



# City of Farmers Branch

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

## Electronic Agenda Packet

### Planning and Zoning Commission

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Monday, May 9, 2016

7:00 PM

City Hall

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#### 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](http://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-1724](#)    Discuss regular agenda items.
- A.2**    [TMP-1740](#)    Continue discussion on the East Side Comprehensive Plan Voting results from the East Side Open House meeting.

#### **B. REGULAR AGENDA ITEMS**

- B.1**    [TMP-1714](#)    Consider approval of the April 25, 2016 Planning and Zoning Commission minutes and take appropriate action.
- B.2**    [TMP-1726](#)    Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

#### **C. PUBLIC HEARING**

- C.1**    [16-SU-05](#)    Consider a request from Jesus House Dallas for a Specific Use Permit (SUP) for a church located at 2001 Academy Drive, and take appropriate action.

- C.2 [16-SU-06](#) Consider a request from Grant Baxter for a Specific Use Permit for the construction of a detached accessory structure (exceeding 120 square feet in size) located at 14304 Olympic Court 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 May 5, 2016 by Kenecia Brown.

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City Administration



# City of Farmers Branch

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

## Staff Report

File Number: TMP-1724

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**Agenda Date:** 5/9/2016

**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-1740

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**Agenda Date:** 5/9/2016

**Version:** 1

**Status:** Study Session

**In Control:** Planning and Zoning Commission

**File Type:** Report

**Agenda Number:** A.2

**Continue discussion on the East Side Comprehensive Plan Voting results from the East Side Open House meeting.**



# City of Farmers Branch

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

## Staff Report

File Number: TMP-1714

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**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 25, 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

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Monday, April 25, 2016

7:00 PM

City Hall

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#### 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
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#### A. STUDY SESSION

**Absent** 2 - Commissioner David Honnoll, and Commissioner Jason O'Quinn

**Present** 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Chairman Nancy Hardie, Commissioner Chris Brewer, and Commissioner Tim Yarbrough

**Staff** 3 - Andy Gillies Director of Community Services, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

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

Chairperson Hardie called the meeting to order at 7:02 pm.

**B.1 [TMP-1714](#) Consider approval of the April 25, 2016 Planning and Zoning Commission minutes and take appropriate action.**

**A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, 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 Bronson Blackson, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

**B.2 [TMP-1715](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

**A motion was made by Commissioner Brewer, seconded by Commissioner Blackson, that the Attendance Matrix be approved. The motion carried by the following vote:**

**Aye:** 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

**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.**

Andreea Udrea, Planner II, gave a brief presentation stating that the undeveloped site (approximately .380 acre) is located at the southwest corner of Richland Ave. and Bee St. Located within the general business sub-district of PD-70, the site is surrounded by residential, light industrial and commercial uses. The applicant is proposing to build a new headquarters for their residential and commercial air conditioning and heating business, Air Rey Services. The proposed site plan includes a 1-story building (approximately 6,591 sq. ft.) composed of a warehouse and office space, a 4 ft. wide sidewalk, an 8 ft. high masonry wall, and 2 driveways. The proposed conceptual site elevations will include 90% masonry materials with a combination of brick, wood siding, stucco, and metal accents. The proposed landscape plan is composed of 32% of the site, to include natural open space, 8 additional Western Soapberry trees, and a combination of shrubbery, holly, and Texas sage. The applicant estimates that employee and visitor parking will be minimal as the business is focused on accommodating staff. Currently, only 8 parking spaces (including 1 ADA parking space) are requested, which meet the parking ratio requirements for PD-70. Additionally, the applicant proposed to install a wall sign above the main entry of the office building in accordance with the City's sign ordinance. 22 notification letters were mailed to surrounding properties within 200 ft. of the proposed site; no letters of opposition were received.

This detailed site plan includes 1 special exception. PD-70 specifies that a maximum lot coverage for any area in this PD shall not exceed 60%. However, due to the building requirements for the applicant's business and the size of the lot, this proposed site plan coverage area is 67%, which slightly exceeds the allowable percentage. Staff finds no problem with this overage and recommends support of this special exception.

The architect, Ms. Margine Biswas (5908 Woodwind Dr., Plano, TX), approached the podium and gave a brief presentation on the detailed building design. Ms. Vanina Vega (10420 Plano Rd., Dallas, TX) gave a brief presentation on business operations, equipment, and storage needs.

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

Commissioner Blackson asked if trucks will be parking inside or outside of the warehouse at night. Mr. Rodrigo Rodriguez stated that the trucks will be parked inside the warehouse to prevent theft and burglary.

Commissioner Reed asked how parking requirements will be managed as the business grows, noting that the proposed office space accommodates 14 employees though only 8 employees are on staff. Ms. Margine Biswas stated that the business also employs a sales staff that will use the office space on a limited basis. Commissioner Reed stated that the parking does not appear to adequately support their employees and the office space is possibly too large. Ms. Vega advised that the sales staff only uses the office to handle contracts and will spend the majority of their work day in the field with clientele. Mr. Andy Gillies, Community Services Director, stated that the parking ratio for the proposed property is in compliance with PD-70. Commissioner Reed asked for the computation details for the parking ratio. Mrs. Udrea stated that PD-70 requires 1 parking space per 600 sq. ft. Commissioner Blackson asked if there are any on-street parking provisions for Richland St. and Bee St. Mrs. Udrea stated there are none, though on-street parking typically does not count towards the parking ratio.

