



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: December 10, 2019

SUBJECT: Conduct a public hearing and consider adopting Ordinance No. 3618 for a request to rezone approximately 7.4 acres of land located generally at the northwest corner of Valley View Lane and Keenan Bridge Road, from Planned Development District No. 88 (PD-88) to Planned Development District No. 77 (PD-77); and take appropriate action.

Background:

The applicant, Graham Mortgage Corporation, is requesting to rezone approximately 7.4 acres of land located generally at the northwest corner of Valley View Lane and Keenan Bridge Road, from Planned Development District No. 88 (PD-88) to Planned Development District No. 77 (PD-77). The subject property is currently vacant. The applicant would like to develop a parking lot on this property to serve the existing office building located across Keenan Bridge Road to the east. PD-77 zoning district allows parking lot as a primary land use which the current PD-88 zoning district does not allow. The subject property, once developed, will have 615 parking spaces, adding significantly to the existing parking for the adjacent office building. As per the applicant, this additional parking will make the existing office building more attractive and marketable to potential future tenants.

Existing Zoning/Proposed Request:

The subject property is zoned PD-88 and located within the Commerce sub-district. The property has been zoned PD-88, also known as the Mercer Crossing Code, since 2006 with the adoption of Ordinance No. 2868 and as amended. The applicant is requesting to rezone the subject property to PD-77 which will allow the site to be used as a parking lot. PD-77 allows “parking lot or structure commercial” by right. The applicant would like to develop the subject property as a parking lot (as shown on the proposed Conceptual Site Plan) in order to provide additional parking for the existing office building located across Keenan Bridge Road to the east. The existing building is being

marketed for office uses, and per the applicant, additional parking is needed to support market demand for office uses.

In lieu of amending PD-88, staff recommended the applicant consider the PD-77 zoning district due to PD-77 existing to the east and north, and in light of the special exceptions granted with the specific use permit approved for a warehouse use immediately to the west.

The PD-77 zoning district has an extensive list of permitted land uses (with some land uses being subject to approval of a Specific Use Permit). Several institutional (daycare, school, hospital, etc.), retail (bank, florist, office, restaurant, medical/dental office, etc.), commercial (food processing, medical or dental lab, wholesale office, etc.) and motor vehicle related uses are allowed within the PD-77. If approved, the property can potentially be developed with any of the land uses permitted within the PD-77 zoning district. However, as a parking lot, the property will have to be developed in conformance of the attached conceptual site plan. Certain site-specific factors limit the extent to which this site can be developed, and this is discussed in further detail in the Conceptual Site Plan and Issues for Consideration sections of this report. Should the applicant receive approval of the zoning request, the applicant will still be required to go through a detailed site plan review and approval process, as required in the PD-77 ordinance.

The zoning change, if approved, will provide continuity of PD-77 zoning along the north side of Valley View Lane and extending eastward, and will allow the existing office building and the proposed parking lot to be under the same zoning.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77)	Park/playground (across Keenan Bridge Road)
South	Planned Development District No. 88 (PD-88) – Commerce District	Office (across Valley View Lane)
East	Planned Development District No. 77 (PD-77)	Office (across Keenan Bridge Road)
West	Planned Development District No. 88 (PD-88) – Commerce District	Vacant, SUP recently approved for warehouse use.

Proposed Conceptual Site Plan:

The applicant has included a conceptual site plan with this rezoning request illustrating the development intentions. The conceptual site plan proposes the construction of a parking lot consisting of 615 parking spaces, interior pedestrian sidewalks, landscaping and screening. A 6-foot wide concrete sidewalk is proposed along Keenan Bridge Road to the north and east and a 5-foot wide concrete sidewalk is proposed along Valley View Lane. There will also be a pedestrian connection across Keenan Bridge Road that links this proposed parking lot with the existing office building to the east that will be served; this will provide a safer pedestrian experience for future employees.

In order to eliminate the need for a typical storm sewer drainage system, a series of rain gardens (also referred to as bioswales) of varying widths have been proposed throughout the site. These rain gardens will collect the site's runoff water and allow it to percolate back into the soil. The rain gardens will be planted with sustainable plant materials. A large open area, averaging approximately 50 feet in width, will separate this parking lot from Valley View Lane. This area not only will serve as a large landscape buffer, but will also assist with the overall drainage of the site and include rows of different shrubbery and plantings to provide visual relief. A combination of Pampus, Maiden and Muhly grasses (minimum 7-gallon sizes) have been proposed within this landscaped row.

The parking aisles along Keenan Bridge Road and Valley View Lane are going to be screened with evergreen shrubs to screen vehicle under carriages; Texas Sage, Dwarf Burford Holly and Abelia shrubs have been proposed for this purpose.

A final landscape plan shall be submitted for review and approval at the time of detailed site plan approval. The landscape plan shall be consistent with the conceptual landscape plan, should the zoning request be approved.

Sufficient lighting has been proposed to increase visibility and sense of safety and security during night hours within the parking lot. The light fixtures will be downward sloping to reduce night sky light pollution and negative impacts on neighboring properties. The light poles are proposed to be approximately 30-foot tall, with 2-foot concrete footings.

Issues for Consideration:

The subject property is encumbered with buried municipal solid waste (i.e. landfill) and is known to be producing methane gas. Therefore, the landfill results in many challenges to development of this site. Two to three feet below existing grade is a clay cap that seals the landfill. The Texas Commission of Environmental Quality (TCEQ) requirement is to not penetrate this cap with any site improvements such as storm sewer, footings, etc. If the cap is penetrated, then the cap must be resealed. This particular site aspect restricts what kind of non-residential development can be physically and financially feasible on this property. Any structure requiring foundation or footing more than 3 feet deep would require disturbing the clay cap. Site cleanup can be expensive and time consuming. For construction of enclosed structures overlying a municipal solid waste site like this, will require submittal and approval of a Development Permit Application with TCEQ. As a result, the proposed parking lot is probably the most appropriate and cost-effective land use for this particular site. This site condition also reduces the possibility of this property being developed with other land uses, even if they are allowed under PD-77 zoning.

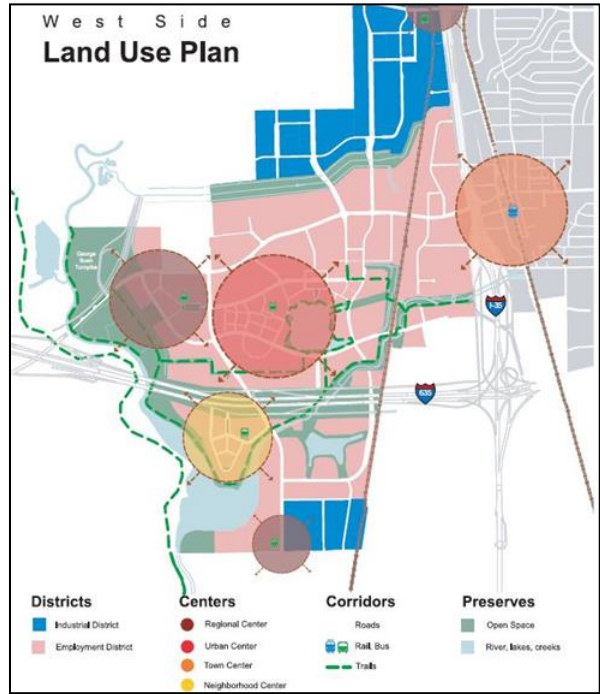
The subject property was previously entered into TCEQ Brownfields Program and received a Certificate of Completion (COC) from the voluntary cleanup program. In accordance with the COC, any future development of the property must comply with 30 TAC, #330, Subchapter T (Use of Land Over Closed MSW Landfills). No trees have been proposed within the property as they have the potential to damage the integrity of the existing landfill cap by root growth. The parking lot, not involving any enclosed structure, could be authorized via a Request for Authorization to Disturb Final Cover (TCEQ-20787), which is typically less onerous. While the proposed design

must comply with various portions of Subchapter T, the most-restrictive regulations would not apply without the presence of enclosed structures.

Comprehensive Plan Recommendation:

The West Side Plan, adopted in 2003, 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 uses, and mixed-use retail/residential with supporting land uses. This area has the greatest capacity to accommodate large foot print buildings.

Staff believes that the proposed zoning change is compatible with the goals of the West Side Plan given that the parking lot will be serving future employment uses within the existing office building to the east. Therefore, the proposed zoning change to the PD-77 zoning district is appropriate and promotes overall employment center goals.



Thoroughfare Plan:

The 2013 Thoroughfare Plan designates the following roadways adjacent to the site identified below.

Keenan Bridge Road:

The portion of Keenan Bridge Road along the north and east of this site is shown on the Thoroughfare Plan as a four-lane undivided roadway. Four-lane undivided roadways shall have a dedicated right-of-way width of not less than 64 feet. However, the Public Works Department has advised that Keenan Bridge Road will likely be a collector street to serve adjacent properties (37-foot wide street). The applicant has proposed a 10-foot right-of-way dedication along Keenan Bridge Road to the north and a 5-foot right-of-way dedication along Keenan Bridge Road to the east of the property as required by the thoroughfare plan.

Valley View Lane:

The portion of Valley View Lane adjacent to this site is planned as an eight-lane divided roadway. Eight-lane divided roadways shall have a dedicated right-of-way width of not less than 130 feet. The applicant has proposed a 15-foot right-of-way dedication along Valley View Lane to comply with the thoroughfare plan requirement.

Public Response:

On November 5, 2019, 11 zoning notification letters were mailed to the surrounding property owners and to Dallas and Carrollton-Farmers Branch Independent School Districts. Three zoning notification signs were also placed on the site on the same day. Additionally, the required public hearing notice was published in the Dallas Morning News on November 22, 2019. One letter of support has been received by the city on November 15, 2019.

Recommendation:

On November 18, 2019 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Zoning request and associated Conceptual Site Plan, as presented in Ordinance No. 3618.

Possible Council Action:

1. Motion to adopt Ordinance No. 3618.
2. Motion to adopt Ordinance No. 3618 with the following modifications...
3. Motion to deny Ordinance No. 3618.
4. Motion to continue discussion at the next meeting.