



Legislation Text

File #: 21-SP-03, Version: 1

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.

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.

RECOMMENDATION:

Staff recommends approval of the Detailed Site Plan.

ACTIONS:

1. Motion to recommend approval of the Detailed Site Plan.
2. Motion to recommend approval of the Detailed Site Plan with the following modifications...
3. Motion to recommend denial of the Detailed Site Plan.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report

4. Detailed Site Plan
5. Site Photographs