

## STAFF REPORT

**Case No.:** 18-SP-36

**Request:** Conduct a public hearing and consider a request for a Detailed Site Plan and associated Special Exceptions for a multi-family residential development on a 0.76-acre lot located at 13325 Bee Street; and take appropriate action.

**Applicant:** Luneau and Easter Properties LLC.

**Planning & Zoning Commission Meeting:** September 9, 2019

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### Background:

The applicant is proposing a multi-family residential development consisting of 21 condominium units, associated parking, landscaping and other required site improvements on a 0.76 acre lot. There will be four buildings, each three-stories tall and the buildings are being designed to look like townhomes. Since the applicant is proposing condominium units, the subject property will remain as one lot and shall be owned and maintained by a property owners' association. This currently vacant site is generally bound by Bee Street to the east, Elder Street to the west, and the proposed extension of Vintage Street to the south.

Zoning for the property is Planned Development District No. 86 (PD-86), commonly known as the "Station Area Code", which allows residential land uses in this area. PD-86 is a "Form Based Code"; therefore, the development has to meet the Regulating Plan, Streetscape and Building Envelope standards. Where PD-86 does not stipulate specific requirements, the Farmers Branch Comprehensive Zoning Ordinance (CZO) requirements shall apply. PD-86 also authorizes the Planning and Zoning Commission to consider and approve special exception requests, and delegates site plan approval authority to staff. The applicant is requesting two special exceptions.

### Subject Property:

Site acreage: approximately 0.76 acres

Location: 13325 Bee Street; generally bounded by Bee Street to the east, Elder Street to the west, and the proposed extension of Vintage Street to the south.

### Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 86 (PD-86)	Offices, professional and administrative
South	Planned Development District No. 86 (PD-86)	Offices, professional and administrative

Direction	Zoning District	Land Use
East	Planned Development District No. 86 (PD-86)	Day Care (Windsor Academy) across Bee Street and the new Vintage Townhomes at the southeast corner of Bee Street and Vintage Street
West	Planned Development District No. 86 (PD-86)	DART Railroad property (vacant)

### **Proposed Development:**

The proposed multi-family development will consist of 21 condominium units on a single lot held in common ownership by a property owners association. However, each dwelling unit will be sold individually and will have separate access and utility meters. There are four buildings proposed, each three-stories tall and designed to look like individual townhomes, with overall heights ranging between 39 feet to 41 feet. Each unit will have 2-car attached enclosed garages with rear access.

The total building coverage of the four buildings proposed is approximately 17,646 square feet. Each building has the number of proposed units and gross square footages as follows:

- The western building (Building 1) includes five units, faces Elder Street, and is approximately 10,532 square feet.
- The eastern building (Building 3) includes five units, faces Bee Street, and is approximately 10,532 square feet.
- The southern building (Building 4) includes seven units, faces the proposed extension of Vintage Street, and is approximately 14,722 square feet.
- The interior building (Building 2) includes four units, and is approximately 8,439 square feet.

This orientation of the overall site allows maximum street frontage for the buildings and primary facades of the buildings facing Bee Street, Vintage Street and Elder Street.

### **Street Improvements:**

This development shall comply with PD-86 Regulating Plan requirements; therefore, all the adjacent streets will be reconfigured to meet PD-86's street type and cross section requirements. The applicant is responsible for constructing one-half of the street improvement adjacent to their property only. PD-86 designates Vintage Street as "Street 58" and Bee Street as "Street 66".

The proposed "Street 66" and "Street 58" configurations require two travel lanes, on-street parking, planting areas along the street curb, and sidewalks. To the south of this site, Vintage Street currently does not exist. Therefore, the applicant is proposing to extend Vintage Street from Bee Street to Elder Street, and dedicate the necessary street right-of-way in order to construct one-half of the required street.

The applicant will install 5-foot wide sidewalks and landscaped islands along all three streets, in addition to providing on-street parking. Street lights are also proposed within some of the landscape islands along each street.

**Access:**

The interior of the development will be accessed by driveways from Bee Street and Elder Street. There is no driveway connection proposed on Vintage Street.

**Parking:**

PD-86 requires “a minimum of 1 and 1/8 parking spaces per residential unit, of which a minimum of 1/8 parking space per residential unit shall be provided as Shared Parking.” Each unit in this proposed development shall have a 2-car attached, enclosed garage, all accessible from the interior drive aisles. The applicant is also proposing on-street parking to allow shared and guest parking thus satisfying the PD-86 requirements.

