



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, January 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

- Present** 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Terry Lynne, 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-1607](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 6:58 pm

- B.1 [TMP-1606](#) Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting and take appropriate action.

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

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.2 [15-PL-06](#)

Consider a request for final plat approval of The Brickyard, Lots 1 and 2, Block A and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 17 acre tract is located east of Senlac Dr. at the intersection of Wittington and the future Mercer Parkway in PD-88. This case was originally presented to the Commissioners in August 2014 and Ordinance 3300 was approved by City Council in September 2014 which changed the designation of the land to Mid-Density Residential and approved a Conceptual Site Plan for the development of the multi-family residential community called 'The Brickyard.' The site is comprised of Tracts I and II which the owners desire to replat as Lots I and II. Lot I is a 10 acre tract that is under development for The Brickyard Apartments and Lot II is a .14 acre tract that will be conveyed to the City for the operation of a sanitary sewer lift station that is currently in operation. The conveyance of Lot II to the City will be required by the developer's contract. Outside of Lots I and II, the balance of the acreage within the boundary of the plat consists of a street right-of-way that has been abandoned and rededicated on the plat to realign the portions of Senlac and the future Mercer Pkwy. The proposed final plat of The Brickyard is consistent with the Texas Local Government Code. There are no proposed changes to the site plan.

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

Kyle Bennett (1801 Gateway Blvd., Richardson, TX), Engineer at Brinkley Barfield CNP, approached the podium to advise that the construction schedule for the project is set to begin in May 2015.

Chairperson Hardie asked the Commissioners if they had any questions for Mr. Bennett regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner Honnoll, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.3 [15-PL-07](#)

Consider a request for final plat approval of Lakeside Lofts, Lot 1,

Block A and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 3.894 acre tract is located at the intersection of Lago Vista East and Lago Vista West. This case was originally presented to the Commissioners in May 2015 and City Council approved the Resolution 2015-037 which then approved the Detailed Site Plan. In 2006, the property was platted as Lago Vista West Addition, Lot I, Block A, however, the owner desires to replat the property as Lakeside Lofts Lot I, Block A for the purpose of dedicating public access easements and water easements that are needed for the proposed live-work development. The proposed final plat is consistent with the Texas Local Government Code. In December 2015, Staff administratively approved slight changes to the façade.

Commissioner Lynne asked Mrs. Jackson to offer details regarding the façade changes. Mrs. Jackson advises that the original elevation included charcoal grey roof materials and the proposed dark green roof materials are a closer match with the existing surrounding apartment buildings.

Chairperson Hardie asked if anyone from the public would like to make a presentation.

Mr. Alfred Crozier (1603 LBJ Fwy), TCI Manhattan and Realty Advisors Inc. Representative, approached the podium to give a brief presentation regarding the façade changes.

Commissioner Blackson asked Mr. Crozier to discuss the construction schedule for the project. Mr. Crozier advises that construction should begin by the end of March 2016 or in early April 2016.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner Honnoll, seconded by Commissioner Blackson, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.4 [15-PL-10](#)

Consider a request for final plat approval of Waters Edge Addition, Lot 1, Block A and take appropriate action.

This item has been postponed by the applicant.

C. PUBLIC HEARING

C.1 [15-PL-12](#)

Consider a request for final plat approval of Vita On Spring Valley,

Lots 1-34, Block A and Lot 1X, Block B, take appropriate action.

Andreea Udrea, Planner II, gave a brief presentation stating that the 1.65 acre site is located at 4060 Spring Valley Rd. in PD-64. This case was originally presented to the Commissioners in September 2015 as a Specific Use Permit for the development of 34 Townhomes in various phases; Ordinance 3338 was approved by City Council in September 2015. Since 1997 the property has been platted as Lot 1, Block B Parkside Center. The proposed property will include Lots 1 - 34, Block A and Lot 1X, Block B and is consistent with the Texas Local Government Code and the City Platting requirements. Lot 1X, Block B includes all areas within the boundaries of this plat lying outside of the residential Lots 1- 34, Block A as it is designated as a mutual-access, common area lot that is owned and maintained by a Home Owner's Association. There are no proposed changes to the approved site plans or elevation.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item.

Mr. Charles Anglin (1505 LBJ Fwy) approached the podium to note that construction has begun and noting that 18 units have been purchased.

Chairperson Hardie asked the Commissioners if they have any additional questions for Mr. Anglin; there being none, Chairperson Hardie asked if anyone from the public would like to make a presentation or ask additional questions.

