

STAFF REPORT

Case No.: 21-ZA-04

Request: Conduct a public hearing and consider the request to rezone approximately 3.43 acres tract of land located at 12877 Josey Lane, generally west of the intersection of Valley View Lane and Josey Lane and on the south side of Valley View Lane, from Planned Development District No. 8 (PD-8)/Local Retail-1 (LR-1) zoning district to Planned Development District No. 105 (PD-105) zoning district, including creation of the Planned Development District No. 105 (PD-105) standards to allow, including but not limited to, one-family attached (town home) residential development as a permitted use and establish related development standards; and take appropriate action.

Applicant: ECM Development

Planning & Zoning Commission Meeting: October 18, 2021

Background:

The City of Farmers Branch has received a request from ECM Development to rezone approximately 3.43 acres tract of land located at 12877 Josey Lane, generally west of the intersection of Valley View Lane and Josey Lane and on the south side of Valley View Lane from Planned Development District No. 8 (PD-8)/Local Retail-1 (LR-1) zoning district to Planned Development District No. 105 (PD-105) zoning district to allow for townhome development. The subject property has a vacant bank building with drive-through lanes and surface parking. The applicant is proposing to demolish the existing bank building and build a 42-unit townhome development accessible from Valley View Lane through a common drive. This common drive would separate the existing multi-tenant commercial site to the east from the townhome development. A total of twelve two-story townhome buildings are proposed. Seven, three-unit townhome buildings, four, four-unit townhome buildings and one, five-unit townhome building are proposed.

The subject property is located in Planned Development District No. 8/Local Retail-1 (PD-8/LR-1) zoning district, that does not allow for the townhome development, necessitating this zoning amendment.

Subject Property:

Site acreage: 3.43 acres

Location: 12877 Josey Lane

Adjacent Zoning Districts and Land Uses*:

Direction	Zoning District	Land Use
North	Planned Development-8 (PD-8)/Local Retail-1 (LR-1)	Office
South	Planned Development-9 (PD-9)/Multiple-Family Residence District-2 (MF-2)	Multi-family across Escada Drive
East	Planned Development-8 (PD-8)/Local Retail-1 (LR-1)	Multi-tenant shopping center
West	One Family Residence District-6 (R-6)	Single family residential

*from the 3.43-acre subject property

Access:

The site is accessible from Valley View Lane through an existing driveway.

Proposed Rezoning/Development:

The applicant is requesting to rezone approximately 3.43 acres from PD-8/LR-1 zoning district to PD-105 in order to allow for townhome residential development. The proposed townhome development is surrounded by commercial land uses on east and north and residential land uses along west and south. The narrow rectangular subject property, approximately 220-feet wide, lies parallel to Josey Lane, west of the existing multi-tenant strip center containing Marshall’s Bar-B-Q restaurant. The owner of the strip center, commonly known as the Farmers Branch Shopping Center also owns the subject property. The owner has agreed to dedicate, via plat, a 52-ft wide mutual access easement, that would serve as the main access drive for this townhome development. One row of surface parking that serves the strip center will be removed to construct this common access drive, Red Hawk Drive, that would extend from Valley View Lane to the north continuing through the entire length of the project and connecting to a new east-west access drive Kestrel Place.

Twelve townhome buildings are proposed as depicted on the conceptual site plan. Five townhome buildings will face Red Hawk Drive, while rest of the seven townhome buildings will face interior Mews Courtyards. The townhome buildings facing the mews courtyards are each three-unit townhomes. The townhome buildings facing Red Hawk Drive are each four-unit townhomes, except one, five-unit townhome building. Typical lot sizes are 22-ft wide and 60-ft deep.

All the townhome units will have 2-car attached garages. 16 on-street visitor parking spaces are proposed along Red Hawk Drive. Red Hawk Drive is treated as the primary gateway to the development, with 8-ft wide landscape median along the eastern edge, containing five shade trees, nine ornamental trees and several evergreen shrubs. Six additional shade trees are proposed within the bulb outs between the on-street parking spaces along the western edge of Red Hawk Drive. Three mews courtyards are proposed between six townhome buildings, serving as private yard

spaces and landscaped walkways, providing residents the desired walkable environment. Five mature Elms and one large Oak tree will be preserved along the southern property line of the development facing proposed Kestrel Place (private street).

The following information provides further details related to the proposed rezoning request and PD-105 development standards.

Building Placement and Height:

Proposed townhome building will be two story tall with a maximum height of thirty-five feet. All the townhome buildings have a required front build-to-zone, which is the range in which the building may be placed from the property line. The following table shows the required build-to-zones.

	Red Hawk Drive	Kestrel Place/ Lineville Drive	Mews Courtyards
Required Front Build-to Zone	Min. 3 feet Max. 10 feet	Min. 3 feet Max. 15 feet	Min. 0 feet Max. 10 feet
Building Frontage Buildout	Min. 75%		
Side Building Setback	Min. 5 feet		
Rear Building Setback	Max. 3 feet		

Streetscape and Landscaping:

The proposed minimum landscape open space requirement for each lot is 50 sf and minimum common open space for the whole development is approximately 17,000 sf. Large canopy trees (minimum 3” cal. at the time of planting) per 25 linear feet of ROW frontage are required. An eight feet wide landscaped median shall be constructed along the east side of Red Hawk Drive to provide landscape buffer between the surface parking for the strip center and the townhome development. An eight feet tall board-on-board cedar wood fence is proposed along the western property line, next to the single-family neighborhoods.

