



City of Farmers Branch

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

Electronic Agenda Packet - Final 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

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

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

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.

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, 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: TMP-1661

Agenda Date: 3/14/2016

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-1668

Agenda Date: 3/14/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.2

Receive an update on PD-99.



City of Farmers Branch

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

Staff Report

File Number: TMP-1662

Agenda Date: 3/14/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.3

Presentation regarding the updated City Code of Ethics Handbook.



City of Farmers Branch

Farmers Branch City Hall
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75234

Staff Report

File Number: TMP-1663

Agenda Date: 3/14/2016

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 February 22, 2015 Planning and Zoning Commission meeting and take appropriate action.

BACKGROUND:

RECOMMENDATION:

ACTIONS:

ATTACHMENTS:



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, February 22, 2016

7:00 PM

City Hall

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

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A. STUDY SESSION

Present 8 - 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, and Commissioner Chris Brewer

A.1 [TMP-1644](#) **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

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

B.1 [TMP-1645](#) **Consider approval of the minutes of the February 8, 2016 Planning and Zoning Commission meeting and take appropriate action.**

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

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

B.2 [15-PL-10](#)

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

Alexis Jackson, Planning Manager, gave a brief presentation stating that the site is located north of Royal Ln at 11411 Luna Rd in PD-96. This case was originally presented to the Commissioners in 2012 and again in 2014 as a Detailed Site Plan. Phase I of the multi-family development has been completed; Phase II of the development is currently under construction. To complete construction of Phase II, the owner desires to replat the property as Waters Edge Lot 1, Block A for the purpose of abandoning, reconfiguring, and dedicating necessary easements. The proposed final plat is consistent with the Texas Local Government Code.

Chairperson Hardie invited the applicant to the podium to make a presentation; the applicant declined but advised that any discussion that the Commissioners wish to conduct is welcome. Chairperson Hardie asked the Commissioners if they have any questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

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

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

C. PUBLIC HEARING

C.1 [15-ZA-05a](#)

Continue a public hearing and consider a request from Billingsley Company to amend Planned Development No. 88 (PD-88) and take appropriate action. The proposed amendment includes changing an approximate 25.27 acre tract from "Office-1" subdistrict into "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan.

Andy Gillies, Community Services Director, gave a brief presentation stating that the property is located in PD-88 and was originally composed of two sites: a 25 acre tract to the north and a 19.5 acre tract to the south of future Mercer Pkwy. Since February 8th, 2016, the applicant has revised the request to only include the northern 25 acre tract within the Office-1 subdistrict. The applicant's proposed conceptual site plan will be constructed in 3 Phases and includes 24, 2 - 4 story multi-family buildings that contain a total of 698, 1 - 3 bedroom apartment units,

approximately 600 structured parking spaces, 185 tuck-under garage spaces, and surface parking. The proposed conceptual site elevations will include a 75% masonry requirement. The proposed landscape plan is composed of 49% of the site which includes open spaces, courtyards, public parks, 2,400 linear ft. of 10 ft. wide trails, and 6,000 linear ft. of 6 ft. interior sidewalks for easier walkability throughout the property.

The conceptual site plan also includes 3 special exceptions. The Mid-Density Residential subdistrict requires that each building shall be no less than three (3) stories or more than four (4) stories in height. The applicant is proposing buildings of two stories in height but with an average height of three (3) stories for the overall 25 acre site. This is the first exception. The second exception addresses the finished floor elevation. The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor to be 18 inches above the sidewalk elevation. Due to the existing terrain and the floodplain elevations on this site, the applicant is requesting the finished floor elevation requirement to be more flexible. Lastly, the third special exception speaks to the required building line (RBL). The Mid-Density Residential subdistrict requires that 85% of the building façade for each building facing a street to be built to the Required Building Line (RBL). The buildings south of Mercer Parkway cannot be placed in this location to meet this requirement due to the flood control easement along the southern side of Mercer Parkway.

Chairperson Hardie asked the Commissioners if anyone had any questions regarding this agenda item; there being none, Chairperson Hardie invites the applicant to the podium.

Mrs. Lucy Billingsley (1722 Routh Street, Dallas, TX), Billingsley Company Representative, approached the podium and gave a brief presentation reviewing the creative details and the construction schedule for the proposed conceptual site plan and addresses concerns regarding multi-family leasing expenses, upkeep, and market absorption.

