF total
- 412 multi-family units
- Opportunities for retail uses
- Three courtyards + plaza
- 744 parking spaces (496 required)
- 42% private open space (15% required)
- Potential future hike and bike trail within rail easement



# Conceptual Building Elevations



# East Side Plan – Regional 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
- Multi-story mixed uses, with focus on entertainment and lifestyle center development
- Area can serve as a land use and building form transition to lower density uses farther north
- Restaurants, entertainment and retail uses
- Shared plazas





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**Questions**