



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles Cox
City Manager
DATE: August 2, 2016
SUBJECT: Proposed Ordinance 3383 to approve the amendment of the Planned Development District No 86 (PD-86) / Station Area Code

The Planned Development District No. 86 (PD-86) zoning district, also known as the “Station Area Code”, was created to foster a vibrant town center through a lively mix of uses, densely built and pedestrian friendly. In order to achieve the vision, set forth in both 2002 and 2012, development within the area is regulated by the Form-Based Code and the Conceptual Master Plan. The Farmers Branch Station Area Form-Based Code adopted in 2005, amended in 2009 and 2012, codified the concepts of the Conceptual Master Plan to ensure development is consistent with the overall vision and to allow for design flexibility throughout the district.

The “Station Area Code” (PD-86) is comprised of the following; Regulating Plan, Street Type Specifications, Building Envelope Standards, Streetscape Standards, Architectural Standards and Definitions. The proposed zoning amendment is referring to the Street Type Specifications of the Regulating Plan.

Existing Conditions:

In response to the recent Detailed Site Plan request for a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets, city staff has reviewed the “Station Area Code” (PD-86) proposed street types for the streets surrounding the subject site and determined that revisions were necessary. To accommodate the townhome development, staff considered the existing traffic volumes and existing street configuration as well as the street widths in order to provide for the needs of the proposed development. Currently, the Regulating Plan – Street Types within PD-86 classifies Vintage Street as “Street 66” configuration. Staff

determined that the proposed street type for the portion of Vintage Street between Bee and Goodland Street should be changed from “Street 66” to “Street 58” configuration standards.

The current configuration of Vintage Street is a 20 feet wide right-of-way comprised of two 10-foot traffic lanes that are undivided.

PD-86 “Street 66” configuration requires two 11 feet wide traffic lanes and 7 feet wide on-street parking spaces, 10 feet wide sidewalk space comprised of 6 feet of tree area plus 4 feet of clear sidewalk on each side of the street. These street elements add up to a 56 feet wide street right-of-way.

PD-86 “Street 58” configuration requires two 11 feet wide traffic lanes and 7 feet wide on-street parking spaces with alternating tree areas plus 6 feet clear sidewalk on each side of the street. These street elements add up to a 42 wide street right-of-way.

Proposed Amendments:

The intent of this proposed amendment is to change the street type for the portion of Vintage Street between Bee and Goodland Streets to “Street 58” configuration that proposes a narrower street right-of-way, therefore to minimize the impact of the land dedication needed for properties along this section of Vintage Street. This amendment will change only one exhibit of the “Station Area Code” (PD-86): the Regulating Plan - Street Types. (See Regulating Plan - Street Types, approved and proposed).

There are no proposed changes to the text of the “Station Area Code” (PD-86) or to any other exhibits within this current zoning amendment.

Public Response:

Twenty-three (23) zoning notification letters were mailed to the surrounding property owners on June 30th, 2016. Three (3) zoning notification signs were also placed on the site on the same day. A public notice ad was published in Dallas Morning News on July 15th. As of July 25th, no opposition has been received by the City.

Possible Council Action:

1. I move to adopt Ordinance No. 3383.
2. I move to adopt Ordinance No. 3383 with the following modification(s)...
3. I move to table the item or take no action.