



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: June 18, 2019

SUBJECT: Conduct a public hearing and consider adopting Ordinance No. 3573 for a Specific Use Permit and associated Detailed Site Plan for warehouse building on an approximately 8.4-acre tract located on the north side of Valley View Lane and on the south side of Keenan Bridge Road, approximately 500 feet east of Luna Road; and take appropriate action.

Recommendation:

On May 20, 2019 the Planning and Zoning Commission considered this request and recommended denial (by a vote of 5-1) of the Specific Use Permit and associated Detailed Site Plan. The Commission cited the following concerns related to the proposed request:

- A warehouse use is not an appropriate use for this location due to nearby residential developments occurring within the area; and
- Increased truck traffic along Valley View Lane, and Valley View Lane is the primary access for the subject property and also nearby residential neighborhoods.

Subsequent to the Planning and Zoning Commission meeting, the applicant modified the proposed Detailed Site Plan and special exception request related to parking, as described below.

Use:

The applicant is proposing that the entire building, 159,405 square feet, be occupied by a warehouse use in order to maximize the amount of warehouse space that could be provided on the site without having to amend their specific use permit in the future (if approved). Office use is allowed by right and would not require an amendment to the specific use permit should the applicant have a tenant that is seeking office area, thereby reducing the warehouse use in the building. However, in order to allow for additional office area, the applicant seeks relief from parking ratio requirements.

Parking:

The applicant is proposing to modify the special exception as it relates to parking. Instead of seeking relief from providing three parking spaces (as originally requested), the applicant is now requesting a modification to the parking ratio standard for the warehouse use to be 1 space per 3,000 square feet of gross building area. The parking ratio required by the Comprehensive Zoning Ordinance and PD-88 is 1 space per 1,000 square feet of gross building area. The requested parking ratio requires 54 parking spaces (1 space per 3,000 SF) to be provided for the proposed warehouse building instead of 160 spaces (1 space per 1,000 SF). The detailed site plan shows 168 spaces; therefore, exceeding the minimum required for the proposed warehouse use for both aforementioned ratios. However, by reducing the parking ratio for the warehouse use to 1 space per 3,000 SF, this allows the applicant flexibility should they have a future tenant (or tenants) occupy the building with a higher parking ratio requirement. Since the applicant is proposing to provide 168 parking spaces on the site, at any given time, the combination of uses within the building cannot generate a parking requirement exceeding 168 spaces.

Staff believes the requested parking ratio of 1 space per 3,000 SF is appropriate for the warehouse use. Based on a survey of surrounding area cities (see attachment), it is appropriate to consider a revised warehouse parking ratio if the property is to remain competitive with other area cities, particularly cities that are also first-ring suburbs of Dallas.

The following information within in this report reflects the information provided to the Planning and Zoning Commission.

Background:

The applicant, Panattoni Development Company, Inc., is requesting approval of a Specific Use Permit for a one-story office/warehouse building on the property located on the north side of Valley View Lane, approximately 500 feet east of Luna Road. The subject site is approximately 8.4 acres and is located in Planned Development District No. 88 (PD-88), which allows for the proposed use subject to approval of a Specific Use Permit. The request also includes five Special Exceptions to the development standards in PD-88.

Subject Property:

Site acreage: 8.4 acres

Location: On the north side of Valley View Lane and on the south side of Keenan Bridge Road, approximately 500 feet east of Luna Road and approximately 700 feet west of Keenan Bridge Road

Proposed Development:

The applicant is proposing an office/warehouse building on the subject property with related site improvements. The building is proposed to be one story with an overall height of 37 feet and 4 inches and a total floor area of approximately 159,405 square feet. The building is proposed to have 25 loading docks on the east side of the building.

At this time the interior of the building is not anticipated to be finished out for a specific end user. The office portions of the building are proposed to be at the northeast and southeast corners of the building. The two office areas are proposed to be approximately 4,782 square feet. The remainder of the building is proposed to be dedicated to warehousing.

Surface parking is proposed throughout the site, primarily on the north and south sides of the building and along the eastern property line, with parallel parking proposed along the west side of the building. A 5-foot sidewalk is proposed to be extended along Valley View Lane along the subject property.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77)	Playfields; across Keenan Bridge Road
South	Planned Development District No. 99 (PD-99)	Vacant; across Valley View Lane
East	Planned Development District No. 88 (PD-88)	Vacant
West	Planned Development District No. 77 (PD-77)	Office and Warehouse

Access:

The proposed development will be accessible from the following streets:

- Valley View Lane via two driveways that are proposed to be spaced approximately 350 feet apart. The driveways are proposed to be connected by a drive aisle along the south side of the property.
- Keenan Bridge Road via a driveway near the northeast corner of the property. This driveway will connect through the site to south to the driveway on Valley View Lane.

Due to the existing raised median within Valley View Lane, the proposed westernmost driveway from Valley View Lane will be a right-in, right-out only driveway. The applicant is proposing to modify the existing raised median to allow for a left turn lane and median opening aligned with the proposed easternmost driveway from Valley View Lane.

