

STAFF REPORT

Case No.: 21-SP-09

Request: Consider the request for a Detailed Site Plan amendment for a college including but not limited to construction of a new building and renovation of an existing building for an Early College Center, on a 191.94-acre site located at 3939 Valley View Lane; and take appropriate action.

Applicant: Briar Glenn, AIA Glenn Partners

Planning & Zoning Commission Meeting: October 18, 2021

Background:

The City of Farmers Branch has received a request from Briar Glenn, AIA Glenn Partners, on behalf of Dallas College Brookhaven Campus, for a Detailed Site Plan amendment as it relates to the construction of an early college center. The early college center will consist of a new 42,480-sf, two-story building, located east of the main academic complex on Windmill Circle. The existing workforce and continuing education building will be renovated and become part of the early college center as well. The early college center will include classrooms, laboratories, student common areas, administrative offices and a nurse's clinic. High school students will take college credit courses in the building and in the evenings the building will primarily host night classes.

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.

Subject Property:

Site acreage: 191.94-acres

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

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. Most recently the detailed site plan was amended to incorporate the construction of Alpha Road – Bella Lane connector project located within the north east quadrant of the campus.

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)

Proposed Development

The proposed early college center will be located east of the Building Q – Automotive Technology building of the main campus, south of the softball fields. The early college center will include a two-story 42,480 sf new building, Building V, and renovation to the existing Building W – Workforce and Continuing Education building. The 29,690-sf renovated building W will become part of the early college center. The new building is designed in U shape facing Windmill Circle. The new building is oriented to promote pedestrian activity and conforms to the guidelines of the Brookhaven Campus Master Plan.

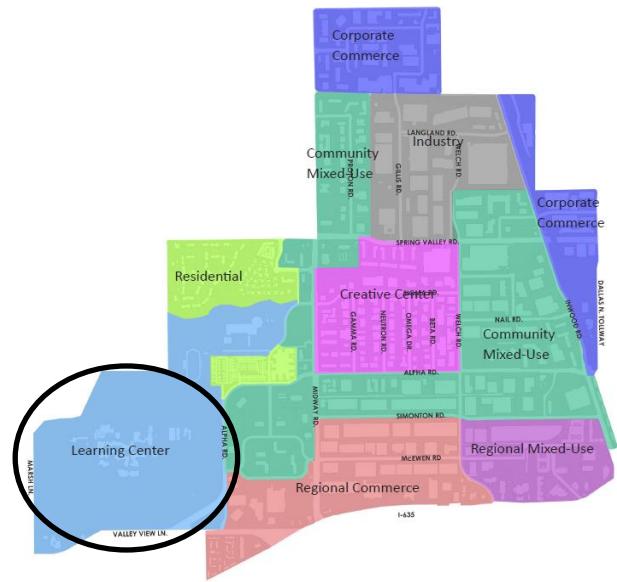
The early college center will allow high school students to take college credit courses. The center will include four labs, nine classrooms, and approximately 3,000-sf administrative space. There will be some physical education and exterior lab spaces for experiments. Proposed hours of operation for the center is 8:00 a.m. to 8:00 pm. High school students will mostly be dropped off by school buses at the center. No additional parking is proposed due to availability of excess

parking in the existing six surface parking lots within the campus. Existing parking are sufficient to support the additional capacity of students, instructors, and staff.

Majority of the existing mature trees in and around the project area are proposed to remain. Overall landscape plan complements the campus' existing landscaping and trail network. To match existing building design on campus, the new early college center building will have a red brick exterior, with aluminum curtain walls and glazing to allow natural light inside the building. The building is proposed to be 32-ft tall with parapet wall to screen rooftop mechanical equipment.

Comprehensive Plan Recommendation:

The subject property is located within the Learning Center as designated by the East Side Plan - Future Land Use Map. This district includes Brookhaven College and its accessory uses and functions, as well as the Parish Episcopal School and its accessory uses. Recognizing that Brookhaven College and schools serve a vital and specific role to encouraging the "maker" and "innovation" dynamics of the District, the Learning Center should be proactively guided with its own campus planning-type efforts which can coordinate with the District Branding Strategy and other activities.



The early college center is part of the Brookhaven Campus Master Plan and promotes advanced learning objectives of high school students. The proposed Detailed Site Plan amendment is consistent with the East Side Plan recommendations.

Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan.

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

Date Approved	Case Number	Description
05/18/2021 Resolution No. 2021-070	21-SP-03	Detailed Site Plan for Alpha Road – Bella Lane connector project
06/16/2010 Administrative Approval	10-SP-04	Detailed Site Plan amendment for additional parking
04/22/2009 Administrative Approval	09-SP-02	Detailed Site Plan amendment to replace entry driveways

11/04/2008 Resolution No. 2008-104	08-SP-14	Detailed Site Plan for Workforce and Continuing Education building
08/06/2007 Denied	07-ZA-04	Zoning Amendment to amend conceptual site plan.
02/05/2008 Resolution No. 2008-009	07-SP-06	Detailed Site Plan for automotive technology building
11/20/2007 Resolution No. 2007-130	07-SP-04	Detailed Site Plan for science building
02/20/2006 Ordinance No.	05-SU-15	Specific Use Permit for Head Start school (Originally 04-SP-02)
03/19/2001 Resolution No. 2001-021	01-SP-02	Detailed Site Plan for building expansion
02/07/2000 Resolution No. 2000-031	00-SP-02	Detailed Site Plan for storage facility for the college
10/18/1999 Resolution No. 99-168	99-37(S)	Detailed Site Plan for building addition
10/17/1994 Resolution No. 94-135	94-27	Detailed Site Plan for computer science building
04/19/1993 Resolution No. 93-061	93-10	Detailed Site Plan for student service center
11/02/1992 Resolution No. 92-163	NA	Detailed Site Plan for two additional temporary classroom buildings
07/01/1991 Resolution No. 91-089	NA	Detailed Site Plan for three temporary classroom buildings
6/2/1975 Ordinance No. 1062	NA	Established Planned Development District No. 20 (PD-20) and granted the Specific Use Permit for the Brookhaven College