Commissioner O'Quinn commented that more frequently middle-class homeowners and Millennials are choosing to lease properties and leverage the value of their existing homes to pay off student loans and other family debts. Commissioner O'Quinn notes that this trend may change the perception of the value of multi-family developments.

Commissioner Blackson expressed concerns that the applicant may limit further commercial development in PD-88 due to security issues and limited traffic flow to the area, advising that several corporations have succeeded in spite of these obstacles. Commissioner Blackson also notes his support of the proposed conceptual site plan, however, is unsure if additional multi-family development is the best fit for PD-88.

Mrs. Billingsley stated that further expansion of Monitronics is contingent on security measures and notes that successful corporations are not frequently

located in close proximity to residential developments such as Monitronics.

Commissioner Blackson warned that additional multi-family residences near Monitronics might limit any expansion of the commercial park that was originally presented and approved. Mrs. Billingsley advised further commercial development in the area is a significant financial risk for the Billingsley Company and transitioning to residential development will be more economical.

Commissioner De Los Santos commented that the additional residential development will cause Monitronics to become isolated.

Commissioner O'Quinn asked if the Billingsley Company can present a case that the proposed development will be more congruent with the proposed PD-99 and Mercer Crossing project. Mrs. Billingsley agrees.

Commissioner Brewer stated that he supports the previously completed properties, however, there are numerous variables that need to be considered before a decision that supports the best use can be made. Mrs. Billingsley noted that the Billingsley Company has a strong, consistent, and professional reputation.

Commissioner O'Quinn asked if the applicant is allowed to resubmit a modified conceptual site plan if the requested rezoning of PD-88 to PD-99 is not approved by Council. Mr. Gillies stated that the City Council will review and vote on the rezoning of PD-88 before the proposed Billingsley Company project. At that time, the Ordinance that the City Council approves will determine any future proposed development. Commissioner O'Quinn commented that additional multi-family residential may not be as appealing, however, in light of the proposal of PD-99, the applicant should have the flexibility to develop the project because of its congruence within the area.

Commissioner Blackson expressed his concern that large quantities of multi-family residential may limit the potential future development of commercial properties on the West Side. Mrs. Billingsley advised that it is possible for the City to approve commercial development at a later date and notes that the Billingsley Company will await the City Council's decision to rezone PD-88 to PD-99 to determine the best option for the proposed project.

Mr. Henry Billingsley (1722 Routh Street, Dallas, TX) Billingsley Company Representative, approached the podium and expressed his concerns that the Mercer Crossing area cannot be successful with both office and residential development in such a close proximity and asked the Commissioners to consider approving the proposed conceptual site plan.

Commissioner De Los Santos asked for an overview of each phase of the project. Mr. Billingsley stated that the project is planned several years out and the construction schedule can be adjusted as needed. Mrs. Billingsley commented that the development of Phase I and II could be completed simultaneously and the development of Phase III is likely to begin almost immediately after.

Commissioner Blackson commented that land ownership may have delayed the development of PD-88 and notes that any new development should be approved only if it promotes that best use of the land. Mr. Billingsley stated that the Billingsley Company is flexible and desires to develop either commercial or residential property based on the City Council's decision regarding the rezoning of PD-88.

Commissioner Blackson asked if it is possible to recommend this case for approval with special conditions. Mr. Gillies advised that the Commission's recommendation to City Council should likely be consistent with previous recommendations regarding the proposed rezoning of PD-88.

Robert Debtulla, Transwestern Real Estate Representative, approached the podium and gave a brief presentation in support of the Billingsley Company and commented that the success of a live-work-play community requires balance and an increase in residential development in the area may restrict its growth.

Commissioner O'Quinn asked Mr. Debtulla to clarify his position that if City Council approves PD-99 that the Billingsley properties on the east side of the lake will no longer have the viability to have an office park. Mr. Debtulla advises that the approval of PD-99 will dramatically change the access to the property from IH 35 and LBJ Fwy and it ensures that they cannot continue on with commercial.

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.

Commissioner O'Quinn expressed his appreciation for the applicant's willingness to reduce the number of buildings and the number of apartment units within the conceptual site plan from 40 and 1,059 to 24 and 698, respectfully. Commissioner O'Quinn advises that this reduction shows consideration of Staff's recommendations for the case.

Commissioner Blackson commented that the proposed multi-family development is in-line with the Commission's recommendation to approve PD-99 and is a viable option for the area.