Commissioner Blackson asked when construction is anticipated to begin. The applicant, Mr. Rodriguez stated that construction will begin as soon as the building permit is approved.

Commissioner De Los Santos asked about the requirements for trash removal. Mrs. Udrea stated that the applicant will use the screened in dumpster located along Richland Rd.

Chairperson Hardie asked if any Commissioners had questions comments regarding this case; there being none, Chairperson Hardie asked for a motion.

**A motion was made by Commissioner Blackson, seconded by Commissioner Yarbrough, that this Detailed Site Plan be recommended for approval. The**

**motion carried by the following vote:****Nay:** 1 - Commissioner Jamie Reed**Aye:** 6 - Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough**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.**

Andrea Udrea, Planner II, gave a brief presentation stating that the approximately 1.97 acre site is located east of Midway Rd. in the Light Industrial zoning district. The site is bordered by existing warehouses that accommodate office, retail, and commercial uses for indoor amusement. Within the Light Industrial zoning district, a conference center (which is considered indoor commercial amusement) requires a specific use permit. Onsite is an existing 1-story, concrete building (approx. 30,622 sq. ft.) that is divided into two suites. The applicant, who also owns the Culinary Arts building (4241 Sigma Rd.) located to the east of the proposed site, is requesting to develop the property into a conference center and warehouse office. Within the western suite, the applicant is proposing to operate a conference center (approx. 18,000 sq. ft.), which requires a specific use permit. For the eastern suite, the applicant will continue to utilize the warehouse office space. The proposed floor plan for the western suite includes a main conference room, 2 meeting rooms, reception area, lobby, storage rooms, offices, and a preparation area. The proposed landscape plan includes the improvement of the existing island along Sigma Rd., new landscape strips in front of the building, 7 new birch trees, and a combination of shrubs and perennials. The applicant is also proposing to resurface and restripe the parking lot and increase the number of parking spaces from 109 to 228, which will meet the parking requirements for general assembly use.

Currently, no cooking area or outdoor seating have been proposed. All food preparation will be provided by a catering service and existing outdoor space will be modified to accommodate a single storage unit and dumpster that are screened in by a 6 ft. and 8 ft. masonry wall. The applicant is proposing to develop a conference center that will accommodate a maximum of 180 persons at one time. Onsite security staff and personnel will be in operation during business hours. The facility will operate Monday - Friday from 7:00am - 5:30pm and from 7am - 11pm on Saturdays and Sundays. 10 notification letters were mailed to surrounding properties within 200 ft. of the site; no letters of opposition were received.

Mrs. Vivienne Morgan (1917 McGregor Dr., Plano, TX), business partner, approached the podium and gave a brief presentation on the specialty services, accomplishments, and future business plan.

Mr. Larry Robbins, (4300 Sigma Rd.) Capstone Commercial representative, approached the podium to speak in favor of the proposed specific use permit; noting that Farmers Branch needs more business owners that are willing to invest in revitalizing the East Side of the City in hopes of attracting new residents and

commercial growth.

Chairperson Hardie asked if anyone in the public audience had questions or comments regarding this case; being none, Chairperson Hardie closed the public hearing.

Commissioner Blackson asked if the property will have a sprinkler system. Mr. Ohayon states that the property will have a sprinkler system. Commissioner Blackson asked if the property will acquire a beer and wine sales permit. Mr. Ohayon (1917 McGregor Dr., Plano, TX) stated that the business will not apply for a beer and wine permit since all hired catering services are required to retain an alcohol license. Commissioner Blackson asked when the applicant anticipates to be open for business. Mr. Ohayon stated that renovations will begin as soon as the specific use permit and building permit are approved.

Chairperson Hardie asked if any Commissioners had questions or comments regarding this case; there being none, Chairperson Hardie asked for a motion.

**A motion was made by Commissioner Blackson, seconded by Commissioner Reed, 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 Bronson Blackson, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

**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 planing 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.

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City Administration



# City of Farmers Branch

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

## Staff Report

File Number: TMP-1726

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**Agenda Date:** 5/9/2016

**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-SU-05

Agenda Date: 5/9/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Agenda Number: C.1

**Consider a request from Jesus House Dallas for a Specific Use Permit (SUP) for a church located at 2001 Academy Drive, and take appropriate action.**

### BACKGROUND:

This site is located within the Planned Development No. 77 Zoning District (PD-77).

### RECOMMENDATION:

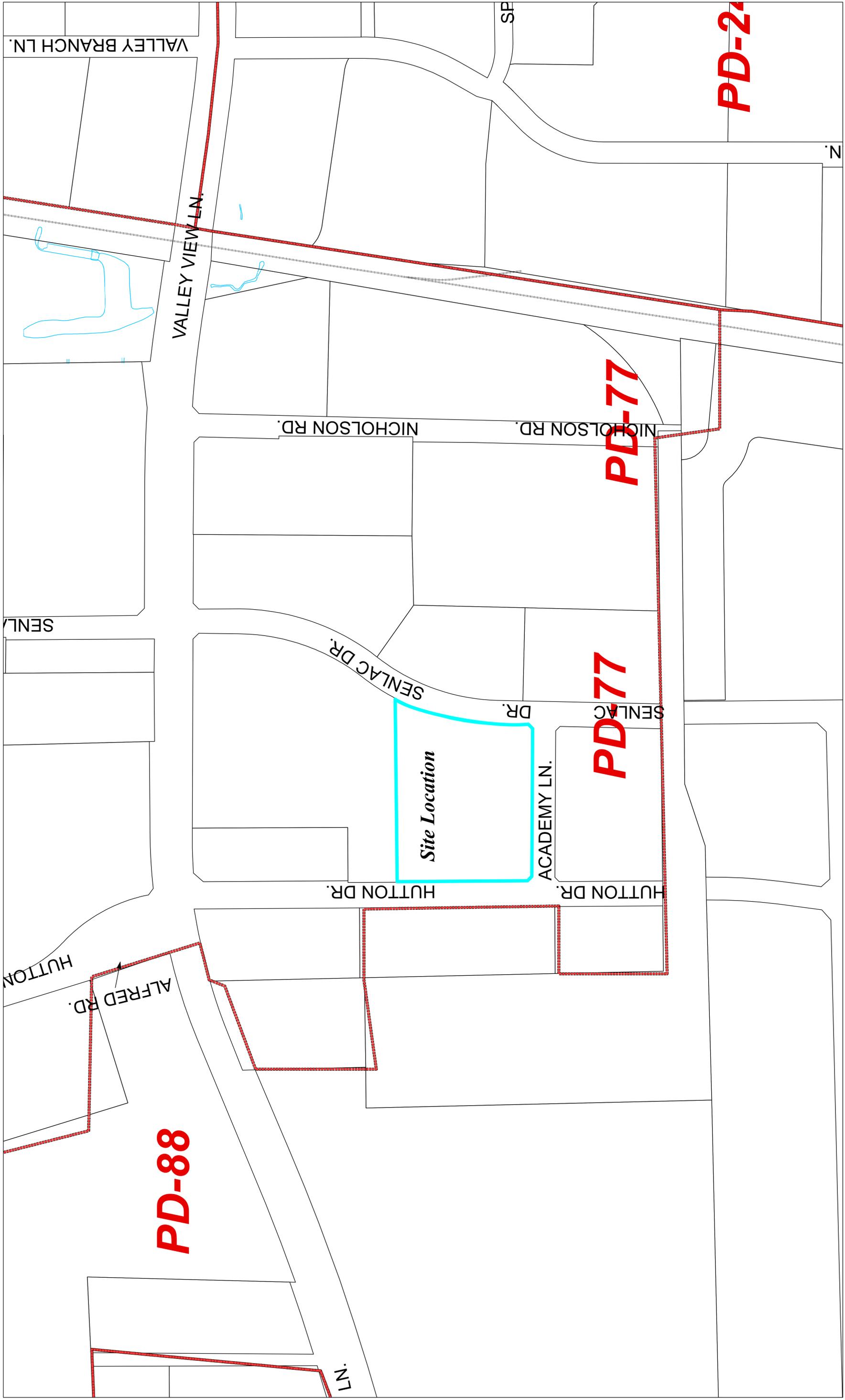
Staff recommends approval of the Specific Use Permit.

### 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
7. Opposition Letter



-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit

# 16-SU-05 - Location Map

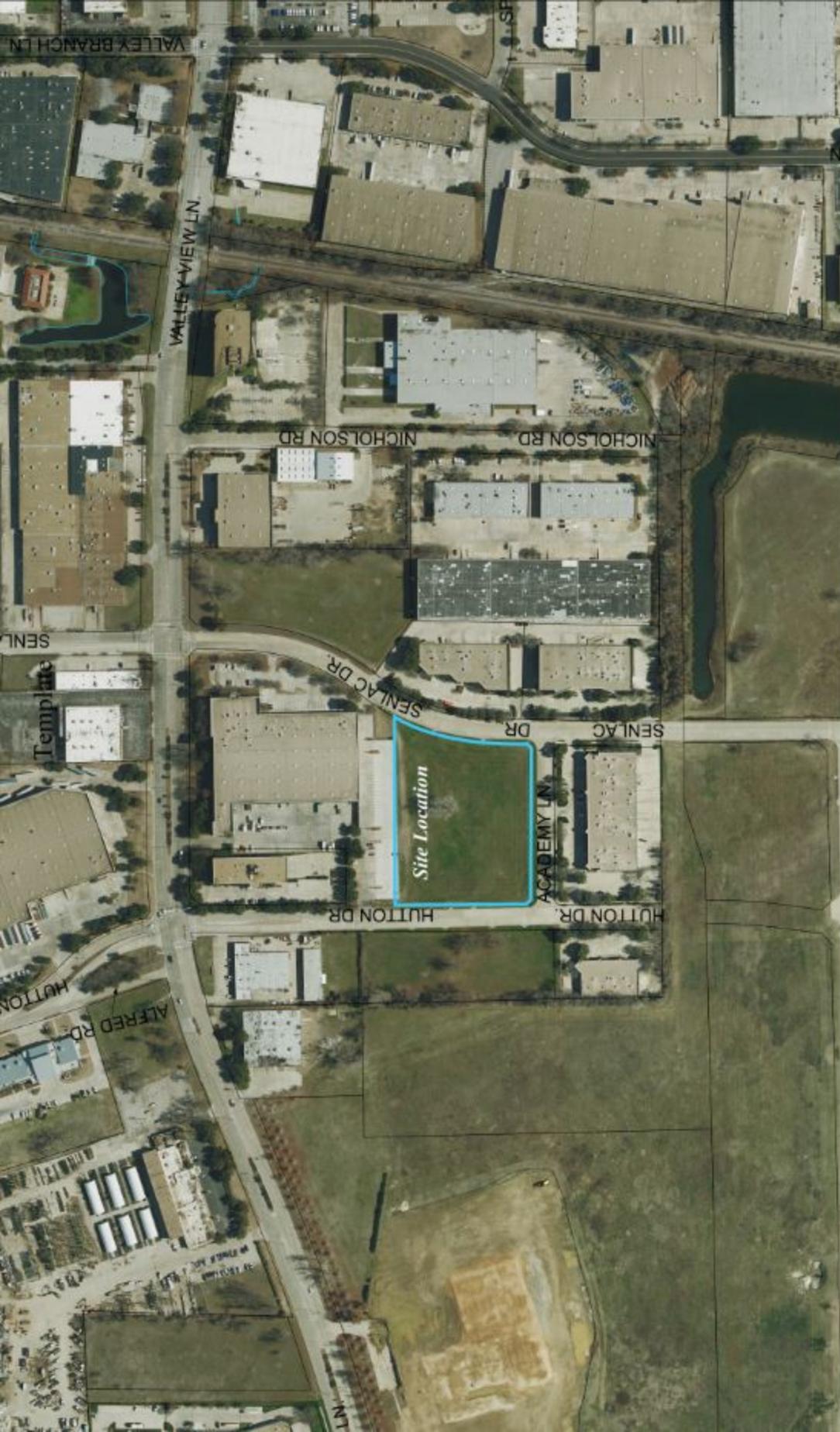
## 2001 Academy Lane



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.



 NORTH  
Date: 4/6/2016



# 16-SU-05 - Aerial Map 2001 Academy Lane

- Parcel Property Boundaries
- City Limit



When official and certified sources are used to gather data, we make every effort to ensure the accuracy of this data. However, no guarantee is given or implied as to the accuracy of our data. For pictorial reference only.



## STAFF REPORT

**Case Number:** 16-SU-05  
**Request:** Specific Use Permit for a Church and Associated Site Plan with One Special Exception  
**Address:** 2001 Academy Lane  
**Lot Size:** 3.97 Acres  
**Petitioner:** Jesus House Dallas

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### Overall Summary

*Building area: 26,810 sf*

*Height of the building: 1-story, maximum 38 feet*

*Building coverage: 15.5%*

*Impervious Coverage: 63.4%*

*Landscape Plan: 28% landscaped open space, 83 new trees*

### Existing Conditions

The site is located on the northern side of Academy Lane, situated between Hutton Drive and Senlac Drive. This undeveloped tract of 3.97 acres is bordered on all sides by existing light industrial and office land uses. This site is located within Planned Development District No. 77 (PD-77) that includes provision for Church and Rectory uses to be permitted with a Specific Use Permit. (See Location Map)

### Site Design

The applicant, Jesus House Dallas, proposes to relocate from their existing church on 4440 Sigma Road to this site on Academy. The applicant currently operates in a leased space. If successful obtaining the SUP, the applicant plans to purchase the Academy site. On this new site, the applicant proposes to develop a new church building. This building will contain a sanctuary for 650 people, 15 classrooms, 7 office rooms, 2 large common areas and few service rooms and areas. (See Colored Conceptual Floor Plan). The proposed building will contain 26,810 square feet in total area. (See Site Plan)

The applicant plans to install a five (5) foot sidewalk along Senlac Drive that connects with the existing sidewalk to the north. Additionally they will install a new sidewalk that runs east/west along Academy Lane and then along Hutton Drive to the northern terminus of their property line.

There is a 50 feet wide Atmos Gas easement that runs along the eastern edge of Hutton Drive right-of way. No parking was proposed on this easement. The applicant will coordinate with Atmos Gas for the permit for the northern driveway access / fire lane.

## **Elevations**

The proposed building will be one story and approximately 38 feet in height. The building will be made of concrete tilt-wall panels. The exterior will be a combination of painted walls with aluminum storefront systems and other metal accents and wood siding. The exterior will exceed the 75% masonry requirement for a commercial building.

Due to the interior configuration of the floor plan, the ceiling height will vary throughout the building. The classrooms and offices will use a maximum 15' ceiling height. The sanctuary and lobby area is designed with the main access from Senlac Rd. The portion of the higher volume over the main entrance and common area will be covered with galvanized light gauge metal screen over a glass storefront system and will offer a better articulation of volumes for the auditorium portions that will be concrete walls. For the southern elevation, towards Academy Lane, the design team proposed a vine trellis wall / system to better compliment the concrete wall of the auditorium. All concrete walls will be painted and will have different textures and colors in patterns. (See Elevations)

## **Operation**

The applicant is proposing the church building to accommodate a maximum of 650 persons at a time. Up to 5 full-time employees and 15 part-time employees will work on site during the week. The hours of operation will be as follows: Wednesday evening from 6:30 PM to 9:00 PM, Thursday and Friday from 9:00 AM to 5:00 PM and Sunday from 8:00 AM to 4:00 PM.

