



City of Farmers Branch

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

Meeting Agenda Planning and Zoning Commission

Monday, April 25, 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-1713](#) Discuss regular agenda items.
- A.2 [TMP-1719](#) Discuss City Board & Commission Attendance Policy.
- A.3 [TMP-1720](#) Receive update on Eastside Plan.

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1714](#) Consider approval of the April 11, 2016 Planning and Zoning Commission minutes and take appropriate action.
- B.2 [TMP-1715](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

C. PUBLIC HEARING

- C.1 [16-SP-03](#) Consider a request from RDZ Developers, LLC for a Detailed Site Plan for a warehouse and office building located at 2424 Richland Avenue; and take appropriate action.

- C.2 [16-SU-04](#) Consider a request from Yossi Ohayon for a Specific Use Permit for a conference center (commercial indoor amusement facility) located at 4445 Sigma Rd 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 21, 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-1713

Agenda Date: 4/25/2016

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-1719

Agenda Date: 4/25/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.2

Discuss City Board & Commission Attendance Policy.



City of Farmers Branch

Farmers Branch City Hall
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Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1720

Agenda Date: 4/25/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.3

Receive update on Eastside Plan.



City of Farmers Branch

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

Staff Report

File Number: TMP-1714

Agenda Date:

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.1

Consider approval of the April 11, 2016 Planning and Zoning Commission minutes and take appropriate action.



City of Farmers Branch

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

Meeting Minutes

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:

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A. STUDY SESSION

Absent 2 - Commissioner Bronson Blackson, and Commissioner David Honnoll

Present 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Chris Brewer, and Commissioner Tim Yarbrough

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-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

Chairperson Hardie called the meeting to order at 7:00 pm.

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

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

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

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.**

Andreea Udrea, Planner II, gave a brief presentation stating that the property is located within the Meridian Office Building on LBJ Fwy at the southeast corner of Villa Creek Dr. and Metro Blvd. Located in PD-74, the proposed site is composed of a concrete frame 10-story building (approximately 225,000 sq. ft.) and a concrete frame 3-story parking garage (approximately 208,000 sq. ft.). The applicant is proposing to redesign two floors of the office building to accommodate Arizona College Nursing School to use the facility to educate students that are pursuing a Bachelors Degree in Nursing. Arizona College will organize its office use within the existing Meridian office building in three phases. In the first phase the college will operate within 2,100 sq. ft. of office space on the first floor for licensing and permit purposes. During the second phase the college will begin nursing school operations using both the first floor office space and half of the second floor (approximately 10,000 sq. ft.). In the third phase, the college proposes to double the school space and use the remaining office space on the second floor for the nursing school (approximately 20,000 sq. ft.). The proposed site plan includes 8 offices for faculty members, 10 classrooms with a maximum occupancy between 29 - 62 students, a reception area, laboratories, storage rooms, student lounge, and break room. There are currently 746 parking spaces that serve the Meridian Office Center; Staff recommends that the nursing school use the existing parking as additional parking is not needed with the requested specific use permit. The applicant has no plans to install signage or additional landscaping as the site is well maintained and contains mature vegetation.

While PD-74 allows a combination of administrative, office, and retail uses at this time no additional retail uses, outdoor activity, or outdoor storage are proposed. All nursing school operations will be completely contained within the office building and onsite security staff and security measures will be in operation at all times. All medical practices will be conducted at partner hospitals and all chemicals used in the laboratories will be appropriately contained and monitored. During Phase I, the facility is designed to accommodate a maximum of 150-200 students and a maximum of 300-400 students during Phase II. The facility will operate Monday - Friday from 7:30am - 6:30pm and from 9am - 2pm on Saturdays. 6 zoning

notification letters were mailed to the surrounding properties; no letters of opposition were received.

Marie Hallinan, COO of Nursing for Arizona College, approached the podium and gave a brief presentation on the college operations, curriculum, accreditation, and workforce development.

Commissioner O'Quinn asked if students will need an associate's degree to complete the BSN program in 20 months. Ms. Hallinan stated that many students are transferring from another program and will apply their prior education credits toward their nursing degree at Arizona College. These prior credits allow students to complete the program in 20 months. Commissioner O'Quinn asked if the college will install signage in the future. Kristi Torkildson, leasing agent, stated that a sign vendor will be scheduled to hang an Arizona College sign between the 4th and 5th level on the building and the college will be permitted to fly an Arizona College flag in the front of the property. Commissioner O'Quinn asked for more details on the full construction schedule. Ms. Hallinan stated that Phase I and II will be constructed simultaneously and are anticipated to be completed within 9 - 12 months. Phase III will begin once the students are enrolled during year 2 or 3.

Commissioner Brewer asked Ms. Hallinan to expound on community based care. Ms. Hallinan stated that most nursing programs are focused on KIT care settings such as emergency rooms, ICU, hospitals and clinical sites. Community based care is focused on personal wellness and preventive care. Commissioner Brewer asked about the type of employment that Arizona College students may find. Ms. Hallinan stated that home health care, hospice, rehabilitation facilities, etc.

Commissioner De Los Santos asked if the Fire Dept. has reviewed the site plan for life safety issues. Mr. Jared Cobb, CRBA Representative, stated that the presented drawing is a conceptual site plan and life safety will be addressed in more detail during the final draft.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item; there being none, Chairperson Hardie closed the public hearing and asked the Commissioners to make a motion.

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

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

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.

Alexis Jackson, Planning Manager, gave a brief presentation reviewing a text amendment within the comprehensive zoning ordinance concerning section 8-102:

Art gallery or Museum, noting that it requires and SUP in office, is allowed by right in Local Retail I, Local Retail II, Commercial, Light Industrial, Heavy Industrial, and Planned Development districts. By current definition, an art gallery or museum is an institution for the collection, display, and distribution of objects of art or science which is sponsored by a public or quasi-public agency in which the facility is open to the general public. The intent of the proposed amendment is to separate the definitions of Art Gallery and Museum into two categories. The permitted zoning districts and specific use permit requirements will remain unchanged. The newly proposed definitions of an Art Gallery and Museum are as follows:

Art Gallery: an establishment engaged in the sale, loan, and/or display of works of art including, but not limited to, books, paintings, sculptures, and other similar media.

Museum: a commercial or non-commercial establishment for preserving and exhibiting to the public 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 works, and artwork, boutiques, and the holding of meetings and social events.

Staff notes that these amended definitions are more reflective of the current and future artistic developments within the City and demonstrate Staff's efforts to modernize the Comprehensive Zoning Ordinance. Notification of the pending amendment was published on the City's social media account and in the Dallas Morning News.

Commissioner O'Quinn asked if these definitions would be submitted into the CZO. Mrs. Jackson confirmed same.

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

A motion was made by Commissioner De Los Santos, seconded by Commissioner Brewer, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Reed, that this meeting be adjourned at 7:31 pm. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

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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.

Chairperson

City Administration



City of Farmers Branch

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

Staff Report

File Number: TMP-1715

Agenda Date: 4/25/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: B.2

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

BACKGROUND:

As stated in the City of Farmers Branch Ethics Handbook for Elected Officials & Advisory Board Members, all appointed members should make every effort to attend all regularly scheduled meetings. Any member failing to attend three (3) consecutive meetings without being excused for good cause may be removed by City Council. By excusing an absence the Commissioner is not penalized with using one of the three unexcused absences allowed in the Charter.

DISCUSSION:

A Comprehensive Attendance Matrix has been developed to keep record of these excused and unexcused absences.

Planning and Zoning Commission
2016 Attendance Record

	Beck	Blackson	Brewer	De Los Santos	Hardie	Honnoll	O'Quinn	Reed	Yarbrough
Jan 11	◆	◆	◆	◆	◆	◆	◆	◆	
Jan 25	◆	◆	◆	◆	◆	◆	◆	◆	
Feb 8	✓	◆	◆	◆	◆	✓	◆	◆	
Feb 22	◆	◆	◆	◆	◆	◆	◆	◆	
Mar 14	◆	✓	◆	✓	◆	✓	◆	◆	
Apr 11	◆	✓	◆	◆	◆	✓	◆	◆	◆
Apr 25									
May 9									
May 23									
Jun 13									
Jun 27									
Jul 11									
Jul 25									
Aug 8									
Aug 22									
Sep 12									
Sep 26									
Oct 10									
Oct 24									
Nov 14									
Nov 28*									
Dec 12									
Dec 27*									

◆ Present ✓ Excused ✖ Unexcused



City of Farmers Branch

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

Staff Report

File Number: 16-SP-03

Agenda Date: 4/25/2016

Version: 2

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Site Plan

Agenda Number: C.1

Consider a request from RDZ Developers, LLC for a Detailed Site Plan for a warehouse and office building located at 2424 Richland Avenue; and take appropriate action.