Commissioner O'Quinn asked if any letters of opposition were received. Mrs. Udrea advised that no letters were received.

Chairperson Hardie asked if anyone from the public or Commission would like to speak regarding this agenda item; there being none, Chairperson Hardie closed the public hearing.

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

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

C.2 [15-ZA-06](#)

Consider a request from JPI Real Estate Acquisition LLC. to amend Planned Development No. 88 (PD-88) and take appropriate action. This amendment includes rezoning the 30.1-acre site from "Commerce" subdistrict to "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a new multi-family

residential community containing approximately 840 dwelling units. This site plan includes several Special Exceptions.

Andy Gillies, Community Services Director, gave a brief presentation stating that the 30.1 acre site is located approximately 600 ft. east of Luna Rd. and approximately 1,000 ft. south of LBJ Fwy, adding that the property sits adjacent to Mercer Crossing Phase I and II, Waters Edge Phase II, and an existing business park. Though a large percentage of the site is currently undeveloped, construction of the lake in the northern and eastern portion of the site has begun. To take advantage of this water feature, the applicant is requesting rezoning of PD-88 to allow residential use. Currently, only Light Industrial use, Commercial use, or office uses are permitted in the Commerce subdistrict. In 2012, the Mid-Density Residential subdistrict was approved for the development of the Mercer Crossing Apartment project and allows a medium level of density between 25-50 dwellings per unit, surface parking, and 3-story apartment building configurations. Additionally, the Mid-Density Residential sub-district was used for the development of The Brickyard Apartment project and a similar apartment building configuration is permitted within the Urban Center district.

The proposed site plan will be completed in two Phases and includes the development of 21 buildings that will house 840 live-work style and loft-style apartment units (1, 2, and 3 bedroom), 410 garage spaces, 892 surface parking spaces, as well as an amenity center and clubhouse in both Phases of the project. Phase I is the development of 10 buildings on a 15 acre tract in the north-east corner of the site; Phase II will develop the remaining 11 buildings in the south-east corner and interior portion of the site which is located between the future Knightsbridge Rd. and Crown Rd., pending the construction of the divided, 4-lane roadway. The proposed conceptual site elevations will include 36 ft. 3-story and 4-story buildings that consist of 75% masonry. The proposed landscape plan is comprised of 33% of the site and includes a 2-mile linear park system that will run from Crown Rd. to the 35 acre lake and will which will eventually connect to Colinas Crossing lake and continue on to the Mercer Crossing property to the north. In addition to the Conceptual Site Plan, the applicant submitted a Supply and Demand Market study for PD-88 which notes that approximately 900 multi-family units could be absorbed within the Farmers Branch area over the next 4 years.

This Conceptual Site Plan includes two special exceptions. The original site plan proposed the development of a 7,500 sq. ft. amenity center. The applicant is currently requesting to develop an 11,500 sq. ft. amenity center in Phase I and an 8,500 sq. ft. amenity center in Phase II; each facility will include a fitness center, leasing office, swimming pool, and outdoor dining. Staff recommends approval of the first special exception. The second special exception for the property is a request for a larger setback along Knightsbridge. Within PD-88 there is a strict

building line that is designed to keep a more urbanized street scape and to allow parallel parking along the street. To accommodate space for surface parking in front of the leasing center in combination with the curved configuration of future Knightsbridge Rd., staff supports the removal of parallel parking as it does not affect the property landscape. Staff recommends approval of the second special exception.

Since 2003, PD-88 has become extremely valuable for multi-family development and provides easier access to Royal Lane and LBJ Fwy. The development of 5,000 multi-family units was recommended as part of the 2016 West Side Plan. To date, there are approximately 1,100 existing units and an additional 2,700 units under construction. During the height of the gas exploration period in North Dallas, Specific Use Permits for several gas well sites were approved but all remain undeveloped. Of these sites, the area located at the corner of Mathis and Crown Rd. is immediately adjacent to the proposed property. Plans for the approved gas well included a gathering line that connected to the compressor station for cleaning and gas sales as well as an easement. With the development of the proposed lake, the easement is no longer in existence and the location of the gathering line is questionable and will need to be recreated. City regulation prohibits the development of gas wells within a minimum of 600 ft. of a residential zone. The applicant is aware that development will be suspended in areas of the site that fall within close range of any gas wellheads. This notation will be included within the approved Ordinance for this property. 9 zoning notifications were mailed to the surrounding properties; 1 letter from Trinity East was received referencing the gas well site that is located to the east of the proposed property. The letter also notes the company's concern of an overlap in the approved site plan and the 600 ft. no build zone between the properties.