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

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

Nay: 3 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos and Commissioner Chris Brewer

Aye: 5 - Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn and Chairman Hardie

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this meeting be adjourned at 8:13 pm. The motion carried by the following vote:

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

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Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Friday, February 19, 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-02

Agenda Date: 3/14/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Agenda Number: C.1

Consider a request from 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.

BACKGROUND:

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

RECOMMENDATION:

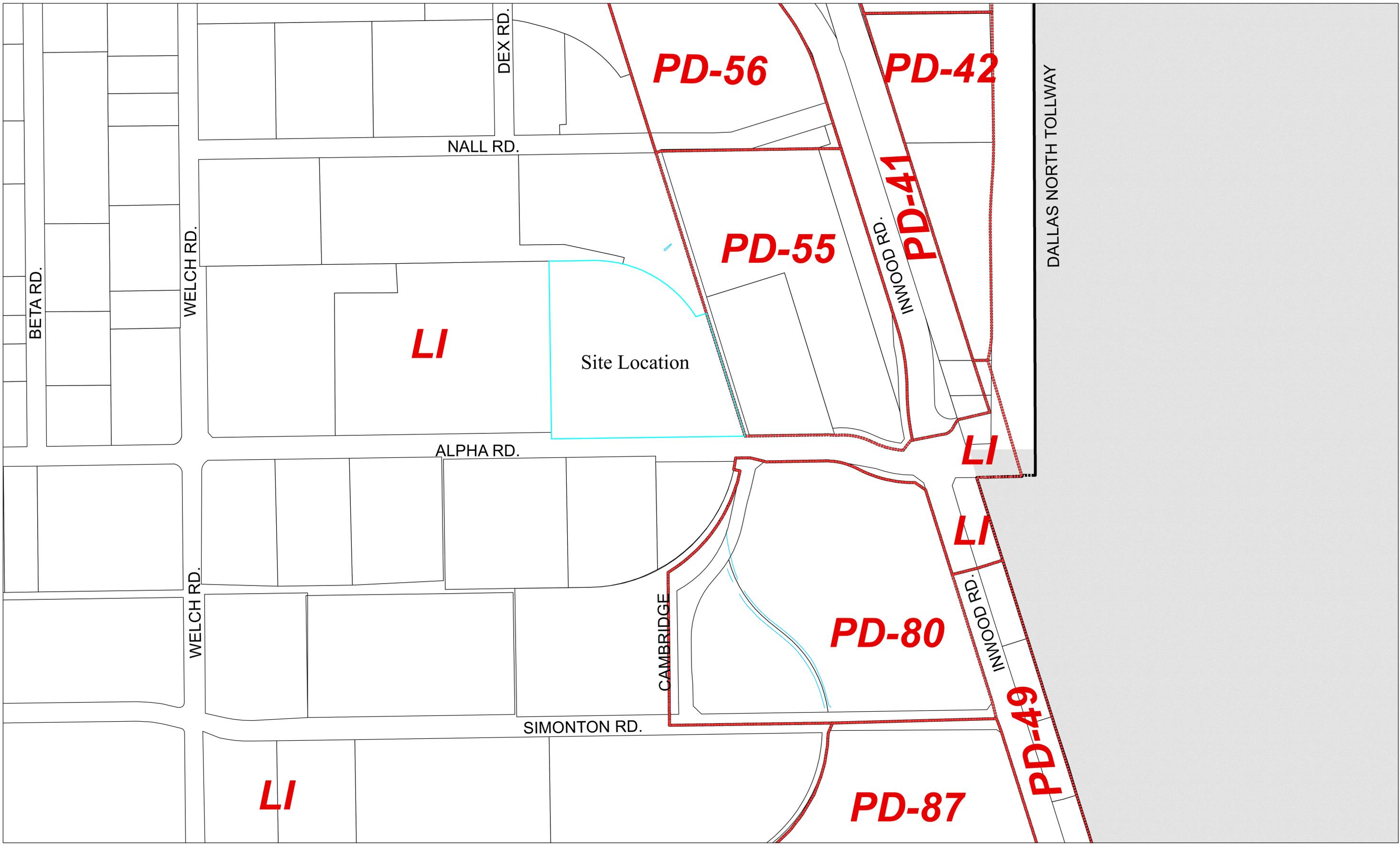
Staff recommends approval of the Specific Use Permit.

