

STAFF REPORT

Case No.: 20-SP-10

Request: Consider the request for a Detailed Site Plan for an independent senior living building and four one-family residence lots on approximately 6.1 acres, generally located on the east side of Medical Parkway North, approximately 115 feet north of LBJ Freeway, and on the south side of Myra Lane

Applicant: View Tech Inc.

Planning & Zoning Commission Meeting: September 14, 2020

Background:

The applicant is requesting approval of a detailed site plan for a 250-unit independent senior living building and four lots for one-family residential dwelling units on an approximate 6.127-acre property, located generally on the east side of Medical Parkway North, approximately 115 feet north of LBJ Freeway, and on the south side of Myra Lane.

The property is located within Planned Development District No. 18 (PD-18), which allows for the proposed uses. On March 19, 2019, City Council approved a zoning amendment request to PD-18, which includes the subject property, establishing three subdistricts with corresponding development standards. A conceptual site plan was also approved at that time. The proposed detailed site plan is for property located within Subdistrict B, the independent senior living building, and Subdistrict C, four one-family residential lots. The proposed detailed site plan is consistent with the approved conceptual site plan.

Subject Property:

Site acreage: 6.133 acres

Location: East side of Medical Parkway North, approximately 115 feet north of Lyndon B. Johnson Freeway frontage road, and on the south side of Myra Lane approximately 120 feet east of Eunice Street

Proposed Development:

The proposed detailed site plan is for 6.127 acres located within Subdistricts B and C of PD-18, that proposes the development of an independent senior living building and four one-family residential lots. A portion of the site is occupied by an existing overflow surface parking lot for the adjacent hospital. This surface parking will be removed in order to construct the independent senior living building.

The independent senior living building, located within Subdistrict B, is proposed to consist of 250 units with a unit mix of 1- and 2-bedroom units. The total residential portion of the building is approximately 309,900 square feet, wrapping an approximately 159,305 square foot structured parking garage. The building is proposed to be an overall height of 70 feet consisting of 5 stories. The structured parking garage will have a total of 439 parking spaces comprised of 5 levels (overall height of 58.5 feet), and 3 surface parking spaces are proposed to the east of Medical Parkway North, near the building's main entry and leasing office. The structured parking garage will not be visible due to the residential portion of the building having pitched roofs that will wrap the garage. Additionally, sidewalks are proposed along the entire perimeter of the building and also to the proposed dog park to the north of Medical Parkway North. An additional open space is also proposed along Myra Lane, north of the independent senior living building just east of the proposed one-family residential lots, where seven existing trees will be preserved. These existing trees are in addition to the other existing trees being preserved primarily along the frontage of Myra Lane.

The four one-family residential lots proposed along Myra Lane are located within Subdistrict C. Lots range in size from approximately 6,969 square feet to 9,583 square feet. The lots will have access via a shared drive on the south side of the lots, and all residential driveways will be provided on the rear of all lots in order to preserve the mature existing trees along the Myra Lane street frontage. Each one-family detached dwelling unit will require an individual building permit before construction. Additionally, these lots are not age-restricted per PD-18.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North (across Myra Lane)	One-Family Residence District-6 (R-6)	One-Family Detached dwelling units
South	Planned Development District No. 18 (PD-18)	Vacant
East	Office (O)	Worship Facility and School, Private Primary or Secondary
West (across Medical Pkwy. North)	Planned Development District No. 18 (PD-18)	Hospital

Access:

The proposed development will be accessible from the following streets:

- Medical Parkway North – The independent senior living building will be accessed from Medical Parkway North via LBJ Freeway frontage road and Webb Chapel Road. A fire lane is proposed from Medical Parkway North to Myra Lane. However, access will be restricted from Medical Parkway North by a vehicular gate; this access will only be used in the event of an emergency by police or fire.
- Myra Lane – The four one-family lots will be accessed from a shared access easement on the south side of the lots accessed from Myra Lane. Individual driveway access will not be provided to Myra Lane.

Parking:

Required Parking Ratio per PD-18	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none">• Subdistrict B: 1 space per dwelling unit plus 0.5 spaces per bedroom.	436	442; 439 garage parking spaces and 3 surface parking spaces	Structured parking garage and surface parking	Yes
<ul style="list-style-type: none">• Subdistrict C: 2 enclosed spaces per dwelling unit	8	Parking for each individual lot will be required at the time a building permit is submitted for the individual one-family residence dwelling unit.		

Site Landscaping:

Required per PD-18	Provided	Location Provided	Complies
Subdistrict B: 15% of gross site area	32%	<p>Landscaping is proposed throughout the site, primarily along Medical Parkway North and along the all sides of the independent senior living building. Landscaping is also provided within the interior courtyard and open space/amenity dog park.</p> <p>Landscaping will consist of Lacebark Elms, Live Oaks, Shumard Oaks, Japanese Maple, Mexican Plum and a wide variety of shrubs.</p>	Yes

		Additionally, seven existing trees are proposed to be preserved within the proposed open space south of Myra Lane, north of the independent senior living building and proposed dog park.	
Subdistrict C: Preservation of all existing trees along Myra Lane 1 shade tree per lot	11 existing trees along Myra Lane are proposed to be preserved, exclusive of existing trees to the east within the open space that will also be preserved. An additional shade tree will be required within each lot when a building permit is submitted for the individual one-family residence dwelling unit.		

Buildings Elevations:

PD-18 requires the exterior building materials in Subdistrict B and C be constructed in accordance with the City's Code of Ordinances for non-residential buildings. However, due to House Bill 2439, the City is not able to enforce exterior building material requirements provided in the PD district. The proposed building facades for the independent senior living building reflect the following masonry types and percentage provided.