BACKGROUND:

This Site Plan request includes a Special Exception for lot coverage. The site is located within the Planned Development 70 (PD-70) zoning district.

RECOMMENDATION:

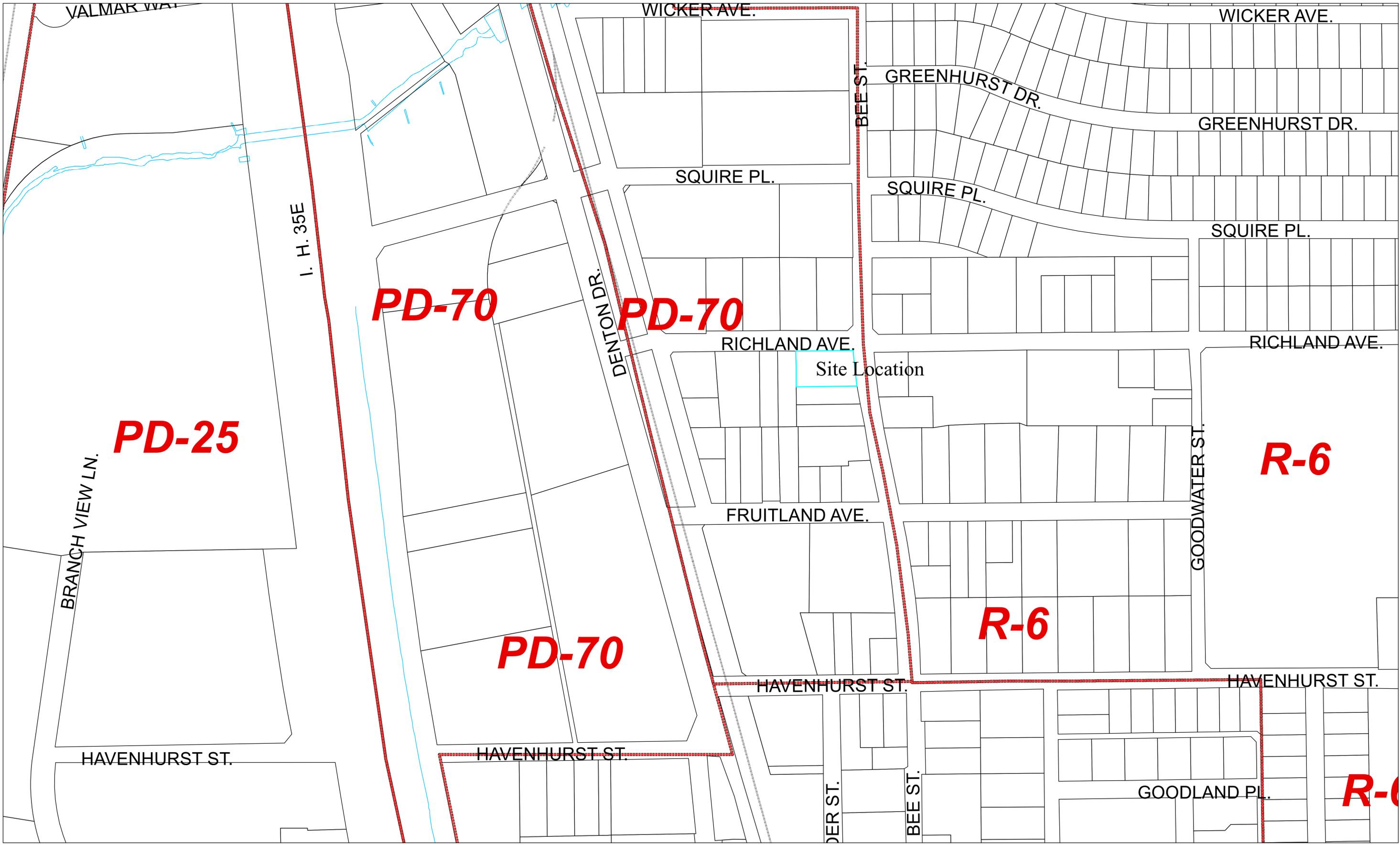
Staff recommends approval of the detailed Site Plan and the Special Exception.

ACTIONS:

1. Motion to recommend Approval of the detailed Site Plan and the Special Exception as presented at this meeting.
2. Motion to recommend Denial of the detailed Site Plan and the Special Exception as presented at this meeting.
3. Motion to recommend Approval with Modification of the detailed Site Plan.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Site Plan
5. Elevations
6. Landscape Plan
7. Rendering
8. Site Photographs
9. Notification Map
10. Summary of Mailed Notices



-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit

16-SP-03 - Location Map

2424 Richland Ave.



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 pictorial reference only.





16-SP-03 - Aerial Map

2424 Richland Ave.

-  Parcel Property Boundaries
-  City Limit



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 pictorial reference only.

0 275 550
 Feet  NORTH
 Date: 3/21/2016

STAFF REPORT

Case Number: 16-SP-03
Request: Detailed Site Plan for office and warehouse building
Address: 2424 Richland
Lot Size: 0.380
Petitioner: RDZ Developers, LLC

Existing Conditions:

The applicant, RDZ Developers, is proposing to build a new office and warehouse building located at the southwest corner of Richland Avenue and Bee Street. Currently the property is vacant and undeveloped. The overall site is approximately 0.380 acres.

To the north of the site is an existing commercial building. To the south of the site are existing residential and commercial buildings. The site is primarily bounded by light industrial, commercial and residential uses. (See Location Map)

The property is zoned Planned Development No. 70 (PD-70), General Business Sub District, which was designed to accommodate small to moderate scale industrial and commercial businesses and to minimize any conflict between the non-residential and residential uses.

Site Design:

The applicant is proposing to build a new headquarters for their residential and commercial air conditioning and heating business, Air Rey Services. The total site area is 16,534 square feet and the total impervious area is approximately 11,163 square feet which equals a lot coverage of 67%. (See Site Plan)

This 6,591 square foot building will contain both warehouse, storage and office space. The proposed building will contain approximately 4,000 square feet of warehouse and 2,591 square feet of office space. The largest portion of the building will be used to store their supplies, equipment and the service vans.

The proposed building will be one story and approximately 19 feet in height. The exterior of the building will be a combination of brick, wood siding and stucco. The exterior of this building will be approximately 90% masonry material. The building is designed to face southward, towards Richland Avenue. All truck/van loading areas are proposed along the northern elevation and the office entrance is proposed along the eastern elevation. (See Elevations and Rendering)

The applicant plans to install a four foot sidewalk along Bee Street that connects with the existing sidewalk to the north. They also plan to install an eight foot tall masonry fence along the western and southern property lines to buffer the adjacent residential uses.

Landscaping and Open Space:

The applicant has proposed to provide approximately 32% of the site as natural or landscaped open space. PD-70 requires that 5% of the total lot area shall be landscaped.

The applicant plans to comply with the PD-70 requirements by installing one large tree for every 30 lineal feet.

The Landscape Plan includes a combination of trees and shrubbery located along Bee and Richland. The landscaping will be a combination of Western Soapberry, Burford Holly, Indian Hawthorne, and Texas Sage. (See Landscape Plan)

Parking:

Based on the proposed design of this office/warehouse building, the need for employee and visitor parking on the site will be minimal. The applicant is proposing to develop 8 parking spaces and 1 ADA parking space. The city requires 8 parking spaces.

Signage:

RDZ Developers has proposed one wall sign located on the eastern elevation, at the entrance to the business. The proposed signage is 27 square feet (9x3) in size and complies with the city's sign regulations. (See Elevations)

Special Exception:

PD-70 specifies that the maximum lot coverage shall be 60%. Due to the building requirements for the applicant's business and the size of the lot, they a special exception to exceed the 60%. The total site area is 16,534 square feet and the total impervious area (building plus surface parking lot) is approximately 11,163 square feet which equals a lot coverage of 67%.

City staff supports this Special Exception.

Comprehensive Plan:

The 2012 Central Area Plan designates this area as the IH-35E District. The vision for this district is regional retail with a mix of commercial uses. The SUP request is consistent with the future land use for this area.

Public Response:

Twenty-two (22) notification letters were mailed to the surrounding property owners on April 14, 2016. Two zoning notification signs were also placed on the site that same day. As of April 22, 2016, no written opposition to this SUP request has been received by the city.