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



Case No. 16-SU-02 - Location Map

4885 ALPHA RD.

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit



0 300 600 Feet NORTH

Date: 2/15/2016

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.



Case No. 16-SU-02 - Aerial Map

4885 ALPHA RD.

 Zoning District Boundary
 City Limit



0 300 600 Feet NORTH
Date: 2/25/2016

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-02
Request: Specific Use Permit for Commercial Indoor Amusement Facility
Address: 4885 Alpha Rd, Suite 275
Suite Size: 4,800 square feet
Petitioner: Ultimate Escape Game

Existing Conditions:

The subject site is located in the Alpha Plaza retail center, on the north side of Alpha Road, approximately 800 feet west of Inwood Road. It is located within the Light Industrial (LI) zoning district.

The site is bounded by light industrial uses on the west, south and north sides and on the east by PD - 55, PD - 56 and PD - 80 which allows office, retail and commercial mix of uses. (See Location Map).

The subject site contains one existing masonry building. This one story retail building was constructed in 1981 and contains approximately 80,000 square feet. The retail building is currently divided into 17 suites accommodating a variety of commercial and office uses. (See Site Plan).

Proposal/Site Design:

The applicant, Ultimate Escape Game, is proposing to operate an indoor gaming facility that presents a series of clues and puzzles aimed to bring out participants' inner detective. The business would be operated in a 4,800 square feet suite within the existing retail building, Alpha Plaza. The floorplan is divided into 11 rooms and 1 reception area: 7 game rooms each designed differently to accommodate the special theme for each type of game; a waiting room; a control room and a break room. Each game room has a maximum occupancy of 8 to 13 people at one time and each with a space varying from approximately 275 square feet to 500 square feet per game room. (See Floor Plan).

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

Operation:

The applicant is proposing to develop this indoor gaming facility where participants will work together, in each game room, to solve riddle and puzzles to obtain a 4 digit code in less than 60 minutes. The facility is designed to accommodate a maximum of 71 persons playing at the same time. The floorplan contains a control room where staff will monitor all game rooms.

The facility will operate by appointment only, one game guide will be assigned for each room and he will monitor all activities on a computer monitor in the control room. The game will be monitored both by cameras and microphones so the game guide can hear and see everything going on in the room. The hours and details of operation are as follows; 10 to 12 employees will work in shifts Monday through Thursday, 10:00 AM to 8:30 PM, Friday and Saturday, 10:00 AM through midnight and Sunday, 10:00 AM to 9:00 PM. Routinely, there will be a manager and game guides for each game room. In addition to the game guides and the video monitors, the players have a walkie-talkie to communicate with, the doors will remain unlocked at all times and the exit signs will be clearly visible.

Originating in Asia, the “escape games” are trending worldwide and are just now making their way across the United States. From their company website, “The Ultimate Escape Game’s highest priority is safety. Games are designed to be intellectual rather than strenuous and a panic button is available for anyone who feels overwhelmed or claustrophobic. The rooms are also monitored by video cameras and participants are allowed to leave the room at any time if they feel uncomfortable or need a bathroom break.”

Parking:

A total of 216 parking spaces serve the entire Alpha Plaza retail center. Suite 275 where the indoor amusement facility is proposing to operate has currently reserved 7 parking spaces in front of the suite. Staff determined that no additional parking is needed for this new activity. There is adequate parking to serve the facility and the other existing uses within the retail center. (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 larger retail center