## **Parking**

Based on the size and other complimentary uses proposed for this church, the need for employee and visitor parking on the site will be substantial. The applicant is proposing to develop 257 parking spaces and 7 ADA parking spaces. This will meet the requirements for parking for this type of use / combination of uses.

## **Landscaping**

The proposed Landscape Plan has approximately 28% of the site used as natural landscaped space. The applicant is proposing to rework the existing wide berms (approximately 1-3 feet in height) to screen the parking lot and to plant trees along the streets and shrubs along the northern property line. In addition, the applicant is proposing to create a playground on Senlac Drive (western) side and a garden and a park area on Hutton Drive (eastern) side.

The applicant is proposing to install 83 new trees and a combination of shrubbery throughout the site. The trees will be a combination of Oak, Elm, Redbud, Smoke Tree and Crepe Myrtle. The shrubs will be a combination of Texas Sage, Holly, Wax Myrtle and Abelia. PD-77 requires 5% of the overall site to be landscaped open space. (See Landscape Plan)

## **Signage**

The applicant has proposed installing one wall sign not to exceed 200 square feet on the eastern elevation, along Senlac Drive. In addition, a monument sign is proposed near the main driveway access point from Senlac Drive. All proposed signage will comply with City's Sign Ordinance. (See Elevations)

## **Special Exception**

### **Off-street parking (Chapter V). *Site positioning for Secondary Streets***

For Secondary Streets, PD-77 does not allow any parking areas within the building setback line. According to PD-77, the building setback line for secondary streets shall be minimum twice the building height from the street right-of-way line. In this case, the building setback line should be 76 feet for both Senlac Drive and Hutton Drive. (Chapter III. Building Setbacks)

In order to provide adequate off street parking for the church, the Detailed Site Plan proposes a 17' setback for the parking lot along Senlac Drive and 52' setback along Hutton Drive. The proposed building will be compliant with the 76' building setback requirement along Hutton and Senlac.

Staff supports the proposed site layout with the Special Exception (parking lot setback encroachment), due to the quality of the proposed landscape plan, the parking screening along Senlac Drive, and the placement of the proposed building in relation to the surrounding properties.

## **Comprehensive Plan**

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. However, with the introduction of new residential development south of the site (including the Brickyard multi-family community and the new Centurion American master-planned residential community) the West Side may need more community-oriented land uses.