TOTAL SITE AREA = 16,534 SF; ONE STORY BUILDING

PROPOSED BUILDING AREA = 6,591.8 SF

TOTAL TO BE LANDSCAPED = 5,370.5 SF (32%)

TOTAL IMPERVIOUS AREA = 11,163.5 SF

FLOOR AREA RATIO
6,591.8 SF / 16,534 SF = .3

PARKING

WAREHOUSE
4,000/1000 = 4 PARKING SPACES

OFFICE
2,591.8/600 = 4 PARKING SPACES

TOTAL REQUIRED 8 PARKING SPACES

ZONING - PD 70
11,163.5 SF / 16,534 SF = 0.67 (67%) ACTUAL
60% LOT COVERAGE ALLOWED



03-02-2016

KEY PLAN

REVISIONS

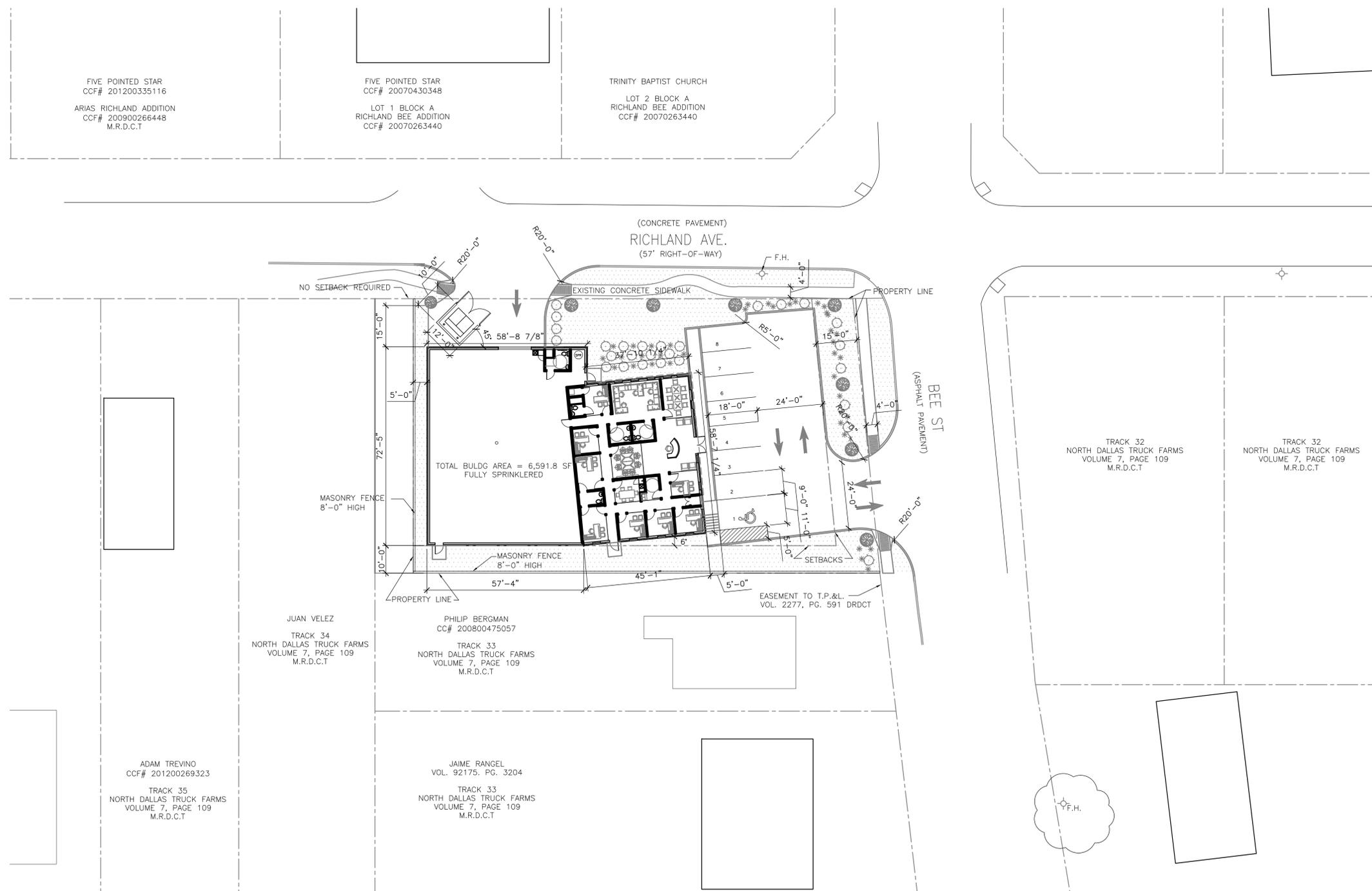
Air Rey Services
2424 Richland Ave
Farmers Branch, TX 75234

Architectural Drawings

PROJECT NUMBER: AR-16
ISSUED: 03-02-2016

SITE PLAN

A-1.0

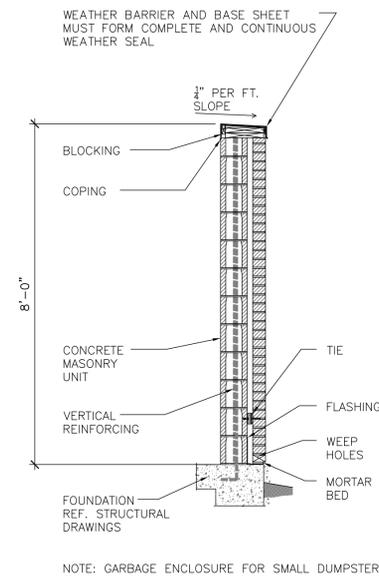
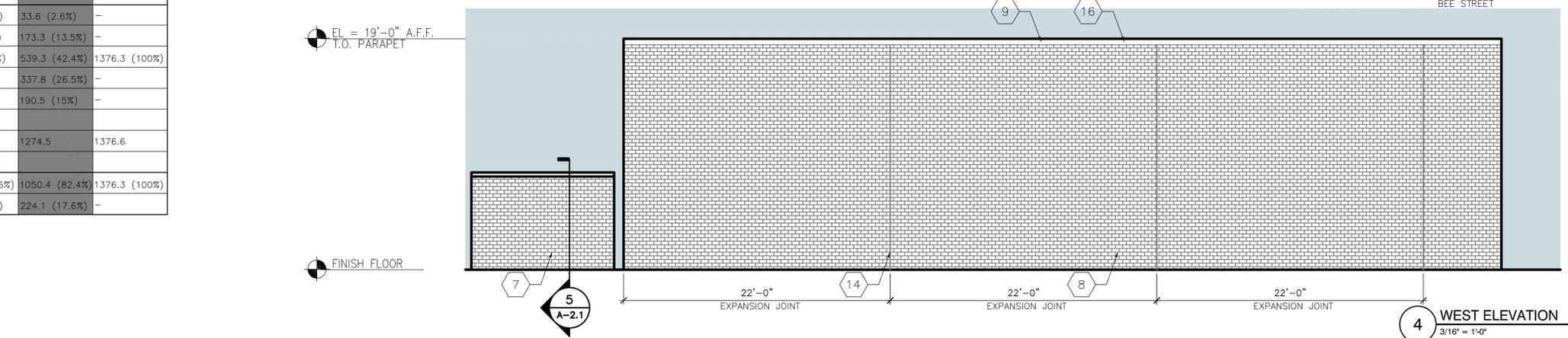
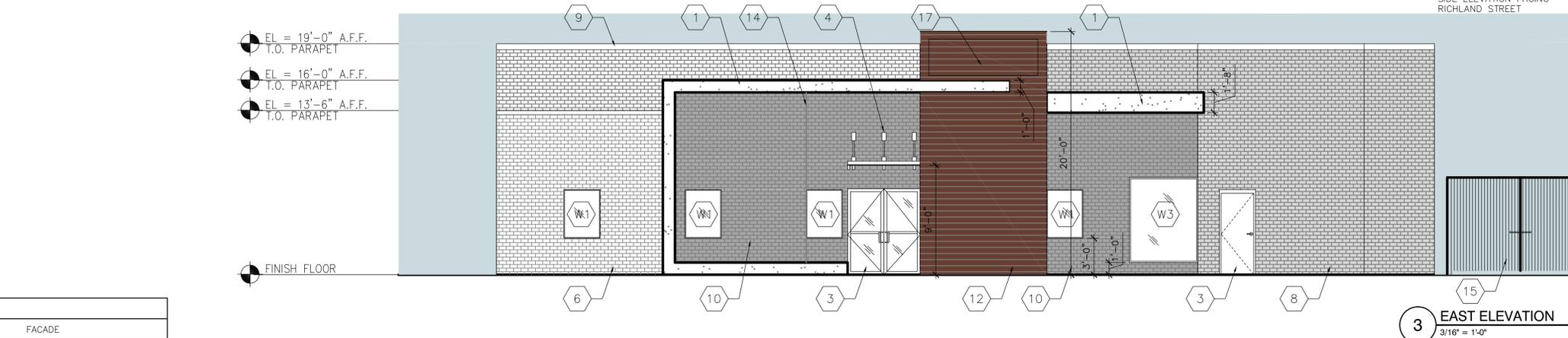
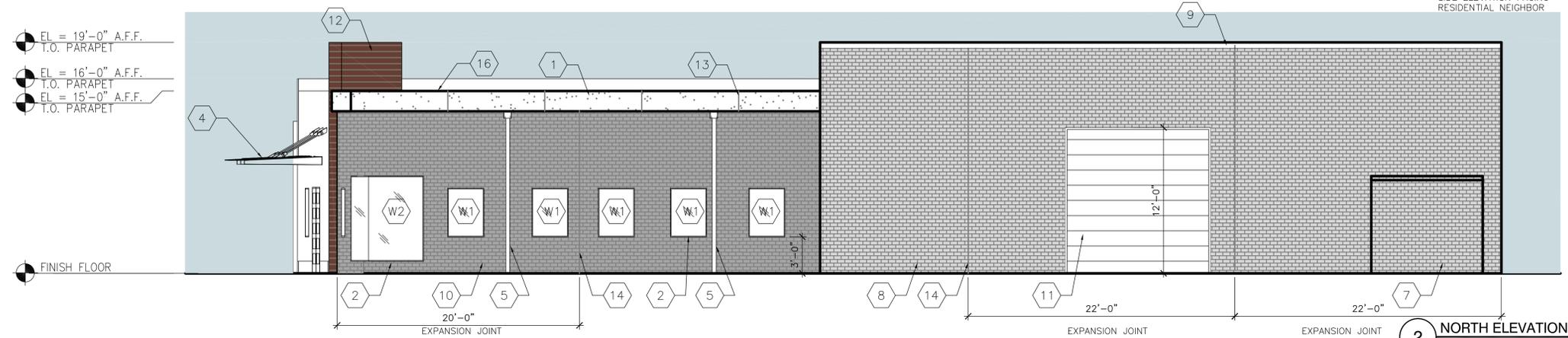
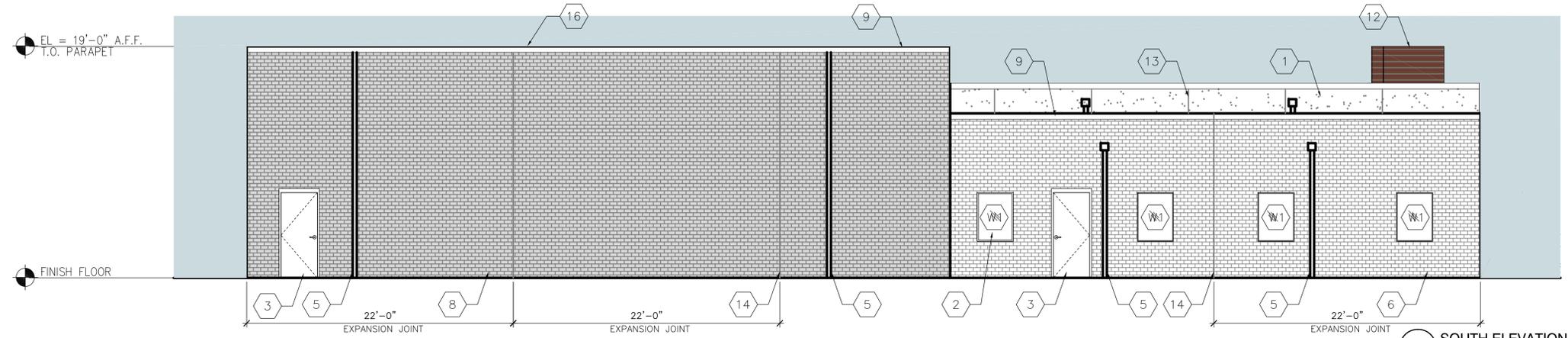