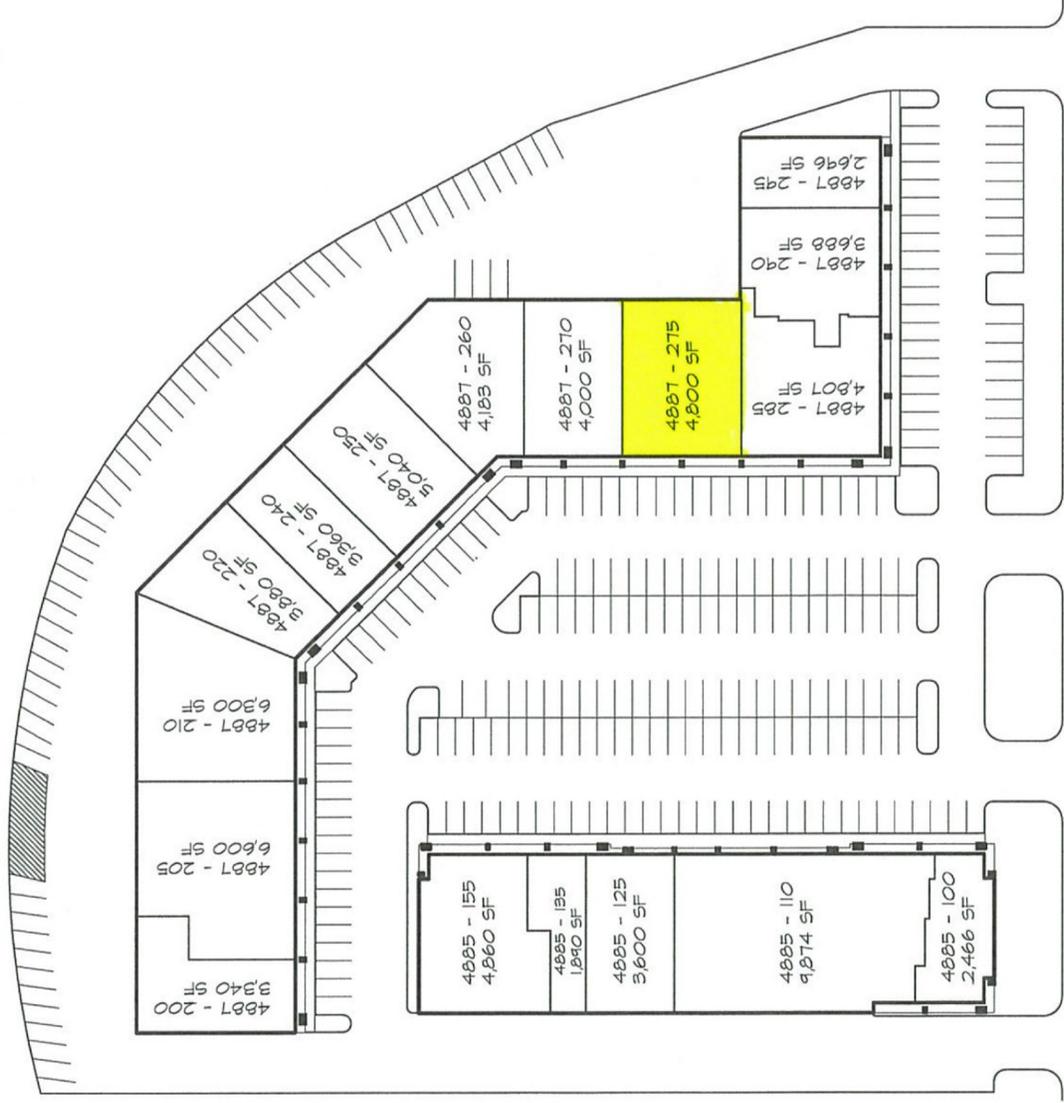
Signs:

The applicant is planning to install a wall sign above the entrance to their suite and a panel sign on the existing monument sign for Alpha Plaza. The monument sign is located along Alpha Road. All signage will comply with City’s Sign Ordinance and will be subject to city staff approval.

Public Response:

Eleven (11) public notification letters were mailed on March 2nd, 2016. Two zoning notification signs were also posted on the site that same day. As of March 11th, no letters of opposition to this Specific Use Permit request have been received by the City.