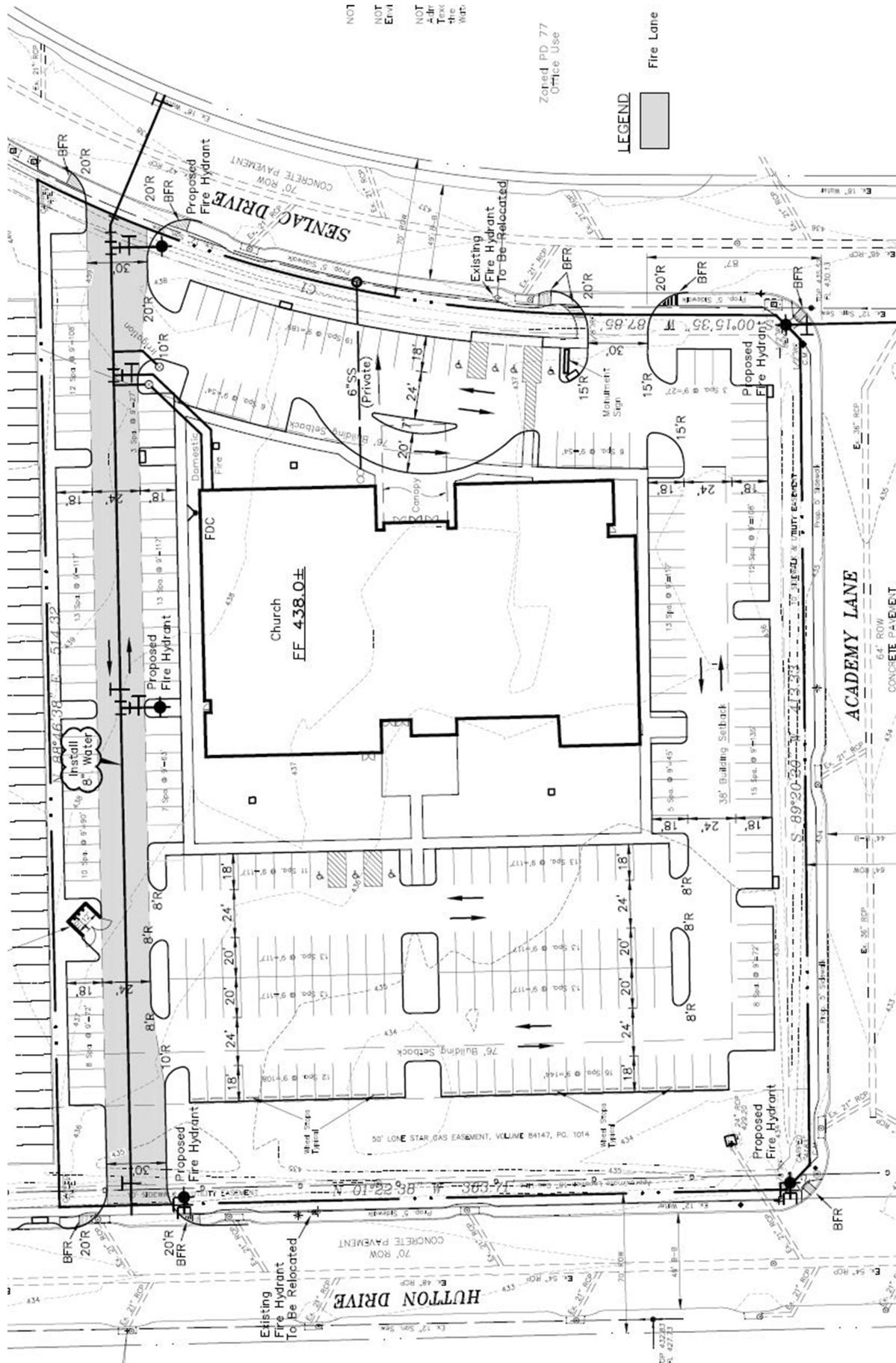
## **Thoroughfare Plan**

Senlac Drive is not identified for further expansion on the 2013 Thoroughfare Plan. No improvements to this portion of Senlac Drive are planned or budgeted at this time.

## **Public Response**

Ten (10) notification letters were mailed to the surrounding property owners on April 28, 2016. Two zoning notification signs were placed on the site that day after. As of May 5<sup>th</sup> one letter of opposition for this SUP request has been received by the City.

