



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:

- 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** 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

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.


Chairperson


City Administration