Required Parking Ratio per PD-86	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
1 and 1/8 <sup>th</sup> space/residential unit	24	42	Attached garage	Yes
Shared parking: 1/8 <sup>th</sup> per residential unit	3	9	On-street	Yes

**Site Landscaping:**

The site is proposed to be landscaped by street trees, shrubs, ground cover and sod. PD-86 requires at least 15% of the total buildable area to be preserved as contiguous open area. The subject property will have approximately 9% of the lot area landscaped; therefore the applicant is requesting a special exception to this requirement. Dwarf Redleaf Japanese Barberry and Nellie Stevens Holly has been proposed as ornamental shrubs along both sides of Building 4 that faces proposed Vintage Street. Dwarf Jasmine as ground cover has been proposed on landscape islands.

**Street Trees Required:**

Per PD-86 street trees shall be planted at an average spacing of 30 linear feet along Type A street frontage. There is no street tree requirement for Type B street frontage. Vintage street is a Type A street, whereas Elder Street and Bee Street are Type B street types. The applicant has proposed 6 shade trees each, along Bee Street, Elder Street and Vintage Streets with a total of 18 street trees. The tree types proposed are Shademaster Locust and Lacebark Elm.

## Buildings Elevations:

PD-86 requires certain building materials including 75% minimum brick and stone; however, given the newly adopted State Law (HB 2439), the City will not be able to enforce these material requirements.

The proposed building exterior is composed of brick and cementitious siding. Following are the typical front façade material calculations for Building 4 and 1 respectively.

SOUTH ELEVATION MATERIAL CALCULATION		
MATERIAL	AREA (SF)	AREA (%)
BRICK	2992	81%
CEMENTITIOUS SIDING	703	19%
TOTAL	3695	100%

**Building 4**

WEST ELEVATION MATERIAL CALCULATION		
MATERIAL	AREA (SF)	AREA (%)
BRICK	2114	81%
CEMENTITIOUS SIDING	485	19%
TOTAL	2599	100%

**Building 1**

## Special Exceptions:

Due to the unique challenges of this particular site and the proposed land use, there are two special exceptions requested by the applicant.

### **Special Exception #1: Chapter 2. D: Street Types**

PD-86 requires a 6-foot wide sidewalk and allows 7-foot wide on-street parking. However, staff has requested the applicant to provide 8-foot wide on-street parking as that is the city-wide and industry standard and from a functional perspective, and is required to not impede traffic flow for an 11-foot wide travel lane. To meet the 8-foot wide on-street parking request, the applicant has proposed a 5-foot wide sidewalk and requested a Special Exception.

### **Staff supports Special Exception # 1**

### **Special Exception #2: Chapter 3. D: Building Envelope Standards: Local Sites**

PD-86 requires at least 15% of the total buildable area to be preserved as contiguous open area for “Local Sites”; the applicant is requesting a special exception to this requirement. After providing right-of-way dedication, required interior driveway and utility needs, combined with a need to provide certain number of units for the project to be financially feasible, a contiguous landscape area could not be provided. The Station Area Code envisions high-density and mixed-use development with pedestrian-friendly amenities, and aims to encourage civic engagement and interaction through creatively built urban spaces. This site is small in area thereby limiting how much open space or land area can be dedicated on site. The applicant has proposed sidewalks, street lights, and street trees to encourage walkability thus contributing to other open space enhancements required by the code.

### **Staff supports Special Exception # 2**

## Comprehensive Plan Recommendation:

The Station Area Code was created to foster a vibrant town center through a lively mix of uses which is densely built and pedestrian friendly. This code codified the concepts of the Station Area Master Plan to ensure development consistent with the vision and to allow for more design flexibility. Granting the requested Special Exceptions will facilitate development at this location that maintains consistency with the Code and the Master Plan.



## Other Items for Consideration:

PD-86 allows for administrative approval of a Detailed Site Plan provided that the plan complies with all of the development standards within the ordinance. In the event the applicant is not able to comply with certain development standards, special exceptions may be considered by the Planning and Zoning Commission; PD-86 grants approval authority of special exceptions to the Commission.

## Public Response:

On August 29, 2019, 25 zoning notification letters were mailed to the surrounding property owners in addition to both Carrollton-Farmers Branch and Dallas school districts. Two zoning notification signs were also placed on the site on the same day. As of September 4, 2019, staff has not received any response to this request.

## Staff Recommendation:

Staff recommends approval of the Detailed Site Plan and associated special exceptions.