



Legislation Text

File #: 21-ZA-04, Version: 1

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.

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.

RECOMMENDATION:

Staff recommends approval of the Zoning request and associated Conceptual Site Plan.

ACTIONS:

1. Motion to recommend approval of the Zoning request and associated Conceptual Site Plan.
2. Motion to recommend approval of the Zoning request and associated Conceptual Site Plan with the following modifications...
3. Motion to recommend denial.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Conceptual Site Plan
5. Conceptual Landscape Plan (Black and White)
6. Conceptual Landscape Plan (Color)

7. Conceptual Building Elevations (Black and White)
8. Conceptual Building Elevations (Color)
9. Proposed Planned Development Ordinance No. 105 (PD-105) (Draft)
10. Site Photographs
11. Notification Map
12. Summary of Mailed Notices