SITE PLAN



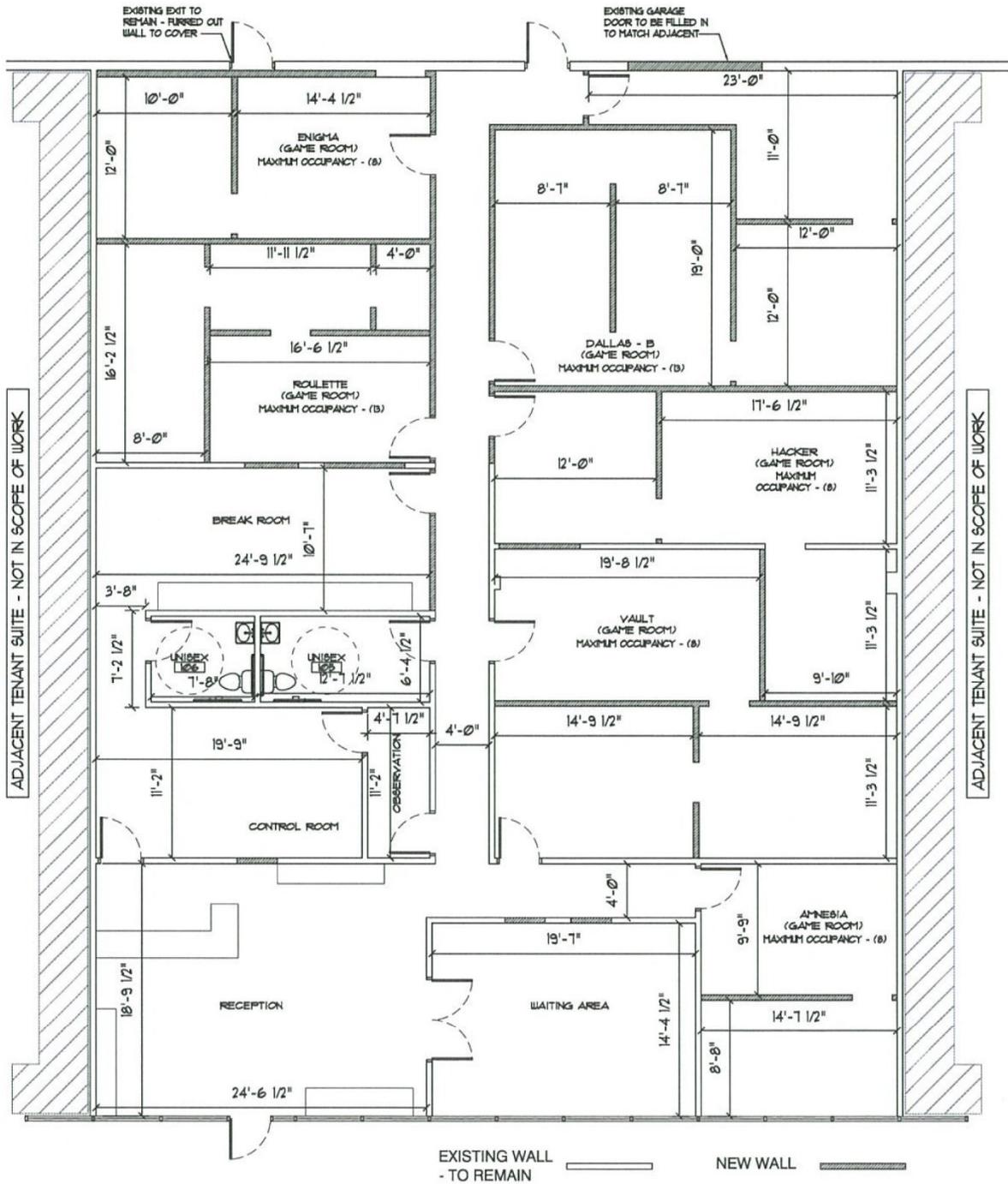
A SITE PLAN FOR:
Alpha Plaza
 FARMERS BRANCH, TX 75244
 4885 / 4887 ALPHA ROAD (75,384 SF)

08/15/11

SCALE: NTS

Kevin P. Simon
 P.O. Box 100
 Mabank, TX 75147
 903.880.6636
 kevin@kevinpsimon.net