# Site Plan

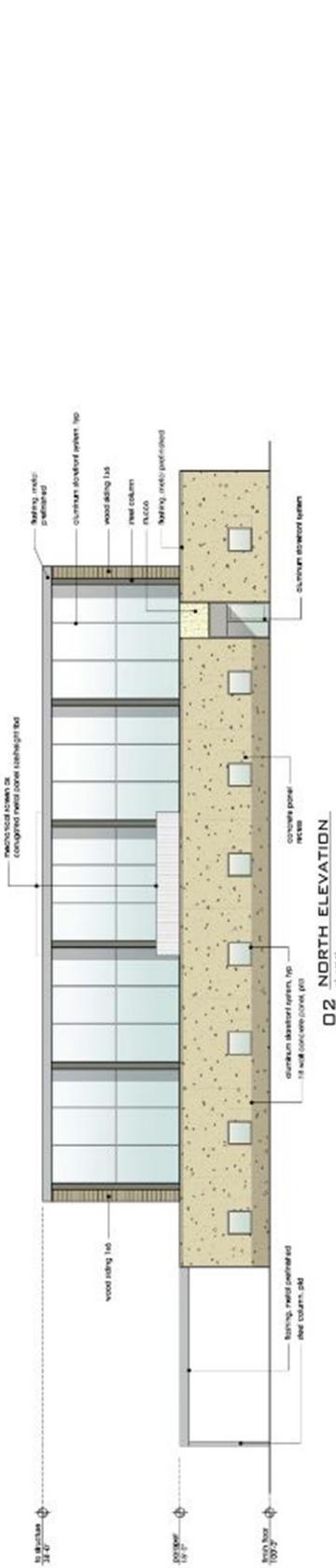


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Zoned PD 77  
Office Use

LEGEND  
Fire Lane

# Elevations



02 NORTH ELEVATION



01 EAST ELEVATION

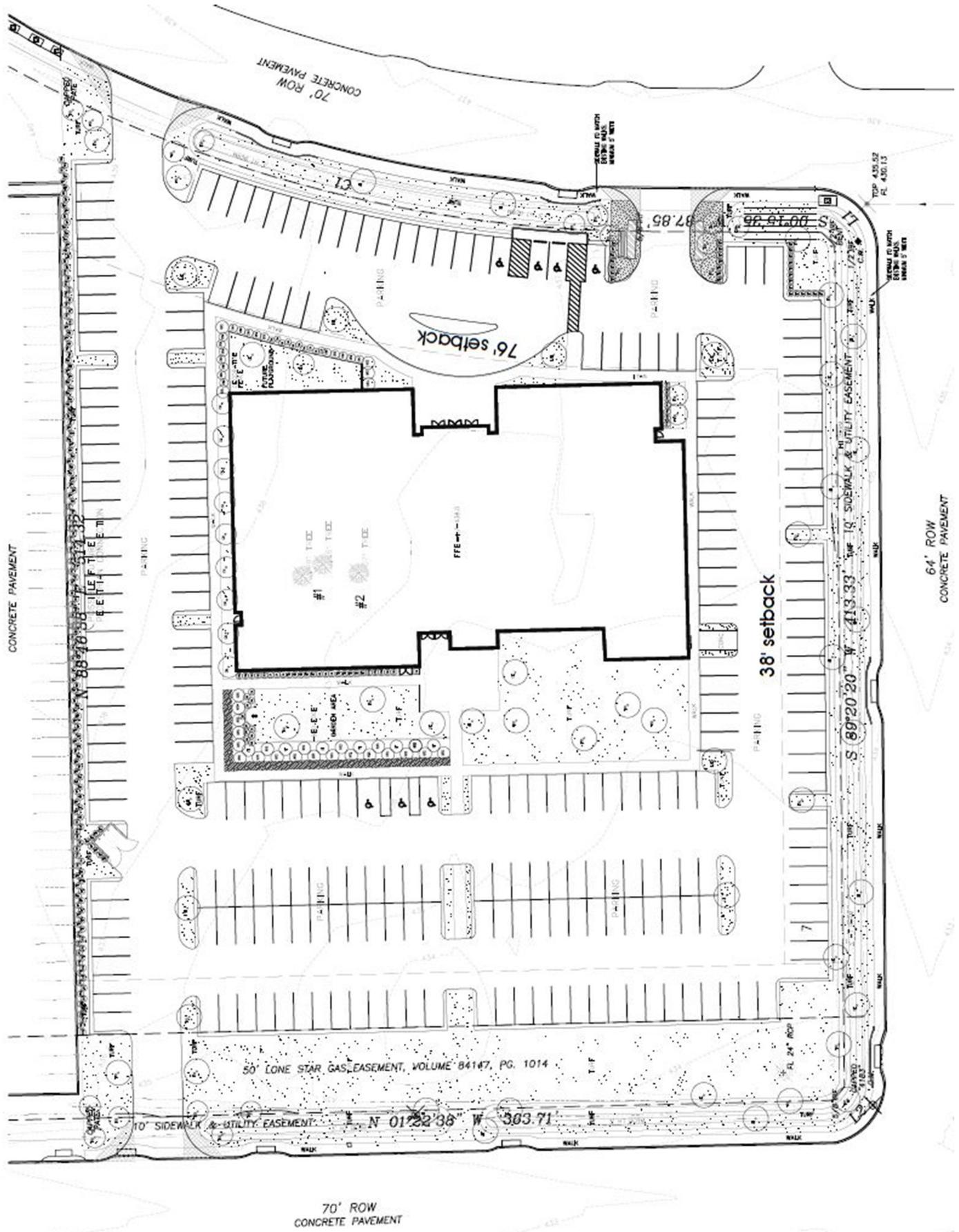
SECTION	WEST		NORTH		EAST		SCENT	
	Area	%	Area	%	Area	%	Area	%
ACADEMIC LANE	1,100	10.0%	1,100	10.0%	1,100	10.0%	1,100	10.0%
OFFICE	1,100	10.0%	1,100	10.0%	1,100	10.0%	1,100	10.0%
CLASSROOM	1,100	10.0%	1,100	10.0%	1,100	10.0%	1,100	10.0%
STORAGE	1,100	10.0%	1,100	10.0%	1,100	10.0%	1,100	10.0%
TOTAL	11,000	100.0%	11,000	100.0%	11,000	100.0%	11,000	100.0%

MATERIAL	DESCRIPTION	FINISH	COLOR	TEXTURE	NOTES
CONCRETE	CONCRETE PANEL	SMOOTH	GREY	SMOOTH	CONCRETE PANEL
BRICK	BRICK	GLAZED	RED	TEXTURED	BRICK
WOOD	WOOD SIDING	PAINTED	STAIN	TEXTURED	WOOD SIDING
GLASS	GLASS WINDOW	REFLECTIVE	CLEAR	REFLECTIVE	GLASS WINDOW
SCREEN	SCREEN	PERFORATED	BLACK	PERFORATED	SCREEN
SCREEN	SCREEN	PERFORATED	BLACK	PERFORATED	SCREEN
SCREEN	SCREEN	PERFORATED	BLACK	PERFORATED	SCREEN

NOTE: MATERIALS SHOWN ARE NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. COLOR AND FINISH ARE SUBJECT TO CHANGE.