Parking:

Required Parking Ratio per PD-88/CZO	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> • Office: 1 space/300 SF • Warehouse: 1 space/1000 SF 	171	168	Surface	No

The applicant is requesting a Special Exception to the parking standards for three parking spaces. Additional information is provided in the Special Exception section of this report.

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
5%	27%	Landscaping is provided throughout the site. Existing mature trees are propose to be preserved on the south side of the property, along Valley View Lane. Additional landscaping is provided along the eastern property line for screening purposes.	Yes

Street Trees Required:

PD-88 requires trees to be provided within the streetspace along Valley View Lane. A double-row of trees are required within a 19-foot treelawn width, adjacent to the vehicle travel lane/on-street parking. Due to the existing, mature Bald Cypress trees located on the subject property along Valley View Lane, some of these trees will be preserved in lieu of new trees being planted. There are 65 Bald Cypress trees ranging from 9 to 13.5-inch caliper. The applicant is proposing to remove 43 existing trees in order to accommodate for the proposed improvements. Therefore 22 Bald Cypress trees, largely located along Valley View Lane, are proposed to be protected and preserved.

The applicant is seek a Special Exception to the street type specifications, as outlined in PD-88, to allow the existing street trees to be preserved and serve as street trees for the site. Additional information is provided within the Special Exception section of this report.

Screening:

Although not required by PD-88, the applicant is proposing to provide screening of the loading dock area along the east side of the building. Eastern Red Cedar and Live Oak trees are proposed to be planted along the majority of the eastern property line to minimize views of the loading dock area from Valley View Lane.

Buildings Elevations:

The PD-88 architectural standards require that the exterior facade, where clearly visible from Valley View Lane, be a minimum 75% primary material (brick/tile masonry or native stone). Otherwise, the Code of Ordinances requires that the exterior façade be a minimum 75% masonry. The proposed building façades reflect the following masonry types and percentage provided for each façade as shown in the table below.

Due to the layout of the building and property frontage along Valley View Lane, only portions of the south and east façade are visible from Valley View Lane. Therefore, the portions of the south

and east façades that are proposed to be finished similar to brick masonry in order to comply with the requirement of PD-88. Since the building is to be constructed of tilt-wall concrete panels, the applicant is proposing to use brick-modular form liners to create an exterior finish similar to individual bricks laid unit by unit.

Building Façade	Masonry Type Provided	Total % Provided	Complies
North	Concrete Tilt Wall	99.7%	Yes
South	Concrete Tilt Wall (including brick-modular form)	97.9%	Yes
East	Concrete Tilt Wall (including brick-modular form)	99.6%	Yes
West	Concrete Tilt Wall	100%	Yes

Special Exceptions:

The applicant is requesting the following special exceptions as described below.

Special Exception #1 – II.B.5 – Parking

The CZO/PD-88 zoning requires minimum number of parking spaces for each use proposed (office and warehouse) based on gross floor area. The office area is required to have a minimum of 16 parking spaces and the warehouse is required a minimum of 155 parking spaces, thus a minimum total of 171 spaces is required.

The applicant is seeking approval of a special exception to allow for a total of 168 parking spaces.

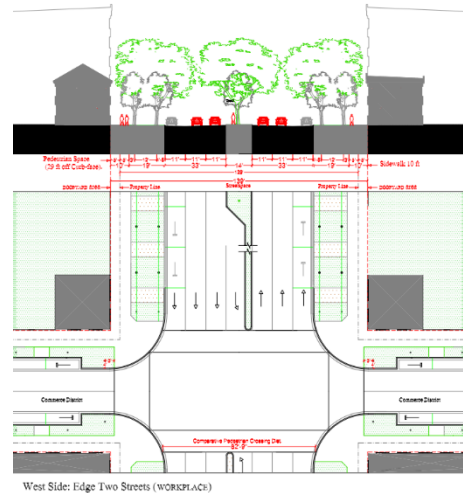
Staff believes that the requested special exception is appropriate given the proportion of the request. Three parking spaces is 1.7% of the total 171 parking spaces required. Additionally, the applicant would likely have to remove additional trees and encroach the required parking setback in order to accommodate the three spaces.

(The special exception request related to parking was revised by the applicant subsequent to Planning and Zoning Commission consideration of the request, as explained earlier within this report.)

(continued on next page)

Special Exception #2 – II.E. Street Types - West Side: Edge Two Streets

The Regulating Plan in PD-88 designates Valley View Lane as an Edge Two Street Type, which allows for on-street parking and a pedestrian area consisting of a 19-foot tree lawn (a back of street curb) for street trees and 10-foot sidewalk. See the cross section detail provided for Edge Two Streets.



The applicant is seeking approval of a special exception to eliminate the tree lawn at back-of-curb and 10-foot sidewalk. The applicant is proposing to continue a 5-foot sidewalk from the existing sidewalk to the west and have all street trees located behind the sidewalk.

Staff believes that the requested special exception is appropriate given the existing improvements along Valley View Lane and existing trees on the subject site. The property to the west is developed and is located in Planned Development District No. 77 (PD-77), which does not require a similar street design as required by PD-88 for this property. Additionally, the subject property has a large quantity of existing and mature Bald Cypress trees, which are proposed to be preserved along Valley View Lane to allow for the intent of the street tree design to remain.

Special Exception #3 – III.C. – Building Envelope Standards for Workplace Sites

PD-88 zoning requires properties within in the Commerce District and with frontage along Valley View Lane to comply with the Building Envelope Standards prescribed by the code only to a lot depth of 100 feet (measured from the right-of-way line). The portions of the property beyond the 100 foot depth threshold are required to comply with the development standards set forth in the Comprehensive Zoning Ordinance (CZO) for the Light Industrial (LI) zoning district. The Building Envelope Standards in PD-88 include requirements for building height, siting, architectural elements and use.

The applicant is seeking approval of a special exception to the Building Envelope Standards in order to allow for the site layout as shown with a building setback approximately 80 to 173 feet, instead of the 5-foot required building line measured from the right-of-way line. Allowing the 80-foot plus building setback permits the applicant to preserve a number of the existing trees along Valley View Lane.

Staff believes that the requested special exception is appropriate. Staff encouraged the applicant to preserve the existing mature Bald Cypress Trees located on the southern portion of the property, along Valley View Lane and within the 100 foot depth of the property. In turn this pushed the building further away from Valley View Lane. Staff believes the preservation of the existing trees is necessary in order to maintain the existing character along Valley View Lane and the existing trees achieve the same goal intended by PD-88 for the streetscape character.

Special Exception #4 – V.C. – Roofs and Parapets

PD-88 zoning requires parapet roofs that are clearly visible from the street-space have a cornice projecting horizontally between 6 and 12 inches beyond the building wall.

The applicant is seeking approval of a special exception in order to allow the proposed building to be constructed with a traditional parapet roof with no cornice.

Staff believes that the requested special exception is appropriate due to the use and corresponding building design that is proposed.

Special Exception #5 – V.E. – Windows and Doors

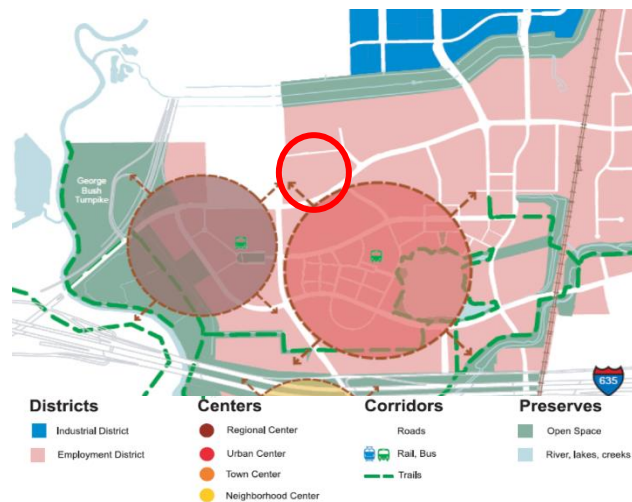
PD-88 zoning requires that openings/windows visible from the street-space, in this case Valley View Lane, not have a horizontal dimension that exceeds the vertical dimension.

The applicant is seeking approval of a special exception to allow for the horizontal dimension of an opening to exceed the vertical dimension.

Staff believes that the requested special exception is appropriate due to the use and corresponding building design that is proposed.

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 and research and development uses. The goal is to create a successful environment for many forms of business and retail activity, while keeping the district walkable, transit accessible, respectful to the natural environment, and completely integrated with the mixed-use centers.



The proposed use is not indicative of high quality office and research uses due to the proposed building being primarily warehousing (97% of the proposed total building area), thus not being consistent with the West Side Plan recommendation. Additionally, the land use patterns in the area have changed particularly to the south of Valley View Lane.

Since the adoption of the West Side Plan, properties south of Valley View Lane have entitlement rights and are currently under construction for single-family and multi-family residential uses, as well as retail, restaurant and similar commercial uses. These prior deviations from the land use

recommendations of the West Side Plan has created implications for future land uses within the area.

Public Response:

On May 9, 2019, 11 zoning notification letters were mailed to the surrounding property owners, as well as letters were mailed to both Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day.

Additionally, the required public hearing notice was published in the Dallas Morning News on May 19, 2018. As of May 28, 2019 no written correspondence has been received by the city.

Possible City Council Actions:

1. Motion to deny Ordinance No. 3573.
2. Motion to approve Ordinance No. 3573.
3. Motion to approve Ordinance No. 3573 with the following modifications...
4. Motion to continue discussion at the next meeting.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
08/21/2006 Ordinance No. 2868	-	Adoption of Planned Development District No. 88 (PD-88) Mercer Crossing Code.