FLOOR PLAN



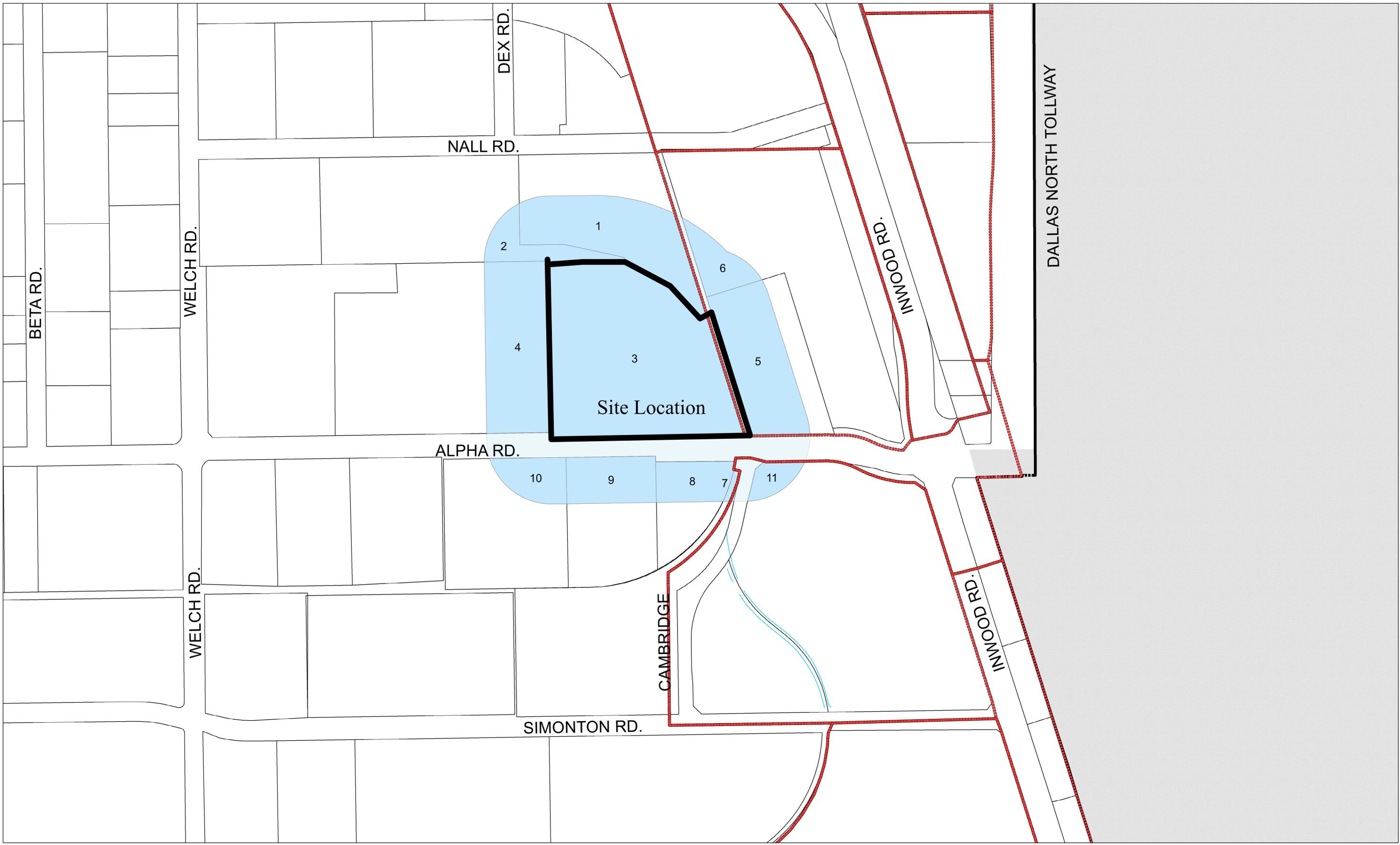
NEW FLOOR PLAN

PROPOSED WALL SIGN



Site Photographs





Case No. 16-SU-02 - Notification Map
4885 ALPHA RD.

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit



0 300 600 Feet NORTH
 Date: 2/15/2016

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**Summary of Mailed Notices
Property Owner List
16-SU-02
4885 Alpha Road, Suite 275**

Map	First Name	Address	City	State	Zip	Written Response
1	REEP IND VALWOOD TX LLC	51 Madison Ave Room 910	New York	NY	10010-1603	No response
2	REEP IND VALWOOD TX LLC	51 Madison Ave Room 910	New York	NY	10010-1603	No response
3	KENNINGTON ALPHA PLAZA	PO BOX 192269	Dallas	TX	75219-8516	No response
4	GIP ALPHA LP	2323 Bryan St Suite 2300	Dallas	TX	75201-2605	No response
5	CLYDE E CUMBIE JR	4901 Alpha Rd	Farmers Branch	TX	75244-4610	No response
6	LINCOLN PROPERTY CO	500 N Akard St	Dallas	TX	75201-3302	No response
7	THE BRINKMANN CORP	4215 McEwen Rd	Dallas	TX	75244-5202	No response
8	JACKSON SHAW ALPHA RD LTD	4890 Alpha Rd Suite 100	Dallas	TX	75244-4639	No response
9	HILEMAN, GAILE MARY	5100 Heather Ct	Flower Mound	TX	75022-5687	No response
10	CANTONI PROPERTIES INC	4800 Alpha Rd	Dallas	TX	75244-4607	No response
11	BV EAGLE ALPHA LLC	3001 Knox St Suite #204	Dallas	TX	75205-5586	No response