1 SITE PLAN
1"=20'



SHEET NOTES

1. STUCCO
2. WINDOWS (REF. SHEET A-6.1) (W1)(W2)(W3)
3. DOOR (REF. SHEET A-6.1)
4. METAL AWNING
5. DOWNSPOUT
6. BRICK-1
7. GARBAGE ENCLOSURE
8. BRICK-2
9. COPING
10. BRICK-3
11. ALUMINUM OVERHEAD DOOR
12. WOOD SIDING
13. CONTROL JOINTS FOR STUCCO (EVERY 8 FT.)
14. EXPANSION JOINTS FOR BRICK VENEER
15. MTL. DOORS AT DUMPSTER ENCLOSURE
16. THERMOPLASTIC POLYOLEFIN (TPO) SINGLE-PLY ROOFING MEMBRANES
17. SIGNAGE SIZE: 9'-0"X3'-0"



5 WALL SECTION
1/2" = 1'-0"

BUILDING SURFACE MATERIAL (SF)	FACADE			
	NORTH	SOUTH	EAST	WEST
STUCCO	67.1 (4.6%)	109.1 (6.4%)	33.6 (2.6%)	-
BRICK 1	-	518.8 (30%)	173.3 (13.5%)	-
BRICK 2	924.2 (63.6%)	1079 (62.6%)	539.3 (42.4%)	1376.3 (100%)
BRICK 3	430.4 (29.6%)	-	337.8 (26.5%)	-
WOOD SIDING	33.3 (2.2%)	18 (1%)	190.5 (15%)	-
SURFACE AREA	1455	1724.9	1274.5	1376.6
MASONRY COVERAGE	1354.6 (93.2%)	1597.8 (92.6%)	1050.4 (82.4%)	1376.3 (100%)
NON-MASONRY COVERAGE	100.4 (6.8%)	127.1 (7.4%)	224.1 (17.6%)	-

