

STAFF REPORT

Case No.: 19-SP-02

Request: Consider the request for a Detailed Site Plan for a parking lot expansion for an existing office building on a 13.6-acre lot located at 1801 Valley View Lane; and take appropriate action.

Applicant: BHCP Farmers Branch, LP

Planning & Zoning Commission Meeting: April 22, 2019

Background:

The applicant, BHCP Farmers Branch LP, is requesting approval of a Detailed Site Plan for a parking lot expansion (56 additional spaces) to serve the existing office building on the property located at 1801 Valley View Lane, generally at the northeast corner of Valley View Lane and Keenan Bridge Road. The subject site is approximately 13.6 acres and is located in Planned Development District No. 77 (PD-77), which allows for the existing office building use, and also for the parking expansion for that building. No special exceptions to the development standards in PD-77 are being requested.

Subject Property:

Site acreage: 13.6 acres

Location: 1801 Valley View Lane; northeast corner of Valley View Lane and Keenan Bridge Road.

Proposed Development:

The applicant is proposing a parking lot expansion (56 additional spaces) for the existing office building on the property. The parking is being added to the east of the existing building.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77)	Water tower, and public building, shop or yard (i.e. City of Farmers Branch fleet and service facility)
South	Planned Development District No. 88 (PD-88); and Planned Development District No. 100 (PD-100)	Vacant property and office buildings across Valley View Lane

East	Planned Development District No. 77 (PD-77)	Vacant property and office building
West	Planned Development District No. 77 (PD-77) (north of Keenan Bridge Road); and Planned Development District No. 88 (PD-88) (south of Keenan Bridge Road)	City of Farmers Branch athletic fields across Davis Court and north of Keenan Bridge Road; and Vacant property across and south of Keenan Bridge Road

Access:

The existing office building including its proposed parking lot expansion are accessible from the following streets:

- Valley View Lane (south);
- Keenan Bridge Road (west); and
- Davis Court (west).

No additional right-of-way dedications or improvements to these roadways are required or proposed at this time.

Parking:

Required Parking Ratio per CZO/PD-##	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
• Office: 1 space/300 SF	694	850	Surface	Yes

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
5%	19.7%	Landscaping is existing, and generally provided throughout the property, but primarily located along Valley View Lane, Keenan Bridge Road, and Davis Court.	Yes

Proposed landscaping interior to the parking lot expansion area will consist of turf and be automatically irrigated, similar to the existing remaining parking lot improvements.

Street Trees Required:

Street Name	Minimum Number Required	Number Provided	Tree Variety/Type	Complies
Valley View Lane	15	62	All trees are existing; installed when building was constructed	Yes
Keenan Bridge Road/Davis Court	34	38	All trees are existing; installed when building was constructed	Yes

Required Screening:

All parking lot landscaping/screening is existing, and it was installed when the building and related site improvements were initially constructed.

Comprehensive Plan Recommendation:

The West Side Plan designates the subject property as Employment District as provided for on the Future Land Use Map. This land use designation recommends high quality office, research and development, and the existing office building is in conformance with this designation.

Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan.

Applicable Zoning and Development Case History:

Date Approved	Case Number	Description
07/17/2018 Ordinance No. 3511	18-ZA-05	Amended PD-77 use and development standards including amendments related to restaurant uses. Considered by Planning and Zoning Commission on 06/25/2018
09/08/1998 Ordinance No. 2424	98-23	Established PD-77 allowing for a variety of office, retail, commercial, and industrial uses.
08/04/1997	97-39	Approved site plan for parking lot expansion.