

STAFF REPORT

Case No.: 19-SP-01

Request: Consider the request for a Detailed Site Plan for a public building, shop or yard, on a 7.46-acre tract located at 13330 Davis Road; and take appropriate action.

Applicant: City of Farmers Branch Fleet and Facilities Management Department

Planning & Zoning Commission Meeting: April 8, 2019

Background:

The applicant, City of Farmers Branch Fleet and Facilities Management Department, is requesting approval of a Detailed Site Plan for a public building, shop or yard and related site improvements on 7.46 acres of city-owned property located at 13330 Davis Road, approximately 900 feet north of the intersection of Keenan Bridge Road and Valley View Lane. The proposed site improvements consist of an office, warehouse and auto repair building, also known as a fleet shop or service center that will be operated by the City's Fleet and Facilities Management Department. City vehicles will be repaired and serviced at this facility, in addition to other related service center functions that may occur. The subject property is located in Planned Development District No. 77 (PD-77), which allows the proposed use.

Subject Property:

Site acreage: 7.46 acres; subject property is part of a larger 25.07-acre tract owned by the City.

Location: 13330 Davis Road; approximately 900 feet north of the intersection of Keenan Bridge Road and Valley View Lane.

Proposed Development:

The proposed improvements, a 16,800 square foot office/warehouse/auto repair building and associated parking, will occupy 7.46 acres of an overall 25.07-acre tract that is owned by the City of Farmers Branch. The building is proposed to consist of approximately 9,985 square feet of warehouse area and eight vehicle bays, and 6,815 square feet of office space for staff. It is anticipated that this facility will be staffed by eight City employees, who will be responsible for the maintenance and repair of City vehicles and equipment at this location. This facility will also serve as the central warehouse for the Fleet and Facilities Management Department.

Currently, the property is generally unimproved and is the site for an existing water tower. The water tower and existing concrete drive that provides access to the tower are proposed to remain and continue in service.

Adjacent Zoning Districts and Land Uses:

| Direction | Zoning District | Land Use |
|-----------|---|--|
| North | Planned Development District No. 22 (PD-22) | Cooks Branch Creek (Valwood Improvement Authority) |
| South | Planned Development District No. 77 (PD-77) | Offices, Professional and Administrative |
| East | Planned Development District No. 88 (PD-88) | Office/showroom and Commercial Greenhouse with outdoor storage |
| West | Planned Development District No. 77 (PD-77) | Playfields |

Access:

The proposed development will be accessible from Davis Road.

The existing 15-foot wide concrete drive, that is used to access the existing water tower from Davis Road, is proposed to be widened for a total width of 30 feet. Given the nature of the equipment proposed to be stored on the site, which will be owned by the City, access to the site is proposed to be restricted by an ornamental iron secured access gate. Access for emergency purposes will be provided.

Parking:

| Required Parking Ratio per PD-77 | Total Minimum Parking Required | Total Parking Provided | Type of Parking Provided | Complies |
|---|--------------------------------|------------------------|--------------------------|----------|
| <ul style="list-style-type: none">Office: 1 space/300 SFWarehouse: 1 space/1000 SF | 20 | 20 | Surface | Yes |

Site Landscaping:

| % Required per Zoning | % Provided | Location Provided | Complies |
|-----------------------|------------|---|----------|
| 5% | 25% | Landscaping is proposed throughout the site. Shade trees are proposed to be provided along the west side of the building and along the south property line, consisting of Shumard Oak and Live Oak trees. | Yes |

Screening:

Although not required by PD-77, the applicant is proposing to provide screening of the fleet parking along the south side of the property. An 8-foot masonry wall and seven 3-inch caliper Live Oak trees are proposed to be placed along a portion of the southern property line, adjacent to the proposed fleet parking area, to minimize views of the fleet and service operations from the adjacent office development.

Buildings Elevations:

The City's Code of Ordinances requires that a minimum of each exterior facade be a minimum 75% masonry. The proposed building facades reflect the following masonry types and percent provided.

| Building Façade | Masonry Type Provided | Total % Provided | Complies |
|-----------------|-----------------------|------------------|----------|
| North | CMU and brick | 77% | Yes |
| South | CMU and brick | 77% | Yes |
| East | CMU and brick | 100% | Yes |
| West | CMU and brick | 77% | Yes |

Comprehensive Plan Recommendation:

The West Side Plan designates the subject property as employment district as provided for on the Future Land Use Map. Although this land use designation recommends high quality office and research and development uses, this property was originally rezoned to PD-77 in 1998 to allow the proposed uses.

Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan.