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(Web) www.archiphy.com



03-02-2016

KEY PLAN

REVISIONS

Air Rey Services
2424 Richland Ave
Farmers Branch, TX 75234

Architectural Drawings

PROJECT NUMBER: AR-16
ISSUED: 03-02-2016

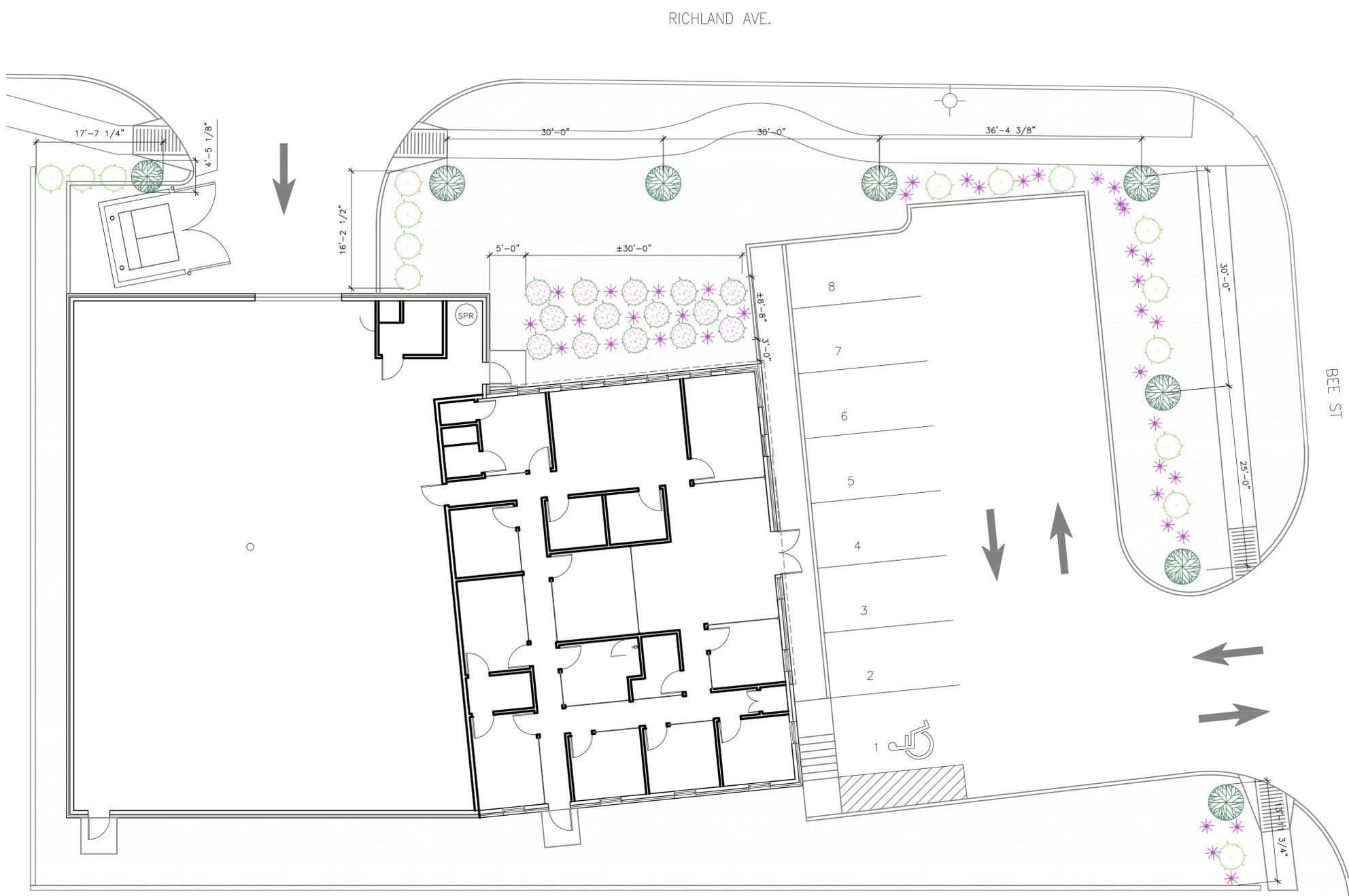
EXTERIOR ELEVATIONS

LANDSCAPE NOTES

-  NEW TREE: WESTERN SOAPBERRY (SAPINDUS DRUMMONDII)
3" MIN. CALIPER (8 TREES)
-  GRASS
(8,800 SF - HYDROMULCH)
MINIMUM 100% COVERAGE @ 75% DENSITY
-  DWARF BURFORD HOLLY (ILEX CORNUTA "BURFORDI NANA")
-  INDIAN HAWTHORNE (RHAPHIOLEPIS INDICA)
-  TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS)

TOTAL LOT AREA: 16,778 SF
 LANDSCAPED AREA: 5,370.5 SF (32%)
 LANDSCAPE REQUIRED: 5%

- LANDSCAPE REQUIREMENTS:
1. LANDSCAPE SETBACKS -
 1. REQUIREMENTS:
 - a. REQUIRED SHRUBS - SHALL BE PLANTED PER FRACTION THEREOF, OF STREET FRONTAGE. SHRUBS PLANTED FOR PARKING LOT SCREENING MAY BE USED TO SATISFY THIS REQUIREMENT.
 - b. THE REQUIRED LANDSCAPE SETBACK LANDSCAPING SHALL NOT COUNT TOWARD PARKING LOT SCREENING OR PARKING AREA LANDSCAPING REQUIREMENTS.
 2. PARKING LOT SCREENING -
 - 2.1 REQUIREMENTS:
 - a. SCREENING SHALL BE A MAXIMUM HEIGHT OF THIRTY (30) INCHES ABOVE THE GRADE OF THE PARKING LOT ALONG AND ADJACENT TO ITS ENTIRE LENGTH AND PROVIDE A SOLID SCREENING BARRIER USING ONE, OR A COMBINATION, OF THE FOLLOWING:
 1. SCREENING SHRUBS
 2. BERMS
 - b. SCREENING SHRUBS SHALL BE LARGE SHRUBS SPACED A MINIMUM OF THREE (3) FEET ON THE CENTER. SHRUBS SHALL BE PLANTED A MINIMUM OF TWO (2) FEET OFF THE BACK OF CURBS. AREAS UNDER THE CAR BUMPERS SHALL BE COVERED WITH GROUNDCOVER OR SPECIAL PAVING TREATMENTS SUCH AS BRICK OR CONCRETE PAVERS. SCREENING SHRUBS MAY BE COUNTED TOWARD REQUIRED LANDSCAPE SETBACK SHRUBS.
 - c. A MAXIMUM 20-INCH HIGH EARTH BERM WITH 1:3 (ONE VERTICAL TO 3 HORIZONTAL) SLOPES SET WITHIN A MINIMUM TWENTY (20) FEET WIDE PARKING LOT EDGE SHALL BE PROVIDED BETWEEN THE PROPERTY LINE AND THE EDGE OF THE PARKING LOT. THE ENTIRE LENGTH OF THE BERM SHALL BE VEGETATED WITH LIVE PLANT MATERIALS.
 - d. SCREENING SHALL NOT EXTEND INTO ANY VISIBILITY TRIANGLE.
 - 2.2 PROVIDED
 - a. SCREENING SHRUBS ALONG BEE STREET AND RICHLAND AVENUE.
 3. LANDSCAPING OF PARKING LOTS -
 - 3.1 REQUIREMENTS:
 - a. ALL LANDSCAPING WITHIN THE PARKING LOT SHALL BE LOCATED WITHIN A LANDSCAPING ISLAND. THE ISLAND SHALL BE DELINEATED FROM THE SURROUNDING PAVED AREA BY A CURB OR BARRIER OF NOT LESS THAN SIX (6) INCHES IN HEIGHT AROUND THE PERIMETER OF THE ISLAND. THE CURB OR BARRIER SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE. EACH ISLAND SHALL BE LOCATED ENTIRELY WITHIN THE CONFINES OF THE PARKING AND MANEUVERING AREA.



1 LANDSCAPE PLAN
 1/8" = 1'-0"

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 (Fax) 972-212-7139
 (Web) www.archiphy.com



03-02-2016

KEY PLAN

REVISIONS

Air Rey Services
 2424 Richland Ave
 Farmers Branch, TX 75234

Architectural Drawings

PROJECT NUMBER: AR-16
 ISSUED: 03-02-2016

LANDSCAPE PLAN

L-1.0



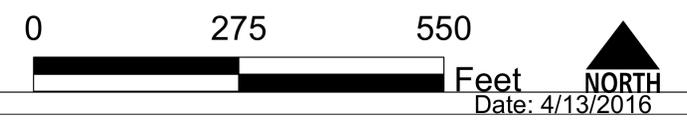




16-SP-03 - Notification Map

2424 Richland Ave.

-  Parcel Property Boundaries
-  City Limit



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 pictorial reference only.

**Summary of Mailed Notices
Property Owner List
16-SP-03
2424 Richland Ave.**

Map	First Name	Address	City	State	Zip	Written Response
1	FIVE POINTED STAR LLC	1711 PECAN GRV	CARROLLTON	TEXAS	750071433	No response
2	COOK MAXWELL A	13822 WOODED CREEK CT	DALLAS	TEXAS	752444747	No response
3	FIVE POINTED STAR LLC	1711 PECAN GROVE	CARROLLTON	TEXAS	750071433	No response
4	TECHSICO LEASING LLC	910 S HUDSON AVE	TULSA	OKLAHOMA	741122945	No response
5	BEE STREET LLC	13515 BEE ST	FARMERS BRANCH	TEXAS	752344786	No response
6	KIM PETER I & HELEN Y	2415 FRUITLAND AVE	FARMERS BRANCH	TEXAS	752344719	No response
7	RODRIGUEZ GEORGE	706 E PENINSULA DR	COPPELL	TEXAS	750196115	No response
8	RODRIGUEZ GEORGE	706 E PENINSULA DR	COPPELL	TEXAS	750196115	No response
9	CAZARES ALMA RUBY	13839 DENNIS LN	FARMERS BRANCH	TEXAS	752344809	No response
10	SYLVESTER HYUN JOO KIM	2220 CARMEL DR	CARROLLTON	TEXAS	750062815	No response
11	HERNANDEZ ANTONIO & ROSALINDA	13520 BEE ST	FARMERS BRANCH	TEXAS	752344712	No response
12	WILLIAMS CHARLES DAVID	2508 RICHLAND AVE	DALLAS	TEXAS	752344732	No response
13	RODRIGUEZ GEORGE	706 E PENINSULA DR	COPPELL	TEXAS	750196115	No response

14	TREVINO ADAM & TREVINO JOSEPHINE	1621 ROSEMON AVE	CARROLLTON	TEXAS	750066326	No response
15	SAS MGMT DEFINED BENEFIT PLAN & TRUST	1229 E PLEASANT RUN RD STE 132	DESOTO	TEXAS	751154211	No response
16	KIM PETER I & HELEN Y	2415 FRUITLAND AVE	FARMERS BRANCH	TEXAS	752344719	No response
17	SCHUCHAT THOMAS R	3708 CRESTPARK DR	FARMERS BRANCH	TEXAS	752445401	No response
18	SCHUCHAT THOMAS R	3708 CRESTPARK DR	FARMERS BRANCH	TEXAS	752445401	No response
19	VELEZ JUAN R & LYDIA	2420 RICHLAND AVE	FARMERS BRANCH	TEXAS	752344730	No response
20	RANGEL JAIME H & TERESA	13521 BEE ST	FARMERS BRANCH	TEXAS	752344711	No response
21	BERGMAN PHILLIP	2316 HAVENHURST ST	FARMERS BRANCH	TEXAS	752345730	No response
22	KITCHEN CLUB LLC % FRANCINE ALIX GAMA PARKER	1400 ENTERPRISE DR #8D	FARMERS BRANCH	TEXAS	752340000	No response



City of Farmers Branch

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

Staff Report

File Number: 16-SU-04

Agenda Date: 4/25/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Agenda Number: C.2

Consider a request from Yossi Ohayon for a Specific Use Permit for a conference center (commercial indoor amusement facility) located at 4445 Sigma Rd and take appropriate action.

