

STAFF REPORT

Case Number: 17-ZA-02
Request: Amendment to Planned Development District No 86 (PD-86) / Station Area Code
Address: Bee Street, tract south of Valley View Lane
Petitioner: City of Farmers Branch

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, 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, 2012 and 2016, 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 upcoming development of the Station Area Urban Village, city staff has reviewed the “Station Area Code” (PD-86) proposed street types for the streets surrounding the subject site and determined that the proposed revisions were necessary. The Station Area Urban Village is a mixed use development that will incorporate restaurants, general retail and office uses. This will fit within the general vision of the Station Area Code to produce safe, attractive and enjoyable public spaces (good streets, neighborhoods and parks) complemented with a healthy mix of uses. (See Station Area Urban Village Renderings (draft))

To accommodate the Station Area Urban Village, staff considered the proposed pedestrian and traffic volume 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 the southern tract of Bee Street as “Street 58” configuration (See Regulating Plan - Street Types, approved 2016). Staff determined that the proposed street type for the portion of Bee Street, between Valley View Lane and Pike Street, should be changed from “Street 58” to a new, wider configuration “Bee Street, south of Valley View Lane”. (See Regulating Plan - Street Types, proposed 2017)

The current configuration of the southern tract of Bee Street was built according to the PD-86 “Street 58” configuration requirements: two 11 feet wide traffic lanes and 7 feet wide on-street parking spaces with alternating tree areas, 11 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 42 feet wide street right-of-way.

The proposed “Bee Street (south of Valley View Lane)” configuration requires two 14 feet wide traffic lanes, a 45 feet wide median with head to head angled on-street parking spaces and alternating tree areas and open spaces, 20 feet wide on-street angled parking spaces along the curb. These street elements add up to a 113 feet wide street right-of-way. Additionally, 14 to 20 feet clear sidewalks on each side of the street are proposed. The sidewalk space will be from curb to front of the buildings, thus encouraging a walkable mixed-use area. (See Street Types - street cross section for “Bee Str. - south of Valley View Ln.”)

Proposed Amendments:

The intent of this proposed amendment is to change the street type for the portion of Bee Street, south of Valley View Lane up to Pike Street to “Bee Street (south of Valley View Lane)” configuration that proposes a wider street right-of-way, therefore to properly accommodate the parking and pedestrian needs of a true walkable mixed use area. This amendment will change only one exhibit of the “Station Area Code” (PD-86): the Regulating Plan - Street Types and will add a new exhibit for the proposed street cross section in the Street Types Chapter. (See Regulating Plan - Street Types, approved and proposed & Street Types - street cross section for “Bee Str. - south of Valley View Ln.”)

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-six (26) zoning notification letters were mailed to the surrounding property owners on February 16th, 2017. Four (4) zoning notification signs were also placed on the site on the same day. As of February 23rd, no letters of opposition have been received by the City.