

STAFF REPORT

Case Number: 14-SP-12
Request: Site Plan Amendment
Address: 2005 Valley View Lane
Lot Size: 14.08 acres
Petitioner: Lincoln Property Company

Existing Conditions:

The subject property is owned by the Lincoln Property Company and is used as an office and warehouse. The site is located on the northeast corner of Valley View Lane and Hutton Drive. An existing one-story building is located on the 14.08 acre site. The building is approximately 225,000 square feet. To the east of the site is the City of Farmers Branch Equipment Services building and the St. Andrew Kim Catholic Church. To the west of the site is the City of Farmers Branch Fire Station Number 3. To the north of the site is Cooks Creek. To the south of the site is a variety of offices and warehouses including, Flooring Services.

The property is zoned PD-77 and allows for a variety of land uses including educational, recreational, transportation, retail, commercial and industrial. The Planned Development requires City approval for changes to the site plan.

Site Design:

The proposed amendment to the site plan is for additional surface parking on their existing parking lot. They would like to add 30 truck trailer parking spaces. These new parking spaces will be used primarily for semi-truck parking and will be located behind the building along the eastern property line. Each individual space will be 11 feet wide and 65.5 feet long (11' x 65.5'). (See Site Plan.)

The applicant proposes to screen the new truck trailer parking spaces along the eastern property line with a combination of either Red Tip Photinia or Eastern Red Cedar. Additionally, the perimeter of the new parking area will also be fenced with a decorative, black, metal fence adjacent to the Catholic Church.

Comprehensive Plan:

The 2003 West Side Plan recommends this area to be an Employment District. The proposed site plan amendment for an additional parking spaces is consistent with the Comprehensive Plan.

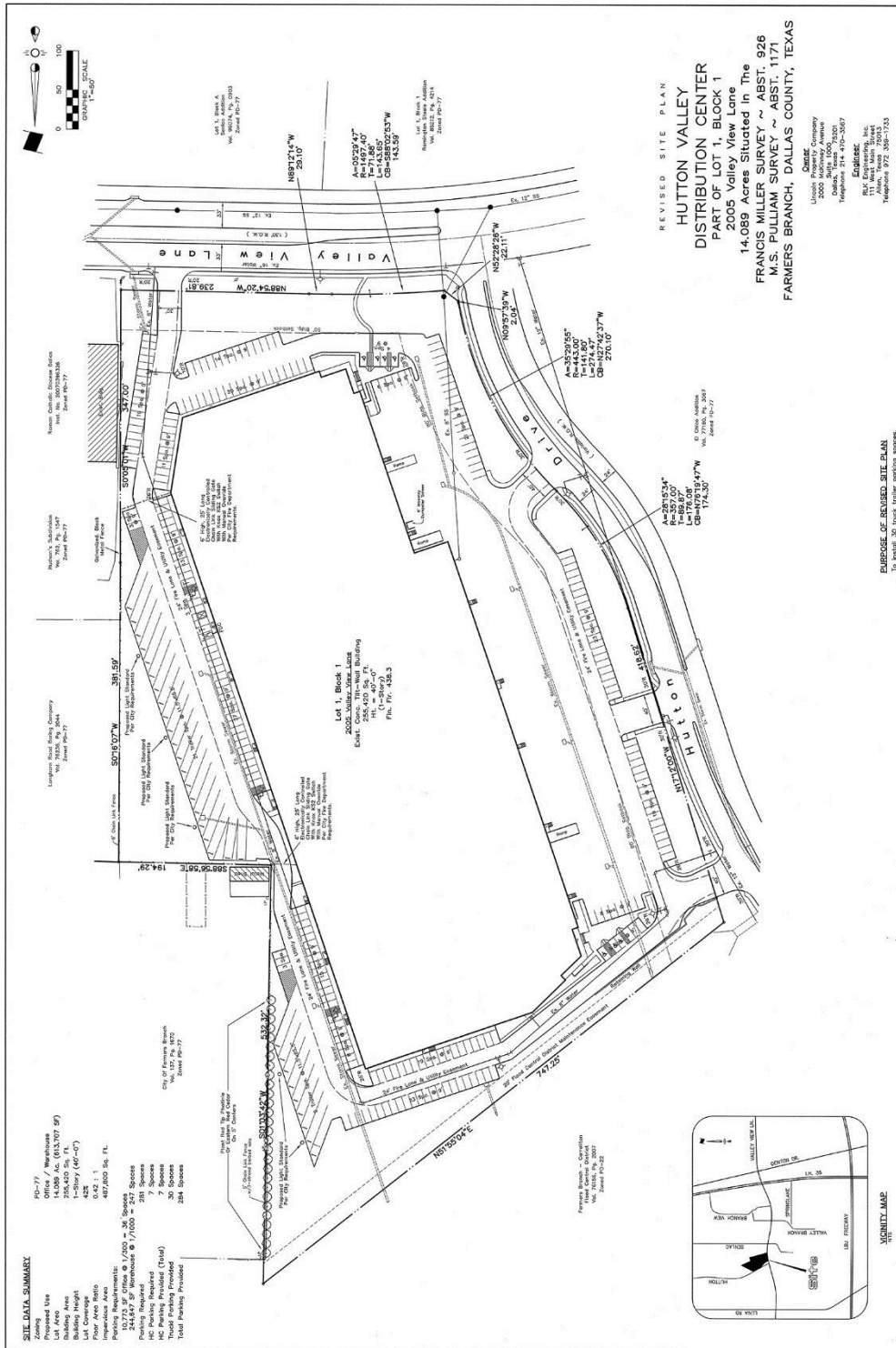
Thoroughfare Plan:

The property is bordered by Valley View Lane to the south and Hutton Drive to the west. Neither of these two city streets have any plan for expansion or improvements at this time.

Public Response:

Site Plan amendments do not require notification letters to be sent to the surrounding property owners. No written opposition has been received by the City as of August 21st, 2014.

SITE PLAN



SITE PHOTOGRAPHS



View from the northeast corner of the lot



View along the eastern property boundary