Commissioner Blackson asked Mr. Gillies to display a map that depicts an overlay of the proposed 35 acre lake atop of the adjacent gas well sites. Mr. Gillies advised that the map used in the presentation offers an accurate view of the plausible excavation and further development.

Commissioner Lynne asked if there was any security fencing that will enclose the property. Mr. Gillies advised that no fencing has been proposed, however landscaping and a 10 ft. trail is anticipated along the north edge of Crown Rd. Pending review with the applicant, Mr. Gillies notes that it is possible for a reasonable portion of the area to be secured. Commissioner Lynne adds that Light Industrial zoning is adjacent to the proposed property and should be guarded against unsolicited guests.

Commissioner Blackson asked if parallel parking would be feasible along Crown Rd.

Mr. Gillies advised that the narrow curvature of the roadway will not allow for parallel parking, noting that Knightsbridge will provide primary access to the property.

Commissioner Brewer asked Mr. Gillies to discuss the requirements for structured parking for the proposed property. Mr. Gillies advised that the Mid-Density Residential subdistrict is much more flexible than what is allowed in the Urban Center District. To offer a wider variety of apartment products, a combination of structured parking and surface parking was proposed to accommodate the tuck-under garage configuration.

Commissioner Lynne asked Mr. Gillies to review a neighboring property that had a similar garage and parking design. Mr. Gillies notes that a hotel and mixed-use development project at the corner of Mercer Pkwy and Luna Rd may have been had similar specifications.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding Mr. Gillies' presentation; there being none, Chairperson Hardie invited the applicant to the podium.

Mr. Tommy Mann (2728 North Harwood) Attorney with Winsted Law Firm. and Mr. Matt Brindle (600 Las Colinas Blvd, Suite 18020, Irving, TX 75039) Developing Partner approach the podium and make a brief presentation reviewing successful project profiles and discussing the development plan for the proposed site noting that they will abide by all gas well setbacks should the Specific Use Permit remain in existence.

Commissioner Lynne asked Mr. Mann if the applicant has plans to allow commercial activity within the amenity centers. Mr. Mann advised that the live-work layout of the ground-level residences will allow tenants to conduct business if desired. Mr. Brindle notes that previous tenants have operated small businesses from their residence and were able to use the main roadway for their light business traffic.

Commissioner O'Quinn asked if the live-work units had an open floor plan and if other cities have encountered any issues with the live-work style units with Ordinance compliance. Mr. Brindle advised that the living room areas of the live-work units were designed to allow for more open space to give the unit a style similar to a studio apartment. Mr. Brindle noted that he is not aware of any issues regarding compliance and advised that the residences are not treated as retail space which allows for more varied use. Mr. Gillies noted that these residences would be more related to home occupation rather than retail use and staff

encouraged the mix of residential and potential retail use in light of coming trends. Commissioner O'Quinn notes that he anticipates a greater need for commercial space in the area noting that he desires to attract and sustain young professionals in the community. Mr. Brindle advised that approximately 5% of area residents have small children and their future needs were considered in the project's design.

Commissioner Lynne asked Mr. Brindle if the lake will be extended to the south of the property towards Crown Rd. Mr. R. L. Lempke (1603 LBJ Fwy) approached the podium and advised that the lake will extend to Crown Rd., the gas lease expires on February 14, 2016 with an unlikely renewal, Trinity East is in support of withdrawing the Specific Use Permit, and notes that the project will be beneficial to the residents. Commissioner Lynne asked if recreational activity will be allowed on the lake. Mr. Lempke advised that the lake is only a visual amenity and stone walls have been constructed to create a barrier between the property and the Trinity River.

Commissioner O'Quinn asked Mr. Gillies if February 14, 2016 was an accurate date for the Specific Use Permit expiration and if Trinity East had the option to renew. Mr. Gillies confirms and advised that the property owner could submit a request for a Specific Use Permit to have the gas well site removed, though the current owner has not submitted a request for the removal at this time.

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.

Chairperson Hardie asked if the Commissioners had any questions regarding this agenda item. Commissioner Lynne noted that it would be an added amenity to allow recreational activity on the lake.

A motion was made by Commissioner Blackson, seconded by Commissioner Lynne, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Nay: 1 - Commissioner Jamie Reed

Aye: 8 - Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner Blackson, seconded by Commissioner Honnoll, that the meeting be adjourned at 8:18 pm. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

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, January 21, 2016 by Kenecia Brown.


Chairperson


City Administration