BACKGROUND:

The site is located within the Light Industrial (LI) zoning district.

RECOMMENDATION:

Staff recommends approval of the Specific Use Permit.

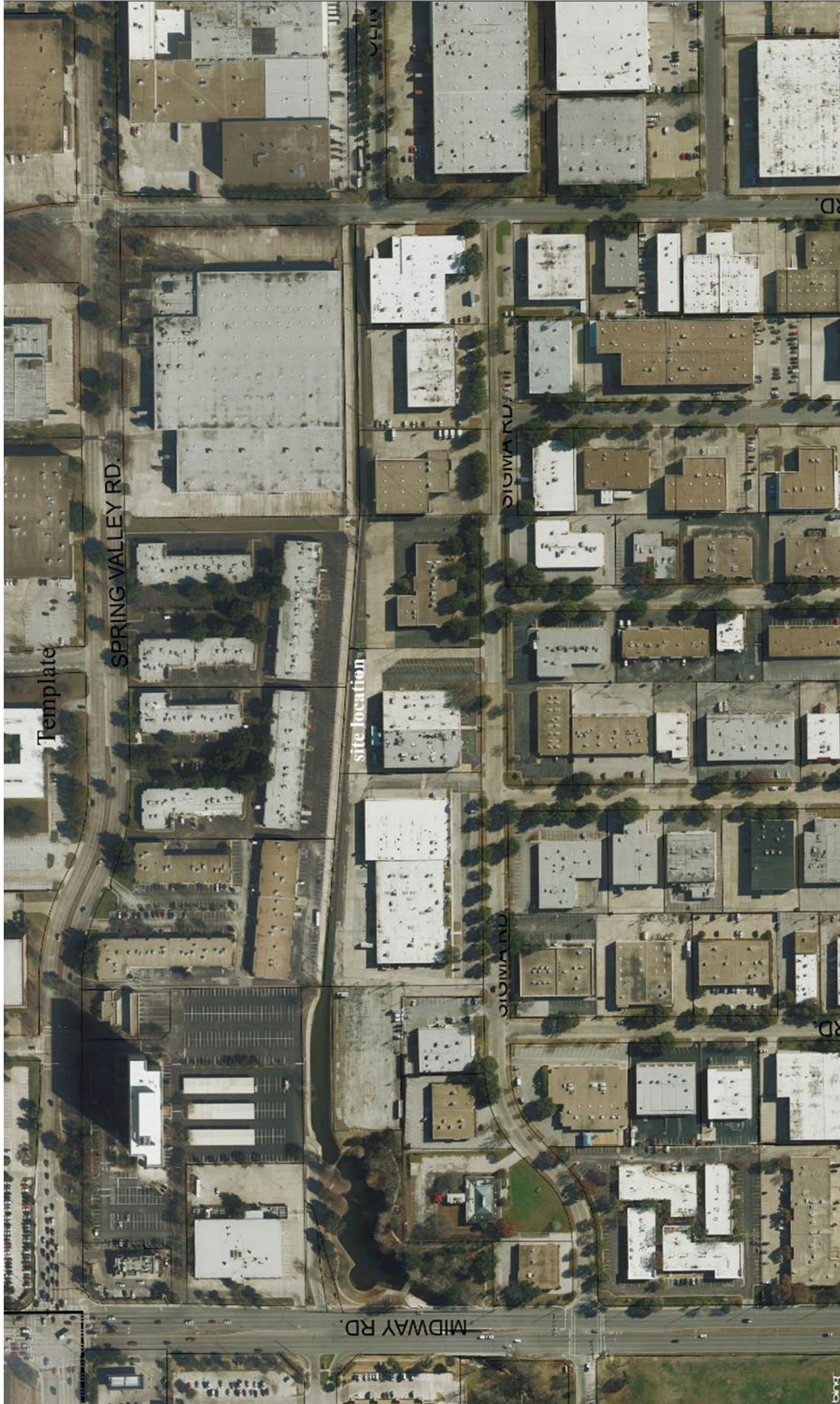
ACTIONS:

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.
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

Aerial Map



Parcel Property Boundaries
City Limit



16-SU-04 - Aerial Map
4445 Sigma Rd.

0 230 460 Feet



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 pictorial reference only.

STAFF REPORT

Case Number: 16-SU-04
Request: Specific Use Permit for a conference center
Address: 4445 Sigma Road
Lot Size: 1.97 Acres
Petitioner: Yossi Ohayon

Existing Conditions:

The site is located approximately 1,300 feet east of Midway Road, north of Sigma Road. This square shaped tract of 1.97 acres is bordered by existing warehouses accommodating office, retail and commercial amusement indoor uses on all sides. This site is located within the Light Industrial (LI) zoning district. A conference center / commercial amusement indoor requires a Specific Use Permit if located within a LI zoning district. (See Location Map)

The subject site contains one existing masonry building. This one story warehouse building was constructed in 1973 and is approximately 30,625 square feet in area. The building is currently divided into 2 suites. The applicant, Yossi Ohayon, is proposing to improve and develop his existing building within two existing suites. For the western suite, the applicant is proposing to operate a conference center. Only this western suite is subject to this SUP application, the eastern suite will continue to be operated as a warehouse space. (See Site Plan)

Site Design:

The applicant is proposing to remodel of the western suite to accommodate a conference center in approximately 18,040 square feet (first floor and a mezzanine). The proposed floor plan contains a main ballroom, two meeting rooms and a conference room. The areas of the rooms are varying and can accommodate from 18 people up to 180 people. The floor plan also contains a reception area and a lobby, 2 storage rooms, 3 office rooms and a preparation area. (See Floor Plan)

There is no proposed cooking area for this conference center. All food and beverages will be provided through a catering service. No outdoor patio area is proposed with this request.

On the rear portion of the property there are currently multiple outdoor storage areas. The applicant will demolish almost all of these areas and keep only one outdoor storage area (1,324 sf) and a dumpster enclosure (12 feet by 16 feet). The outdoor storage will be screened with a 6 feet high masonry wall. The dumpster area will be screened with an 8 feet high masonry wall and will have metal gates. This outdoor area meets city requirements for outdoor storage and garbage enclosures. (See Site Plan)

The applicant has proposed to improve the parking lot as well. This area will be resurfaced and restriped. (See Site Plan)

Operation:

The applicant is proposing to develop a full conference facility with conference and meeting rooms. The facility will accommodate a maximum of 180 persons at a time. A sign will be placed at the venue at all times, in a visible location, stating the maximum allowed occupancy per this SUP Ordinance. Two (2) employees will work on site at all times. The hours of operation will be as follows: Monday to Friday 7:00 AM to 5:30 PM, Saturday and Sunday 7:00 AM to 11:00 PM. Security staff will be present at the facility all times during organized events.

Elevations:

The existing building is a single story (21 feet in height), tilt-wall concrete block building. The applicant has proposed façade improvements to the building which consist of applying a stone veneer finish over the block wall to modernize and improve the exterior appearance of the building on the front façade, and cleaning and repainting of the side and rear façades. The two existing glass storefronts will be modified with the addition of new canopies, replacing the existing ones, and new metal awnings installed at the main entry doors for both suites. (See Front Elevation)

Parking:

The applicant is proposing to reconfigure the existing parking lot to include 109 parking spaces and 2 ADA parking spaces. These parking spaces will serve both suites. The proposed parking ratio meets the City's requirements for the parking for general assembly, warehouse and office uses. (See Site Plan)

Landscaping:

The proposed Landscape Plan includes the improvements of existing the landscaped island along Sigma Road and new landscape strips in front of the building. The applicant will plant a total of seven (7) new trees along Sigma Road in addition to the existing two (2) mature trees. All landscape areas include irrigation.

The new trees will be *Betula Nigra* (species of birch tree), and the rest of the landscaping will include a combination of shrubs and perennials. (See Landscape Plan.)