Building Design Standards:

Each townhome dwelling unit is required to have atleast two design features, as listed in the proposed PD-105 ordinance. Following design elements are recommended for incorporation into the design and construction of the exterior of the dwelling units:

1. Dormers;
2. Gables over window or doors;
3. Recessed entries (two or more feet in depth);
4. Balconies;
5. Covered front porches;(minimum three feet in depth by five feet in width);
6. Projecting box windows;
7. Architectural pillars, columns or posts;

- 8. Awnings, or canopies; or
- 9. Shutters

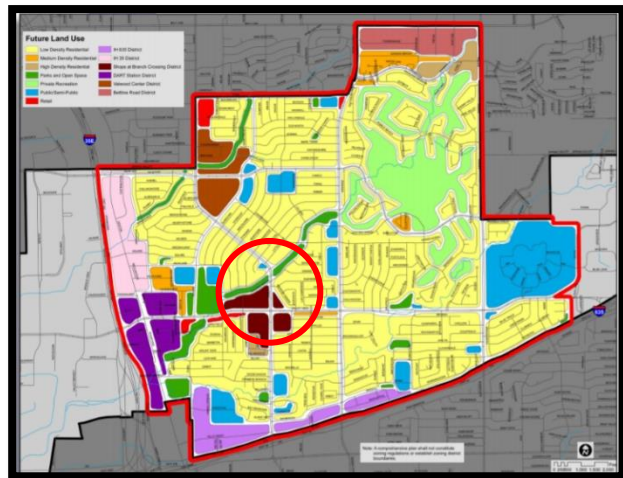
Majority of the proposed exterior building materials are brick with some siding on the second story exterior.

Signage:

One monument sign at the north east corner of Red Hawk Drive and Egret Street is proposed. The proposed sign will be of consistent material as the exterior building material, and maximum 10-ft wide, five feet tall, and setback at least five feet from all property lines.

Comprehensive Plan Recommendation:

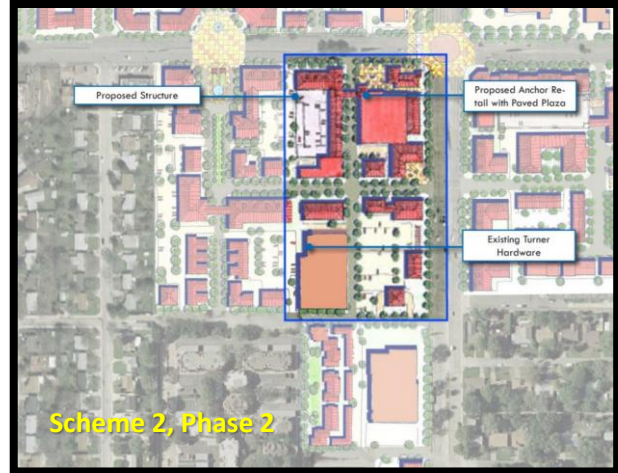
The Central Area Plan designates this area as the Shops at Branch Crossing District and recommends that development within this district should continue to be guided by the Four Corners Vision Plan. The Four Corners Vision Plan recommends that future development within this district is anticipated to contain a mixture of existing retail uses, combined with new retail uses, civic space and residential uses, all with a focus towards urban form development and enhanced public realm areas longer term.



As it specifically relates to the southwest quadrant of Josey Lane/Valley View Lane, the Plan anticipates a phased redevelopment approach recognizing that the existing multi-tenant shopping center on the subject property will initially continue to remain with supportive retail/commercial uses along Josey Lane, while the area farther to the west redevelops (Scheme 1). The plan also recommends small townhome or multifamily developments to trigger redevelopment of the retail shopping center. Then longer term, the Plan envisions redevelopment of the existing multi-tenant shopping center and other buildings along Josey Lane as future retail uses including an anchor retail store, paved plaza areas, and tree lined streets (Scheme 2, Phase 2).



Given this anticipated phased redevelopment approach, the proposed urban format townhome development is consistent with the plan recommendations (i.e. Scheme 1). Furthermore, the townhome development provides a suitable transition from a more intensive commercial land use to the existing single-family residential neighborhoods along Wilmington Drive. Therefore, the proposed townhome development is consistent with the Central Area Plan future land use recommendations and the Four Corners Vision Plan.



Public Response:

On October 6, 2021, 204 zoning notification letters were mailed to the surrounding property owners in addition to both Carrollton-Farmers Branch and Dallas Independent School Districts. Four zoning notification signs were also placed on the site on the same day. As of the writing of this report, no written correspondence has been received by the city.

Staff Recommendation:

Staff recommends approval of the proposed zoning request.

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

Date Approved	Case Number	Description
02/24/1969 Ordinance No. 769	NA	Established Planned Development District No. 8 (PD-8) zoning district, permitting Local Retail District-1 (LR-1) uses.