Building Façade	Masonry Type Provided	Total % Provided	Complies
North	Brick and CMU	76%	Yes
South	Brick and CMU	72%	Yes
East	Brick and CMU	75%	Yes
West	Brick and CMU	74%	Yes

The building façade for each one-family residential dwelling unit will be provided at the time of building permit for each lot.

Other Considerations:

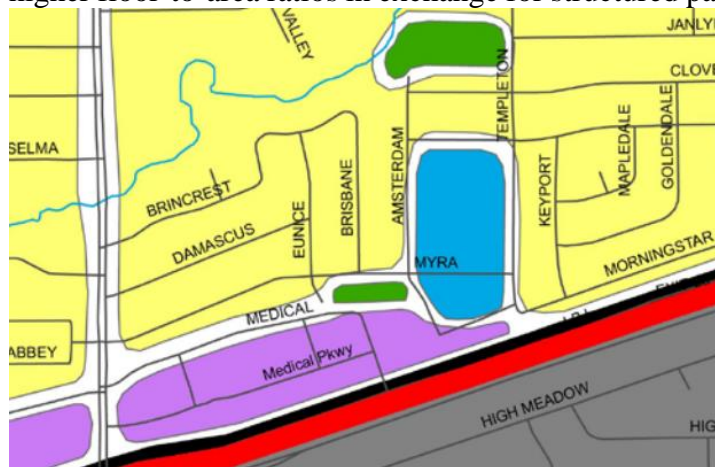
Due to the necessary fire lanes on the north and south sides of the independent senior living building, access easements are required to be obtained from the adjacent property to the east. The driveway access to Myra Lane will serve as a shared driveway to a public street. The southernmost fire lane is over 150 feet in length, so a turnaround is needed in order for the fire truck to exit the site. However, due to limitations on the subject property, the applicant will need an access easement for a fire lane turnaround on the property to the east. The applicant has provided a letter from the adjacent property owner agreeing to the access easements. These easements will be granted by separate instrument and recorded prior to issuance of a Certificate of Occupancy.

Additionally, the applicant is proposing to extend a 12-inch water main to the south of the independent senior living building on the adjacent property. The proposed water line cannot be extended within the existing 50-foot Lone Star Gas Company (Atmos Gas) easement. Therefore, the applicant will need to obtain an off-site 15-foot utility easement on the property to the south. This easement will be required to be dedicated prior to plat approval.

Lastly, the applicant has submitted initial preliminary drainage plan information as part of their detailed site plan, which includes modifications to the existing storm sewer system. Additional information and/or modifications to the proposed storm sewer design may be necessary following detailed site plan approval, and will be subject to review and approval by the Public Works Department during the civil plan review process. Therefore, should any modifications to the proposed drainage plans and/or modifications to the existing storm sewer system affect the detailed site plan (if approved), then a revised detailed site plan may be required subject to review and approval by the City.

Comprehensive Plan Recommendation:

The Central Area Plan designates the subject property primarily as IH635 district, and areas along Myra Lane as Parks and Open Space as provided for on the Future Land Use Map. The IH635 district land use designation recommends that due to the expansion of Interstate 635 (LBJ Freeway), the southern edge of the Central Area will likely increase in visibility and attractiveness of non-residential areas. Although the Plan identifies quality office uses being the primary land use, the Plan also notes that higher density residential uses should be considered appropriate for a portion of the corridor. Additionally, the Central Area Plan promotes high density development, higher floor-to-area ratios in exchange for structured parking, maximizing usable space, and notes



that building heights within the IH635 district should lower from east to west with 2 to 4 story buildings near Dallas Medical Center.

The Parks and Open Space land use designation applies to all parks or open space areas that are owned by the City and are accessible to the general public. Although the property along Myra Lane is an open space, this property is privately owned.

The proposed development is consistent with the Plan recommendation because of the scale and transition of uses, ranging from the non-residential and medical uses, to the proposed independent senior living uses, to the existing low density residential to the north and east. Although the Plan recommends the primary land use being office, the Plan also acknowledges that higher density residential along LBJ Freeway and low density residential towards Myra Lane is better suited given the context of the subject property. Furthermore, the Central Area Plan acknowledges that the Plan is intended to be a dynamic planning document that should respond to changing needs and conditions of the area, and that decisions should be made considering the benefits for the long-

term health and vitality of the Central Area. Additionally, the property was entitled to PD-18 in 2019, which allows the proposed development.

Recommendation:

Staff recommends approval of the Detailed Site Plan request.

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

Date Approved	Case Number	Description
03/18/2019 Ordinance No. 3556	18-ZA-14	Amendment to PD-18 and rezoning of approximately 1.68 acres along Myra Lane east of Eunice Street from R-6 to PD-18. This amendment created three subdistricts within PD-18 and established new development standards for Subdistricts B and C. A conceptual site plan was approved as part of the zoning amendment. Planning and Zoning Commission unanimously recommended approval with conditions at the January 28, 2019 meeting.
01/28/1991 Ordinance No. 1924	N/A	Revised development standards for PD-18. Allowed the development of Plaza IV medical office building and associated parking garage (northeast corner of the site; along Medical Parkway North).
08/20/1990 Resolution No. 90-130	N/A	Approval of Detailed Site Plan for surface parking (on Lot 3, Block C), including masonry wall and landscape buffering (along adjacent residential).
12/21/1982 Ordinance No. 1378	N/A	Amendment to PD-18 to allow a 6-story building with elevator penthouse to be constructed, establishing screening requirements, and prohibiting access to certain streets and residential areas.
11/17/1980 Ordinance No. 1326	N/A	Amendment to PD-18 to allow a radio tower to be permitted.
02/04/1974 Ordinance No. 996	N/A	Zoning of approximately 30-acres from Office (O) to Planned Development District No. 18 (PD-18).