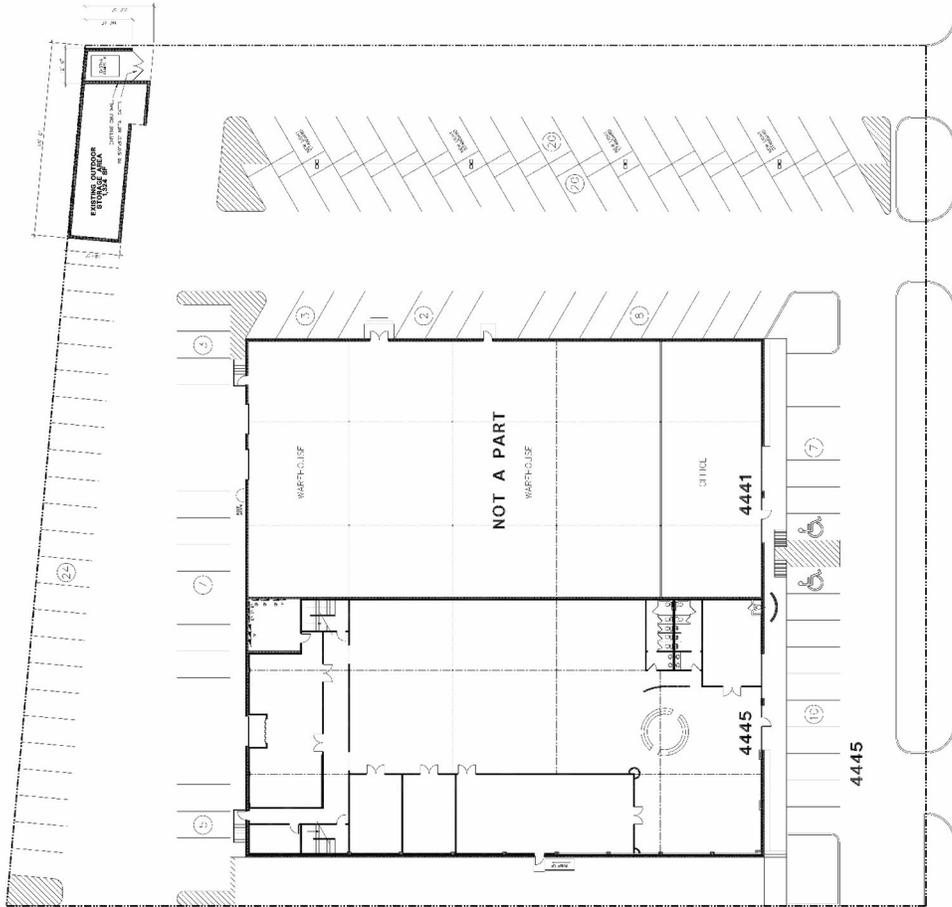
Signage:

The applicant has proposed installing two wall signs above the main entry doors on the proposed canopy. All proposed signage will be consistent with the City's Sign Ordinance.

Public Response:

Ten (10) zoning notification letters were mailed to the surrounding property owners on April 14th, 2016. Two (2) zoning notification signs were also placed on the site on April 15th. As of April 21st no opposition have been received by the City.

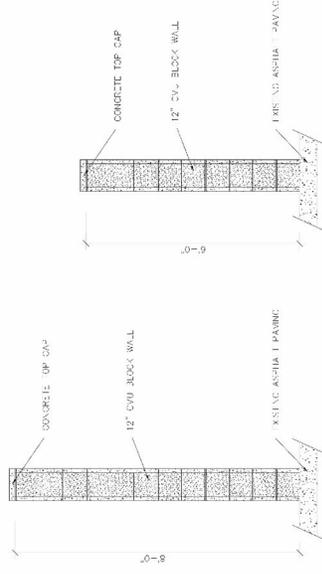
Site Plan



NOTE: PARKING LOT WILL BE RESURFACED AND RESTRIPTED
 NOTE: ALL PARKING AREA SHOWN IS EXISTING ASPHALT PAVING - THERE ARE NOT ISLANDS IN THE PAVING - ALL AREAS ARE STRIPED AS SHOWN
 NOTE: SEE LANDSCAPING PLAN FOR ALL LANDSCAPING SPECS

PARKING ANALYSIS:
 4445 SIGMA - 180 PEOPLE/3 - 60 PARKS REQ'D
 NOTE: PLACE SIGN ADJACENT TO ENTRY DOORS TO STATE MAXIMUM OCCUPANCY TO BE 180 PERSONS PER CITY ORDINANCE

4441 SIGMA
 OFFICE 4,654 SF/333 - 13.9 PARKS REQ'D
 WAREHOUSE 10,658 SF/1000 - 10.6 PARKS REQ'D
 PARKS REQ'D - 25 PARKS
 TOTAL PARKS REQ'D - 85 PARKS
 TOTAL PARKS PROVIDED - 109 PARKS



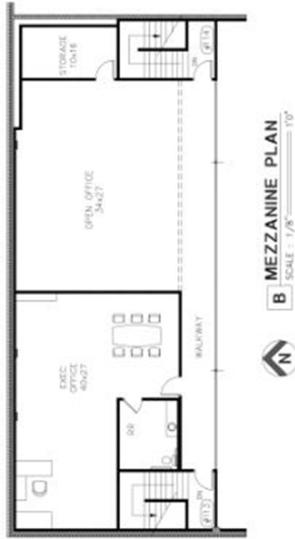
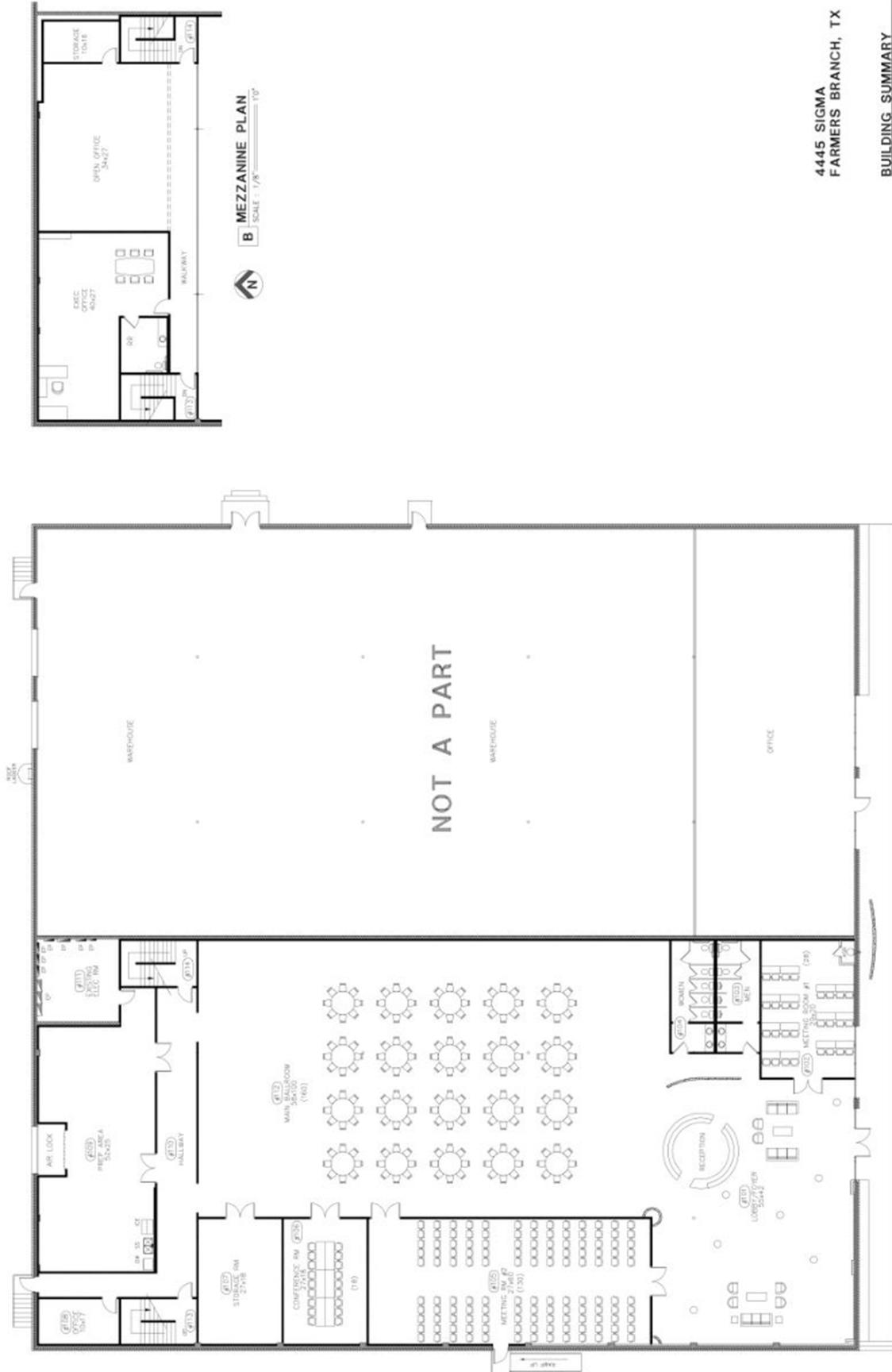
B DUMPSTER WALL SECTION SCALE: 1" = 10"
C STORAGE WALL SECTION SCALE: 1" = 10"

4445 SIGMA
 FARMERS BRANCH, TX
 APPROX. 1.97 ACRES

BUILDING SUMMARY
 FIRST FLOOR 15,312 SF
 MEZZANINE 2,728 SF
 TOTAL 18,040 SF

A SITE PLAN
 SCALE: 1/16" = 10'

Conceptual Floor Plan



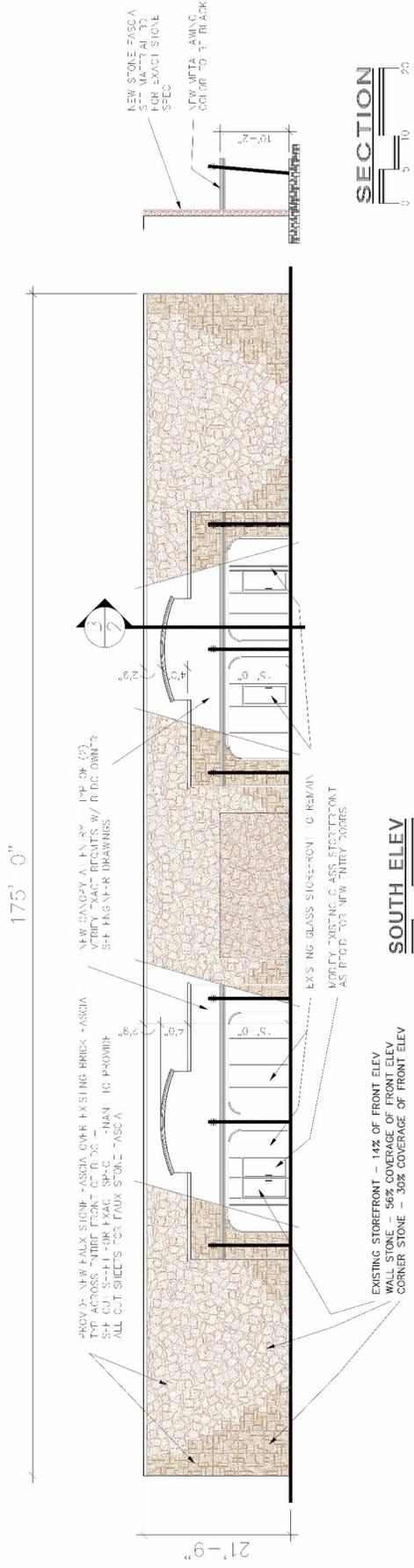
4445 SIGMA
FARMERS BRANCH, TX

BUILDING SUMMARY	
FIRST FLOOR	15,312 SF
MEZZANINE	2,728 SF
TOTAL	18,040 SF

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



Front Elevation



NOTE: THERE WILL BE FAUX STONE FASCIA ACROSS THE ENTIRE FRONT OF THE BUILDING - THE TREES AGAINST THE BUILDING HAVE BEEN DELETED BECAUSE THERE WAS NOT ENOUGH ROOM FOR THE TREES BETWEEN THE SIDEWALK AND THE BUILDING - SEE LANDSCAPING PLAN FOR ALL TREE SPECS AND LOCATIONS



Hydraulically applied limestone veneer
 1 inch thickness
 manufacturer: Procal Stone Design LLC

4445 SIGMA FARMERS BRANCH, TX

BUILDING SUMMARY

FIRST FLOOR	15,312 SF
MEZZANINE	2,128 SF
TOTAL	18,040 SF

		5175 S. W. 11th St. Suite 200, Dallas, TX 75243 (972) 252-0600 gtsplanners.com	Project No. 16-055 Date: 01/17/19	Scale: A-3 1"=10'-0"
		MIDTOWN CONFERENCE CENTER		

Site Photographs



Parking lot to be resurfaced and restriped

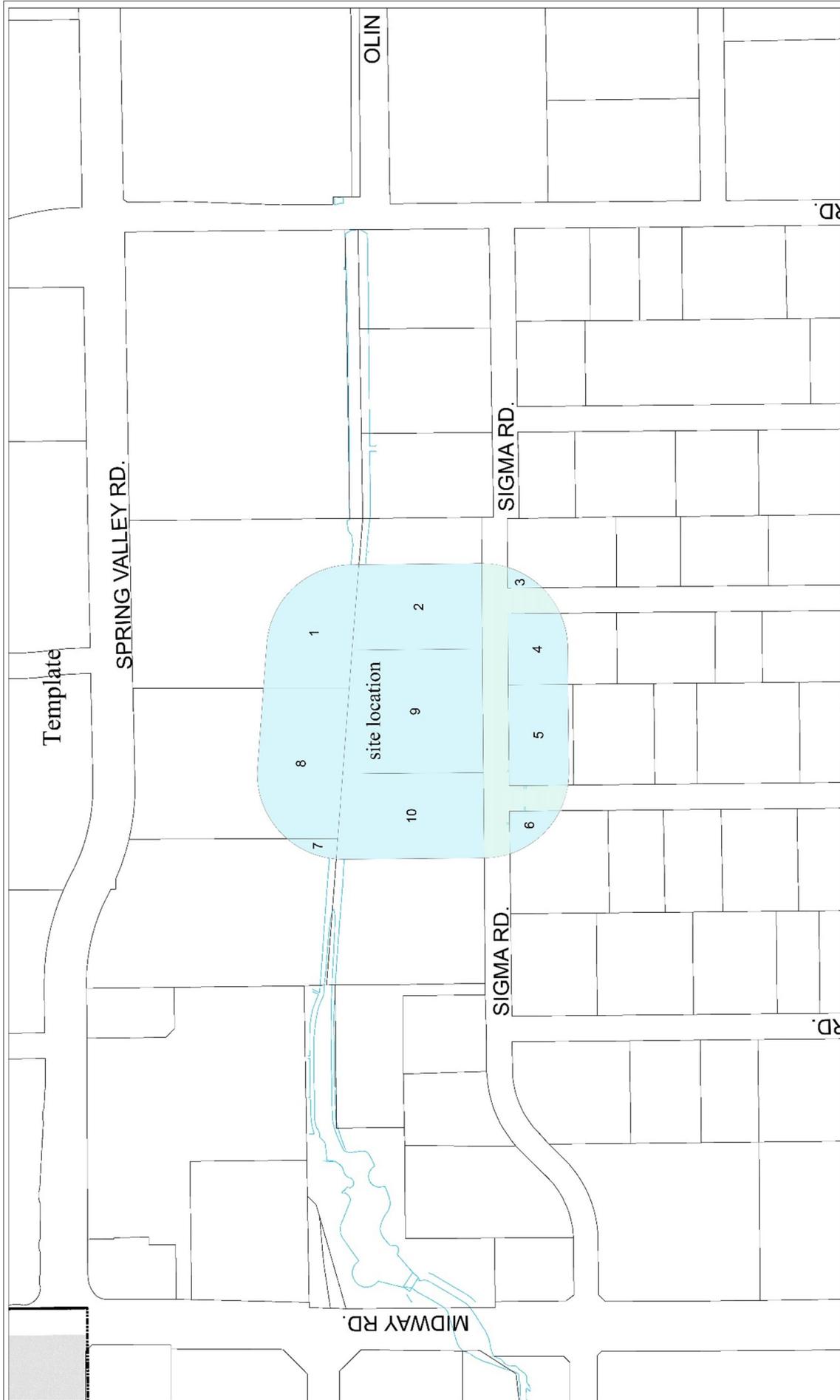


Outdoor storage to be removed



Outdoor storage and dumpster enclosure to keep and improve

Notification Map



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16-SU-04 - Notification Map 4445 Sigma Rd.

0 230 460 Feet
Date: 4/18/2016

**Summary of Mailed Notices
Property Owner List
16-SU-04
4445 Sigma Rd.**

Map	First Name	Address	City	State	Zip	Written Response
1	S V ASSOC PS	9986 Manchester Rd	Saint Louis	Missouri	631221934	No response
2	EBBY HALLIDAY PROP INC	4455 Sigma Rd	Dallas	Texas	752444502	No response
3	PICKETT THOMAS Y & CO INC	4464 Sigma Rd	Dallas	Texas	752444501	No response
4	E & B WORLDWIDE LLC	4450 Sigma Rd Suite 100	Dallas	Texas	752444508	No response
5	IDA ENGINEERING INC	4440 Sigma Rd Suite 101	Dallas	Texas	752444500	No response
6	KALISHER PROPERTIES LTD	4201 Airborn Dr	Addison	Texas	750015183	No response
7	668 FAIRWAY LLC	4200 Spring Valley Rd	Farmers Branch	Texas	752443616	No response
8	S V ASSOC PS	9986 Manchester Rd	Saint Louis	Missouri	631221934	No response
9	R F MONOLITHICS INC	4441 Sigma Rd	Farmers Branch	Texas	752444502	No response
10	SIGMA 4343 LLC	4117 Billy Mitchell Dr	Addison	Texas	750014351	No response