

STAFF REPORT

Case No.: 21-SP-03

Request: Consider the request for a Detailed Site Plan amendment for a college including but not limited to a new roadway, Alpha Road Connector, on a 191.94-acre site located at 3939 Valley View Lane; and take appropriate action.

Applicant: Joe Fraccaro, P.E. Kimley-Horn

Planning & Zoning Commission Meeting: April 26, 2021

Background:

The City of Farmers Branch has received a request from Joe Fraccaro, Kimley-Horn, on behalf of Dallas College Brookhaven Campus, for a Detailed Site Plan amendment as it relates to a new roadway construction project, Alpha Road Connector. The proposed roadway will extend present day Bella Lane, located within the Vitruvian development north of the Dallas College campus, south into and connecting with Dallas College, and then continuing eastward connecting to Alpha Road. This proposed roadway has been in discussion since early 2014 as a cooperative effort among the Town of Addison, Dallas College, and the City of Farmers Branch, thereby resulting an interlocal agreement (approved by all entities during September 2020) providing for the roadway and related improvements.

Per the interlocal agreement, the Town of Addison is responsible for design and construction of the roadway, Dallas College will dedicate necessary easements (or rights-of-way) to accommodate the roadway, and the City of Farmers Branch will assume responsibility for roadway maintenance and traffic enforcement of the roadway segment within the Farmers Branch city limits.

In addition to the Alpha Road Connector, the City of Farmers Branch will receive an approximate 1.59-acre park along the north side of the roadway, as well as a public sidewalk to allow for pedestrian access from the new park to the Dallas College internal trail system. Additionally, a detention pond will be constructed on the south side of the new roadway to assist with managing stormwater runoff.

The subject site is zoned Planned Development District No. 20 (PD-20), which allows for the current college use and proposed improvements, subject to detailed site plan approval by the Planning and Zoning Commission and City Council. Additionally, the interlocal agreement requires detailed site plan approval by City Council.

Subject Property:

Site acreage: 191.94-acres

Location: 3939 Valley View Lane (Dallas College Brookhaven Campus - includes multiple buildings).

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 64 (PD-64)	Town of Addison, Parish Episcopal School, single family residences, and Oncor utility substation
South	One Family Residential District-3 (R-3) and Planned Development District No. 20 (PD-20)	Single family residences and fire station (across Valley View Lane)
East	Planned Development District No. 90 (PD-90) and Planned Development District No. 1 (PD-1)	Multi-family residential and office (across Alpha Road)
West	One Family Residential District-2 (R-2) and One Family Residential District-3 (R-3)	Single family residences (across Marsh Lane)

Existing Conditions

The existing Dallas College Brookhaven Campus (formerly known as Brookhaven College) consists of 18 buildings (approximately 467,000 square feet total) on an approximately 192-acre campus. The campus is bordered on the east by Alpha Road, on the south by Valley View Lane, on the west by Marsh Lane, and on the north by the Town of Addison, Parish Episcopal School, single family residences, and the Oncor utility substation. There are six surface parking lots, athletic fields, softball field, tennis courts and other landscaped amenity spaces connected via a circular “ring road” called Windmill Circle and other internal driveways. There are two entry/exit points for the campus, one at the south end along Valley View Lane and another at the east side along Alpha Road.

The original PD-20 ordinance (Ordinance No. 1062) was adopted in 1975 changing the underlying zoning for the college property from One-Family Residential District-2 (R-2) to One-Family Residential District-3 (R-3), and granting a Specific Use Permit (SUP) allowing the college use. Also added was the requirement for detailed site plan approval by the Planning and Zoning Commission and City Council prior to any development or improvements on the campus. The detailed site plan for the campus has been amended several times while adding parking lots and other site improvements.

Proposed Development

The proposed Alpha Road Connector is viewed by Dallas College and the neighboring Vitruvian Park development to the north as a benefit in order to allow the personnel, students and other users of the college, as well as the residents of Vitruvian Park and members of the public, to benefit from use of the trails and open space within those communities, in addition to improved vehicular

connectivity to nearby streets and a new north entrance for the college. As the name indicates, this roadway segment will connect Bella Lane in the Town of Addison to the north with Alpha Road, traveling bi-directional through the northeast corner of the college campus. This new roadway will accommodate another entry/exit point for the college campus north of their existing entryway along Alpha Road.

The interlocal agreement executed between the entities mentioned earlier, includes certain obligations for each participant as outlined below:

- **Road Extension** – The Alpha Road Connector will be a public roadway extending from Ponte Avenue or Bella Lane in Addison, south into Farmers Branch and across and connecting into Dallas College and Alpha Road. Dallas College is dedicating the necessary easements (or right-of-way) to allow for the roadway including construction easements. The City of Farmers Branch will assume roadway maintenance and traffic enforcement upon completion of the roadway improvements within Farmers Branch.

The roadway will be 24 feet in width, with open “bar ditches” on either side, consistent with the direction received from Farmers Branch City Council during December 2020, including concurrence by Dallas College and the Town of Addison.

- **Detention Pond** - Stormwater run-off related to the proposed roadway and other improvements need to be mitigated to minimize any potential impacts to Farmers Branch Creek. A detention pond meeting the design requirements outlined in the interlocal agreement will be constructed subject to City of Farmers Branch Public Works Department review and approval. Upon completion of construction, the City of Farmers Branch will be solely responsible for maintenance of the detention pond.
- **Alpha Road Mini-Park and Landscaping** – Dallas College will dedicate an easement to the City of Farmers Branch to allow for approximately 1.59 acres of land to be used as a public park, near the northeast corner of the college campus. In addition, a sidewalk/trail system will be constructed to provide pedestrian access and connect this mini-park with the college’s internal trail system. Any landscaping and other park improvements north of the most southern curb line of the Alpha Road Connector will be installed and maintained by the City of Farmers Branch. Any landscaping improvements south of the most southern curb line of the Alpha Road Connector will be installed and maintained by Dallas College. At this point, the applicant has not submitted any landscape plans. Landscaping along the roadway and park improvements will occur at a later date when funding becomes available. The applicant has expressed interest in coordinating landscape improvements with the City of Farmers Branch for design continuity.
- **Access to Oncor Substation** – An existing temporary gravel drive extending through the project area providing access to the Oncor substation from Alpha Road will be removed, and a new concrete drive aisle will be built from the Alpha Road Connector extending northward providing access to the Oncor substation.

The City of Farmers Branch Public Works Department has been reviewing construction documents related to the Alpha Road Connector project simultaneously with the detailed site plan review. The performance obligations outlined above are being met as observed through the detailed site plan and civil construction plan review by staff.

Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan.