



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Electronic Agenda Packet Planning and Zoning Commission

Monday, April 11, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- A.1 [TMP-1695](#) Discuss regular agenda items
- A.2 [TMP-1700](#) Welcome of new Commissioner, Tim Yarbrough
- A.3 [TMP-1701](#) Boards and Commissions Recruiting Event

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1696](#) Consider approval of the minutes of the March 14, 2016 Planning and Zoning Commission meeting and take appropriate action.

C. PUBLIC HEARING

- C.1 [16-SU-03](#) Consider a request from LBJ Partners for a Specific Use Permit for a nursing school facility located at 2711 LBJ Freeway and take appropriate action.
- C.2 [16-ZA-01](#) Consider text amendments to Article 8, "Definitions and Explanations Noted in Use Regulations" of the Comprehensive Zoning Ordinance, and take appropriate action.

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, April 7, 2016 by Kenecia Brown.

City Administration



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1695

Agenda Date: 4/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.1

Discuss regular agenda items



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1700

Agenda Date: 4/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.2

Welcome of new Commissioner, Tim Yarbrough



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1701

Agenda Date: 4/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.3

Boards and Commissions Recruiting Event



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1696

Agenda Date: 4/11/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.1

Consider approval of the minutes of the March 14, 2016 Planning and Zoning Commission meeting and take appropriate action.

BACKGROUND:

RECOMMENDATION:

Staff recommends approval of the minutes of the March 14, 2016 meeting.

ACTIONS:

1. Motion to approve the minutes of March 14, 2016.
2. Any other action desired by the Commission.

ATTACHMENTS:

1. **Minutes of March 14, 2016.**



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, March 14, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- Absent** 3 - Commissioner Sergio De Los Santos , Commissioner Bronson Blackson, and Commissioner David Honnoll
- Present** 5 - Commissioner Jamie Reed, Vice Chairman Chuck Beck, Commissioner Jason O'Quinn, Chairman Nancy Hardie, and Commissioner Chris Brewer
- Staff** 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

- A.1 [TMP-1661](#) Discuss regular agenda items.
- A.2 [TMP-1668](#) Receive an update on PD-99.
- A.3 [TMP-1662](#) Presentation regarding the updated City Code of Ethics Handbook.

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:01 pm

- B.1** [TMP-1663](#) **Consider approval of the minutes of the February 22, 2015 Planning and Zoning Commission meeting and take appropriate action.**

A motion was made by Commissioner O'Quinn, seconded by Commissioner Reed, that this Minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Jamie Reed, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

C. PUBLIC HEARING

- C.1** [16-SU-02](#) **Consider a request from Ultimate Escape Game for a Specific Use Permit for a commercial indoor amusement facility located at 4885 Alpha Rd, Suite 275 and take appropriate action.**

Andreea Udrea, Planner II, gave a brief presentation stating that the property is located in the Alpha Plaza retail strip on Alpha Rd., west of Inwood Rd., within the Light Industrial zoning district. The retail plaza, an approximately 80,000 sq. ft. site, is composed of two masonry buildings that are divided into 17 suites that host a variety of commercial and office uses. The applicant is proposing to operate an indoor gaming facility within Suite 275 (4,800 sq. ft.) and will not require additional storage, outdoor activity space, or retail uses. Suite 275 currently has 7 parking spaces reserved in front of the location, however, Alpha Plaza contains 216 parking spaces that adequately meet the parking ratio requirements. The applicant has no plans to install additional landscaping, but is proposing to install signage. 11 zoning notification letters were mailed to the surrounding properties; no letters of opposition were received.

The concept of the gaming facility is designed around team building activities where participants will gather in each game room to solve a puzzle that will produce a 4 digit exit code. The facility will operate by appointment only; with one group of participants per game room and a manager on duty at all times. Each game room will be monitored and facilitated by an assigned gaming guide that is located in the control room and all room entrances will remain unlocked and clearly visible.

Mr. Bill Wallis (5237 Williamsburg Rd., Brentwood, TN), approached the podium and gave a brief presentation reviewing the business concept, creative details, and safety measures for the proposed facility.

Commissioner Reed asked about the age range of the participants. Mr. Wallis stated that participants should be over 12 years of age, however, most participants are between the ages of 20 - 50 years old.

Chairperson Hardie asked how frequently the group puzzles are cycled out. Mr. Wallis stated that 1 new puzzle will be added per year however, the 7 puzzle

concepts that are currently in rotation are fun yet complex in design to keep participants guessing. Kaitlyn, Ultimate Escape Games representative, stated that each puzzle takes 6 months to develop and implement and can remain in rotation for over 13 months.

Chairperson Hardie asked if groups are limited to 1 game per appointment. Kaitlyn stated that each gaming session is hosted in one room at a time and lasts about 1 hr.

Commissioner O'Quinn asked Mr. Wallis if he has leased the proposed property. Mr. Wallis stated that he has signed a 5 year lease, that has two 5 year options. Commissioner O'Quinn asked Mr. Andy Gillies if the specific use permit for this property would be indefinite. Mr. Gillies stated that the specific use permit would be indefinite but will include limitations to only support the Escape Game activities presented by the applicant. Mr. O'Quinn asked Mr. Wallis why he considered operating his business on the East Side. Mr. Wallis stated that the site has ample parking, easy accessibility to the major roads, is cost-efficient, and convenient for a destination business orientation.

Vice Chairman Beck asked Mr. Wallis how the business handles customers that do not solve the puzzle. Mr. Wallis stated that their staff is available to help by giving puzzle clues or tips if the participant prefers.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item. Jada Kent (2525 Turtle Creek, Dallas, TX) came forward and spoke in favor of the proposed facility stating that the business will be a good addition to the City.

Chairperson Hardie asked Mr. Wallis about the building schedule. Mr. Wallis anticipates opening the facility by June 2016.

Chairperson Hardie closed the public hearing and asked the Commissioners to make a motion.

A motion was made by Commissioner O'Quinn, seconded by Vice Chairman Beck, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Jamie Reed, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

A motion was made by Commissioner O'Quinn, seconded by Vice Chairman

Beck, that this meeting be adjourned at 7:27 pm. The motion carried by the following vote:

Aye: 5 - Commissioner Jamie Reed, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, March 10th, 2016 by Kenecia Brown.

City Administration



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-SU-03

Agenda Date: 4/11/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Agenda Number: C.1

Consider a request from LBJ Partners for a Specific Use Permit for a nursing school facility located at 2711 LBJ Freeway and take appropriate action.

BACKGROUND:

This site is located within the Planned Development District No. 74 (PD-74) zoning district

RECOMMENDATION:

Staff recommends approval of the Specific Use Permit.

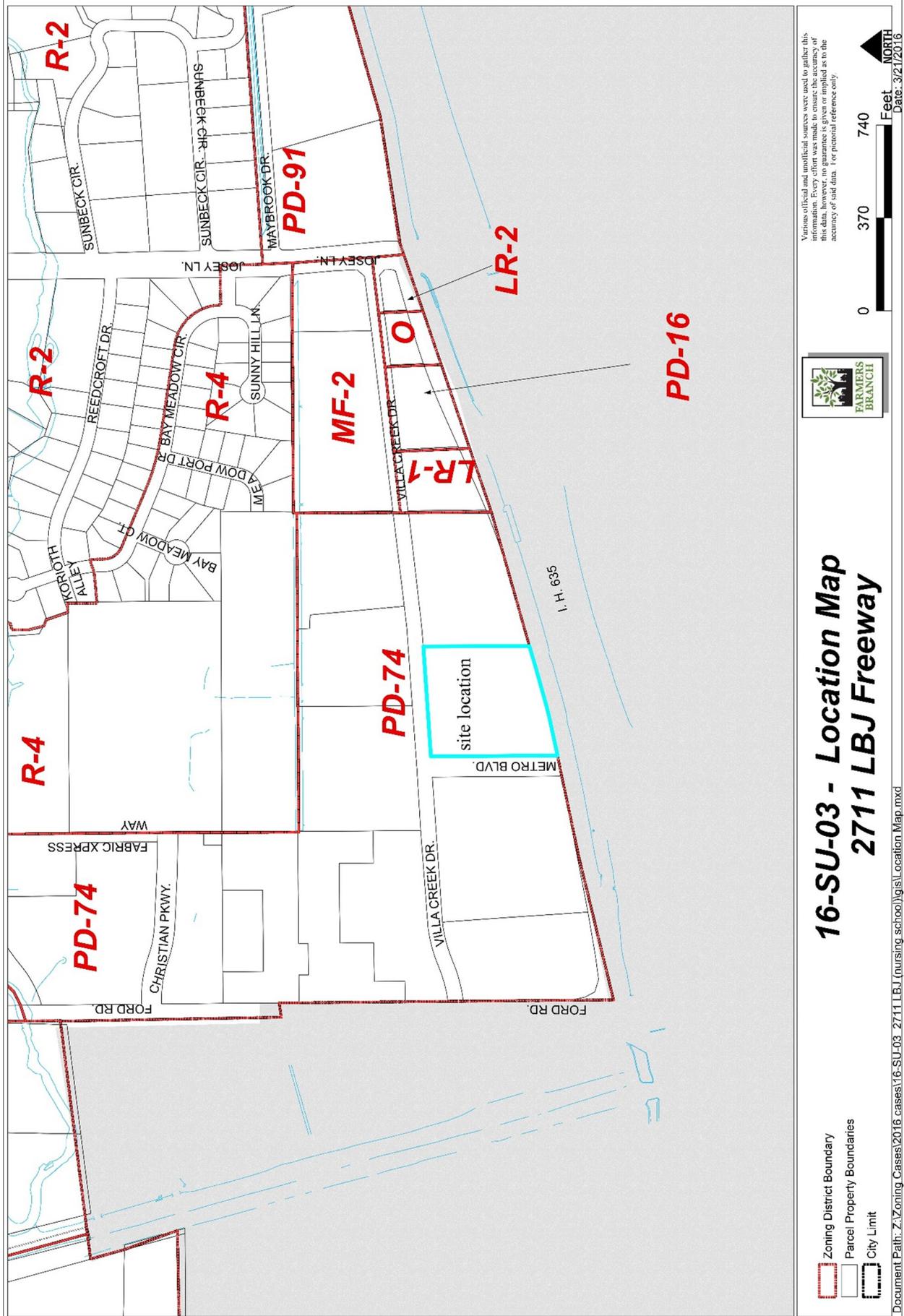
ACTIONS:

1. Motion to recommend Approval of the Specific Use Permit as presented at this meeting.
2. Motion to recommend Denial of the Specific Use Permit as presented at this meeting.
3. Motion to recommend Approval with modifications of the Specific Use Permit as presented at this meeting.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Site Photographs
5. Notification Map
6. Summary of Mailed Notices

Location Map



Aerial Map





Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For placemats | reference only.

16-SU-03 - Aerial Map

2711 LBJ Freeway



Parcel Property Boundaries



City Limit



0 370 740 Feet



NORTH
Date: 3/21/2016

Document Path: Z:\Zoning_Cases\2016_cases\16-SU-03_2711_LBJ (nursing school)\gis\Aerial Map.mxd

STAFF REPORT

Case Number: 16-SU-03
Request: Specific Use Permit for a nursing school (institutional use)
Address: 2711 LBJ Freeway
Suite Size: 20,000 square feet (10,000 square feet in phase I)
Petitioner: LBJ Partners

Existing Conditions:

The subject site is located in the Meridian Office Buildings on LBJ Freeway, at the southeast corner of Villa Creek Drive and Metro Boulevard and approximately 1,000 feet east of Ford Road. It is located within Planned Development 74 (PD-74) zoning district which allows a combination of administrative, office and retail uses. The site is surrounded by office uses on all sides. (See Location Map)

The subject site contains one existing concrete frame building. This 10-story office building was constructed in 1983 and has a total area of approximately 224,888 square feet. The property also contains a concrete frame parking garage, 3 stories in height and 208,188 square feet. (See Site Plan)

Proposal/Site Design:

The applicant, LBJ Partners, is proposing to redesign two floors of this office building to accommodate Arizona College Nursing School to use the facility to educate students who are pursuing a bachelor's degree in nursing. Arizona College will organize its use of the space within the existing Meridian office building in three phases.

- In the first phase, the College will operate a 2,175 sf office on the first floor for licensing and permit purposes only. (See First Floor Plan)
- In the second phase, the College will start operating the nursing school using both the first floor office and half of the second floor for the school (approximately 10,000 square feet).
- In the third phase, Arizona College plans to double the school space and use the rest of the second floor for the nursing school (approximately 20,000 square feet). The entire second floor plan is divided into 10 classrooms, each classroom having a maximum occupancy of 29 to 62 students at one time with each space varying between 661 square feet to 1,240 square feet. The floor plans also contains a reception area, simulation room, skills and wet laboratories, storage rooms, student lounge room, break room and 8 office rooms for faculty members. (See Second Floor Plan)

No outside activity, no outdoor storage and no additional retail uses are proposed for this use at this location.

Operation:

Arizona College is proposing to develop the nursing school totally contained inside the Meridian office building. Onsite security staff and security measures will be in full force and effect at all times. All chemicals used in the laboratories will be appropriately monitored and contained. There will be no medical procedures provided on-site, all medical practice will be conducted in partner hospitals.

The facility is designed to accommodate, in the first phase, in the initial 10,000 sf portion, a maximum of 150 to 200 students and in the second phase, in the final 20,000 sf, a total maximum of 300 to 400 students.

The facility will operate Monday through Friday from 7:30AM to 6:30PM and Saturday from 9:00AM to 2:00PM.

Parking:

A total of 746 parking spaces serve the entire Meridian office center. The proposed nursing school will use the existing parking facility. Staff determined that no additional parking is needed for this new use. There is adequate parking to serve the facility and the other existing uses within the office building. (See Site Plan)

Landscaping:

The applicant has no plans to install any additional landscaping. City staff agreed that there was not an opportunity for additional landscaping at this location. The entire site meets all requirement for landscaping and the existing vegetation is mature and well maintained.

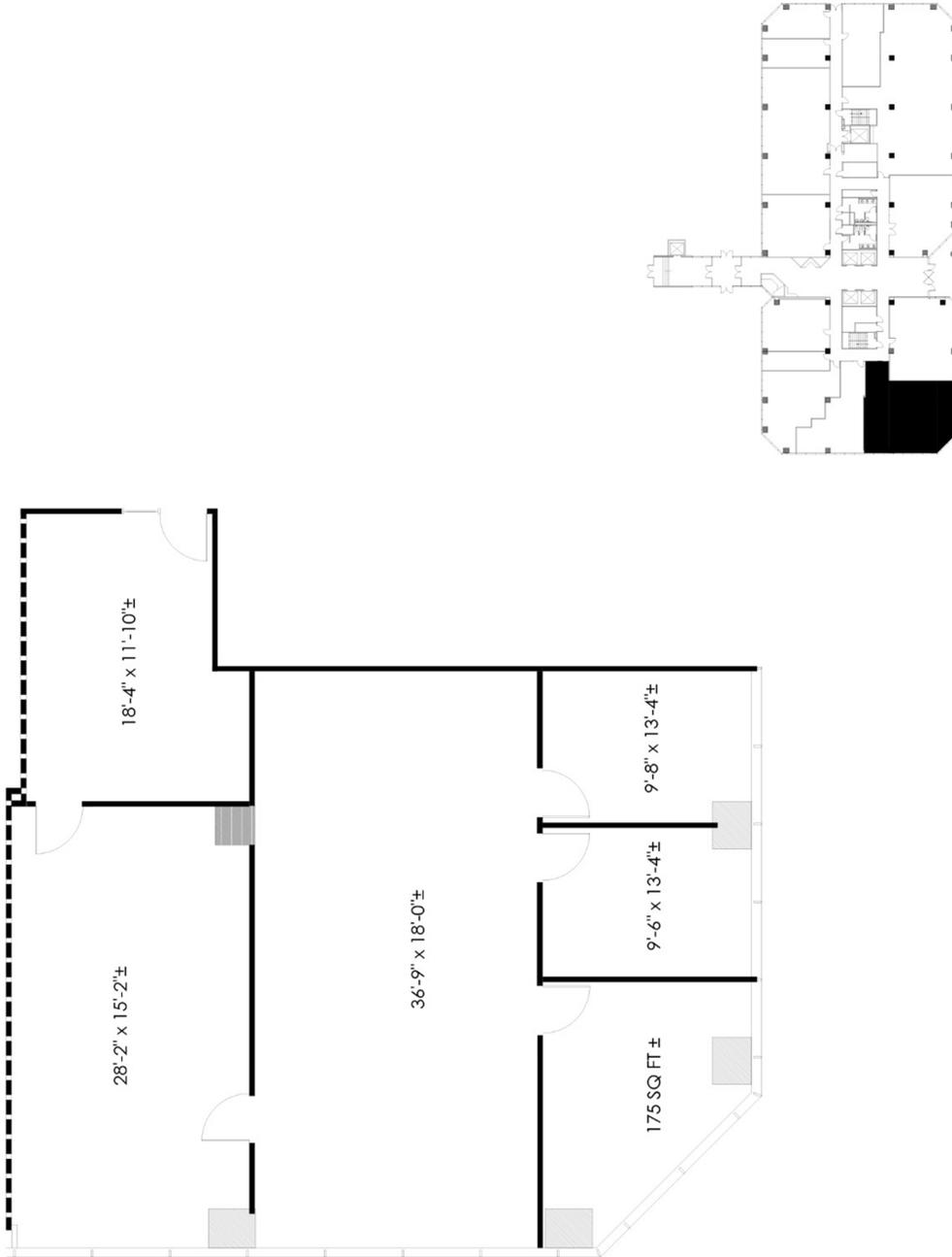
Signs:

There is no signage proposed for this new use within the existing the Meridian Office Center.

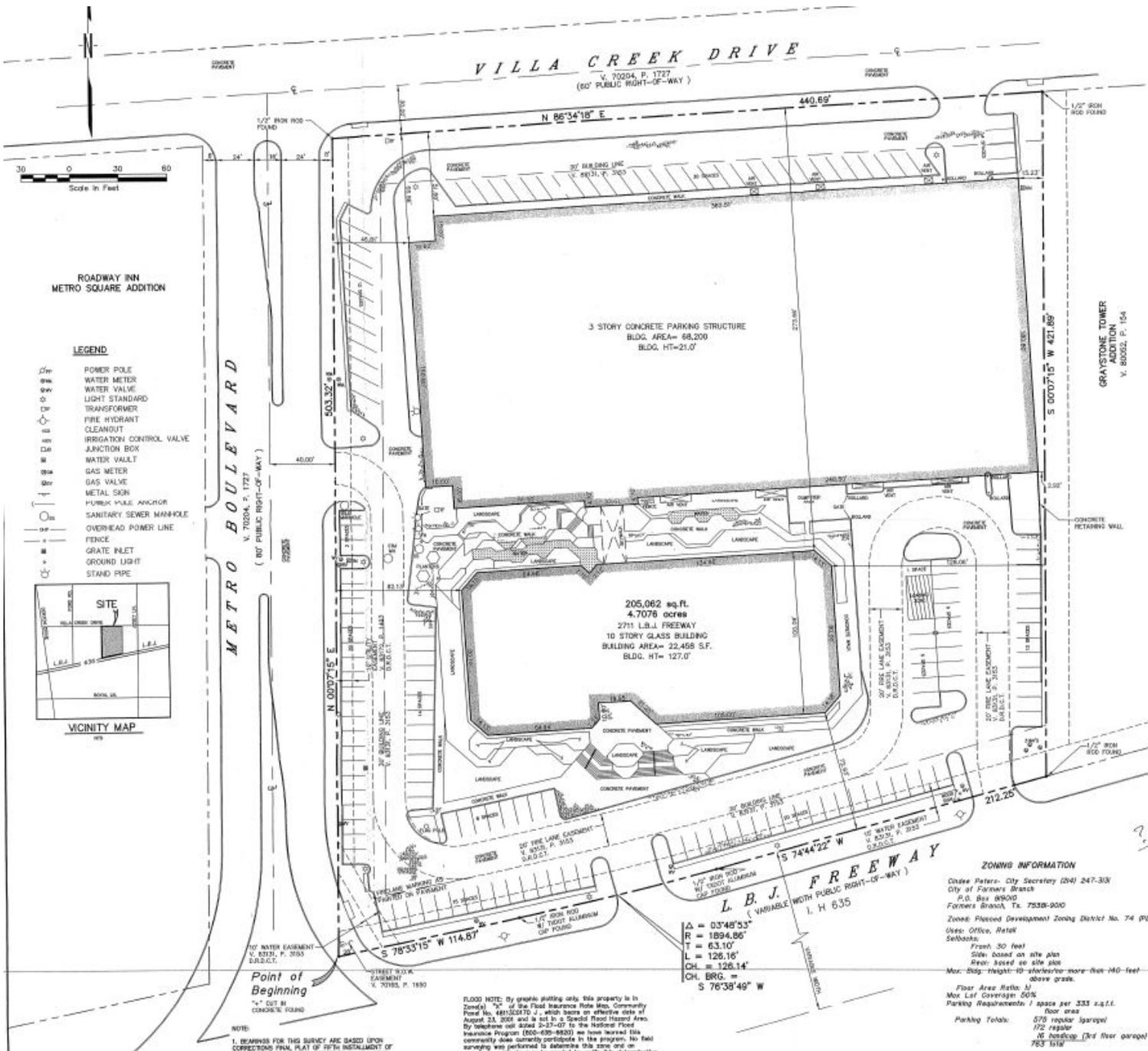
Public Response:

Six (6) public notification letters were mailed on March 30th, 2016. Two zoning notification signs were also posted on the site that same day. As of April 7th, no letters of opposition to this Specific Use Permit request have been received by the City.

First Floor Plan



Site Plan



ROADWAY INN
METRO SQUARE ADDITION

LEGEND

- POWER POLE
- WATER METER
- WATER VALVE
- LIGHT STANDARD
- TRANSFORMER
- FIRE HYDRANT
- CLEANOUT
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- WATER VAULT
- GAS METER
- GAS VALVE
- METAL SIGN
- PUBLIC VALE ANCHOR
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE
- FENCE
- GRATE INLET
- GROUND LIGHT
- STAND PIPE



METRO BOULEVARD
V. 70204, P. 1727
(80' PUBLIC RIGHT-OF-WAY)

VILLA CREEK DRIVE
V. 70204, P. 1727
(60' PUBLIC RIGHT-OF-WAY)

3 STORY CONCRETE PARKING STRUCTURE
BLDG. AREA= 68,200
BLDG. HT=21.0'

205,062 sq. ft.
4.7076 acres
2711 L.B.J. FREEWAY
10 STORY GLASS BUILDING
BUILDING AREA= 22,458 S.F.
BLDG. HT= 127.0'

L. B. J. FREEWAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
I. H. 635

ZONING INFORMATION

Order Platens: City Secretary (24) 247-318
City of Farmers Branch
P.O. Box 88040
Farmers Branch, Tx. 75338-9040
Zone: Planned Development Zoning District No. 74 (PD-74)
Uses: Office, Retail
Setbacks:
Front: 30 feet
Side: based on site plan
Rear: based on site plan
Max. Sign: Height-10' above/10'-more than 10'-feet above grade.
Floor Area Ratio: 1/2
Max. Lot Coverage: 50%
Floor Area: 1 floor area
Parking Requirements: 1 space per 333 sq.ft.
1/2 regular
1/2 regular
10 handicap (3rd floor garage)
783 5114

Point of Beginning
"X" CUT IN CONCRETE FOUND

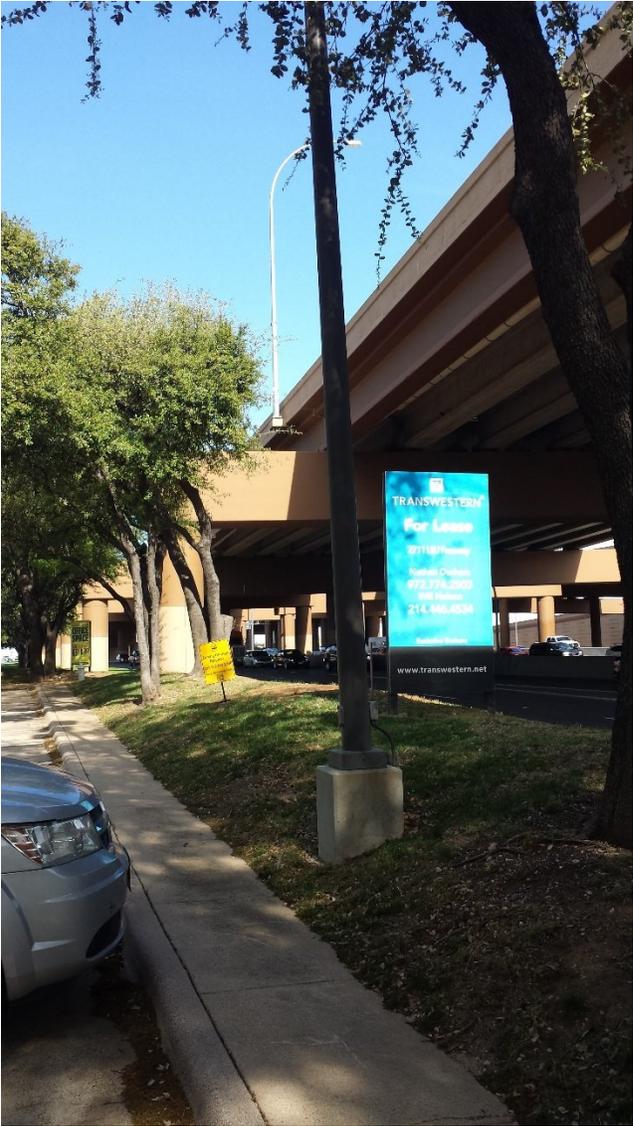
NOTE:
1. BEARINGS FOR THIS SURVEY ARE BASED UPON CORRECTIONS FROM PLAT OF 1976 INSTALLMENT OF

FLOOD NOTE: By graphic platting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Flood No. 48132J70 J, which began on effective date of August 23, 2006 and is set in a Special Flood Hazard Area. By telephone call 2-21-07 to the National Flood Insurance Program (800-625-6933) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and/or

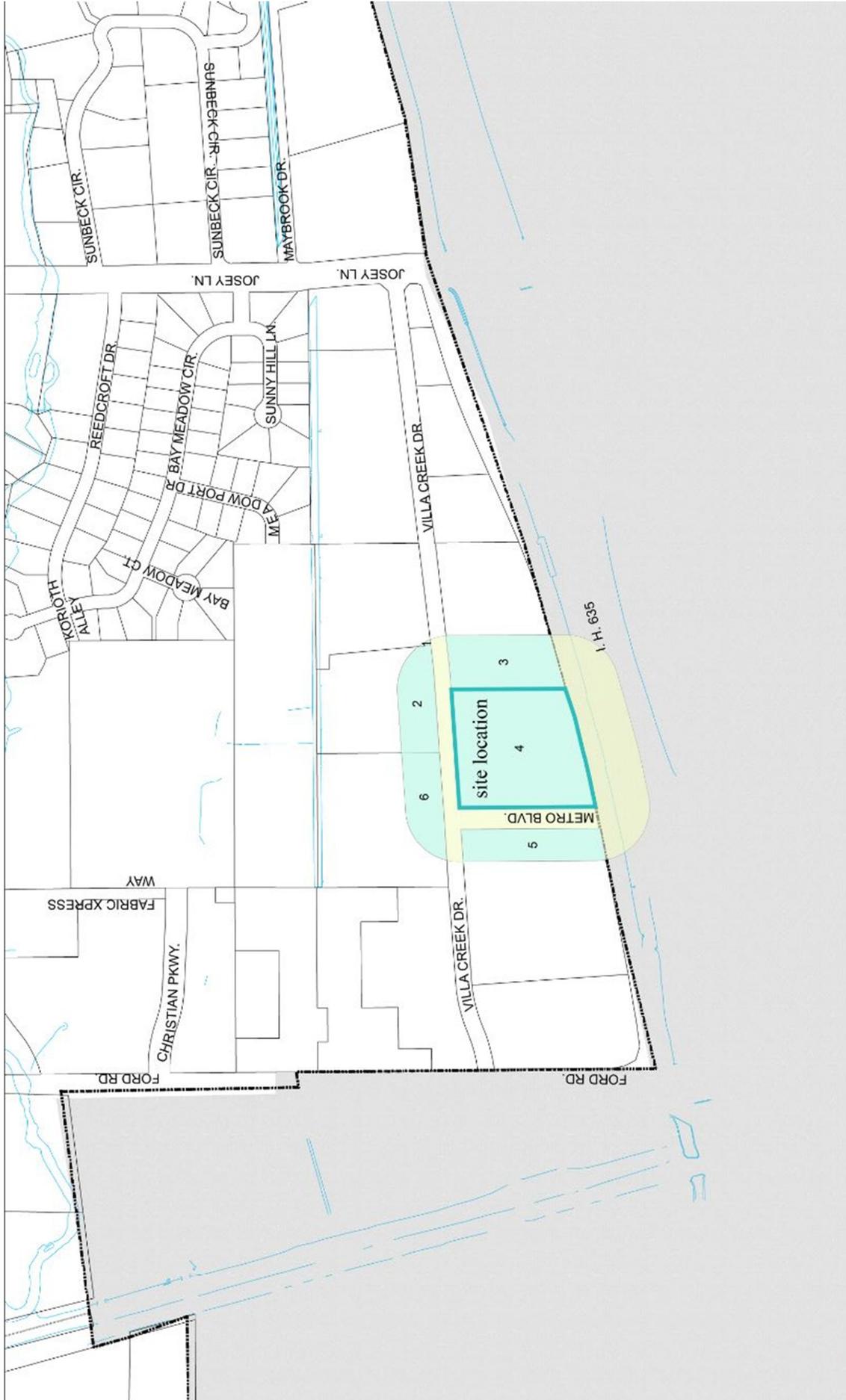
Δ = 03°48'53"
R = 1894.86'
T = 63.10'
L = 126.16'
CH. BRG. = 126.14°
S 76°38'49" W

Site Photographs





Notification Map



Various official and unofficial sources were used to gather this information. It is not intended to be a guarantee of accuracy or of this data, however, no guarantee is given or implied as to the accuracy of said data. For platelot reference only.



16-SU-03 - Notification Map 2711 LBJ Freeway

- Parcels2015_Clip3
- Parcels2015_Buffer3
- Parcel Property Boundaries
- City Limit



Summary of Mailed Notices
Property Owner List
16-SU-03
2711 LBJ Freeway

| Map | First Name | Address | City | State | Zip | Written Response |
|-----|------------------------------------|---------------------------------|---------|-------|-----------|------------------|
| 1 | METRO GLEN LP | 720 N Post Oak Rd. Suite 500 | Houston | Texas | 770243928 | No response |
| 2 | METRO SQUARED LP | 720 N Post Oak Rd. Suite 500 | Houston | Texas | 770243928 | No response |
| 3 | 525 ATRIUM LP | 720 N Post Oak Rd. Suite 500 | Houston | Texas | 770243928 | No response |
| 4 | 2711 LBJ PTNRS LTD | 10717 Harry Hines Blvd. Suite A | Dallas | Texas | 752201311 | No response |
| 5 | HUGH BLACK-ST MARY ENTERPRISES INC | 2645 LBJ Freeway | Dallas | Texas | 752347301 | No response |
| 6 | GUPTA PPTIES ONE METRO | 10700 Richmond Ave Suite #318 | Houston | Texas | 770424974 | No response |



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-ZA-01

Agenda Date: 4/11/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Amendment

Agenda Number: C.2

Consider text amendments to Article 8, “Definitions and Explanations Noted in Use Regulations” of the Comprehensive Zoning Ordinance, and take appropriate action.

BACKGROUND:

In response to the recent redevelopment efforts throughout the city, specifically the east side, staff has reviewed the current “Definitions and Explanations Noted in Use Regulations” of the Comprehensive Zoning Ordinance and determined that there were necessary revisions in order to encourage specific commercial activity.

RECOMMENDATION:

City Staff recommends approval of the text amendments to Article 8, “Definitions and Explanations Noted in Use Regulations” (8-700) of the Comprehensive Zoning Ordinance.

ACTIONS:

1. Motion to recommend Approval of the text amendments to Article 8, “Definitions and Explanations Noted in Use Regulations” of the Comprehensive Zoning Ordinance as presented at this meeting.
2. Motion to recommend Denial of the text amendments to Article 8, “Definitions and Explanations Noted in Use Regulations” of the Comprehensive Zoning Ordinance as presented at this meeting.
3. Motion to recommend Approval with modifications of the text amendments as presented at this meeting.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Staff Report

STAFF REPORT

Case Number: 16-ZA-01
Request: Text amendment to Comprehensive Zoning Ordinance regarding Art Gallery and Museum definitions
Address: City wide
Petitioner: City of Farmers Branch

Summary:

In response to the recent redevelopment efforts throughout the city, specifically the east side, staff has reviewed the Article 8, “Definitions and Explanations Noted in Use Regulations” of the Comprehensive Zoning Ordinance (CZO) and determined there were necessary revisions in order to encourage specific commercial activity. These proposed definition changes to the CZO are to reflect suggestions received from the city’s business residents.

The proposed text amendments seeks to align the Comprehensive Zoning Ordinance’s Article 8, “Definitions and Explanations Noted in Use Regulations” with the current redevelopment climate throughout the city, specifically the east side.

The current definitions for “Art Gallery or Museum” is as follows; an institution for the collection, display and distribution of objects of art or science, and which is sponsored by a public or quasi-public agency and which facility is open to the general public.

The intent with this amendment is to separate the two uses, Art Gallery and Museum, into their own individual categories with individual definitions for additional clarity and redevelopment flexibility.

Proposed Amendments:

The proposed new definitions would read as follows;

“Museum” – A commercial or public establishment for preserving and exhibiting artistic, historical, scientific, natural or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of meetings and social events.

“Art Gallery” – A commercial establishment engaged in the sale, loan or display of art books, paintings, sculpture, or other works of art.

These two new definitions for art galleries and museums allows for flexibility within the development community and also establishes more precise definitions that are less subject to differing interpretations.

There are no proposed changes to the Schedule of Use chart (see below) for these two uses. Both uses would still be allowed by right or permitted in LR-1, LR-2, C, LI, HI, PD and would require a Specific Use Permit (SUP) in the Office zoning district.

8-102 EDUCATIONAL, INSTITUTIONAL & SPECIAL USES

| TYPE USE | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | D-1 | D-2 | MF-1 | MF-2 | MF-3 | MF-4 | O | LR-1 | LR-2 | C | LI | HI | PD |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|----------|-------------|-------------|----------|-----------|-----------|-----------|
| Adult Day Care (133) | | | | | | | | | | | | | S | S | S | S | S | | |
| Art Gallery or Museum (8) | | | | | | | | | | | | | S | X | X | X | X | X | X |

Public Response:

A public notice was published in the Dallas Morning News regarding this proposed text amendment to the Comprehensive Zoning Ordinance. As of April 7th, no letters of opposition have been received by the City for this proposed amendment.