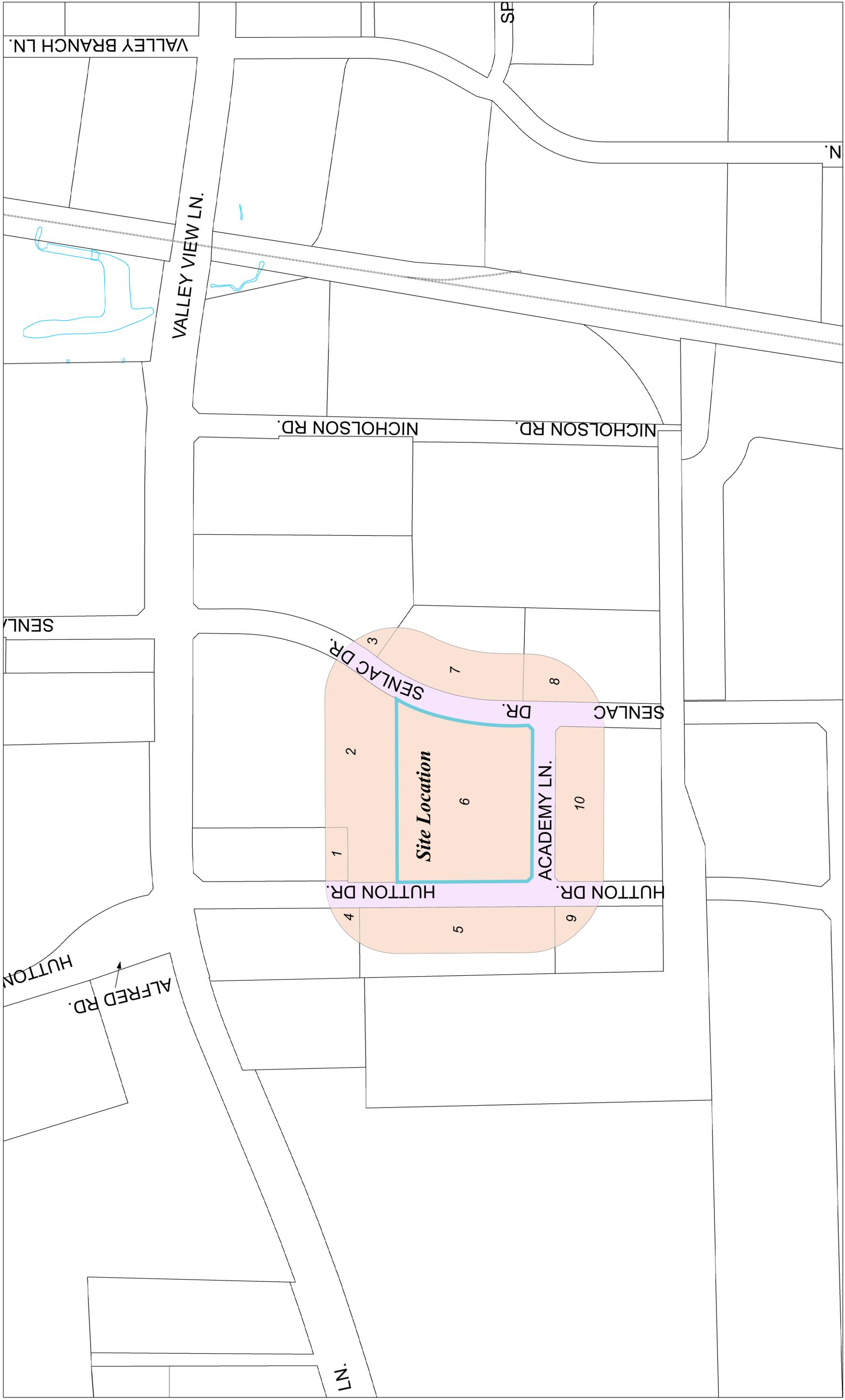
# Landscape Plan





Site Photographs





# 16-SU-05 - Notification Map

## 2001 Academy Lane

-  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.



**North**  
Date: 4/6/2016

**Summary of Mailed Notices  
Property Owner List  
16-SU-05  
2001 Academy Lane**

Map	First Name	Address	City	State	Zip	Written Response
1	IORI VALLEY VIEW INC	1603 LBJ Fwy Suite 800	Dallas	TX	752346061	No response
2	VALLEY VIEW INVESTMENTS	2020 Valley View Ln	Farmers Branch	TX	752348909	No response
3	TRANSCONTINENTAL LAMAR INC	1603 LBJ Fwy Suite 300	Dallas	TX	752346057	No response
4	KATANJIAN KOKO	1932 Valley View Ln	Farmers Branch	TX	752348907	No response
5	NORTH DALLAS BIBLE CHAPEL INC	13315 Wilmington DR	Farmers Branch	TX	752344904	No response
6	STONEDOME REAL ESTATE LLC	901 Quail Creek Ct	Southlake	TX	760923117	No response
7	HYDROTEX HQ LLC	12920 Senlac Dr Suite 190	Farmers Branch	TX	752349237	No response
8	BREOF AIP DALLAS LP	7750 N MacArthur Blvd Suite 120	Irving	TX	750637501	No response
9	CAL PROPERTY MANAGEMENT CO LLC	PO BOX 293900	Lewisville	TX	750293900	No response
10	BREOF AIP DALLAS LP	7750 N MacArthur Blvd Suite 120	Irving	TX	750637501	No response



**FARMERS  
BRANCH**

**CITY OF FARMERS BRANCH  
NOTICE OF PUBLIC HEARING**

**ZONING CASE NO. 16-SU-05**

The City of Farmers Branch has received a request from **Jesus House Dallas** for a Specific Use Permit (SUP) for a church at 2001 Academy Drive, the North West corner of Senlac Drive and Academy Lane. This 3.976-acre site is located within Planned Development Number 77 (PD-77) zoning district and (see map on back).

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, May 9<sup>th</sup> at 7:00 p.m.** The hearing will take place in the City Council Chambers of City Hall, located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andreea Udrea, at 972.919.2546.

*As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, it is requested that you express your views on this request by completing and returning the form below:*

Return to: City of Farmers Branch Date: May 2, 2016  
Planning Department  
P.O. Box 819010  
Farmers Branch, Texas 75381-9010

*As a property owner likely to be affected by this request, I oppose (favor) the request for the following reasons:  
We bought this property in 2015 because of the location and zoning.  
A church is entirely inappropriate in this location.*

Name: John Beasley, Sole Manager, HYDROTEX HQ, LLC  
Address: 12920 SENLAC DRIVE, FARMERS BRANCH, TX 75234

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

*Why Farmers Branch would consider a non-tax paying property in a prime location like this is a puzzle?  
John Beasley*



# City of Farmers Branch

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

## Staff Report

File Number: 16-SU-06

Agenda Date: 5/9/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Agenda Number: C.2

**Consider a request from Grant Baxter for a Specific Use Permit for the construction of a detached accessory structure (exceeding 120 square feet in size) located at 14304 Olympic Court and take appropriate action.**

### BACKGROUND:

The site is located within the One-Family Residential District 2 (R-2).

### RECOMMENDATION:

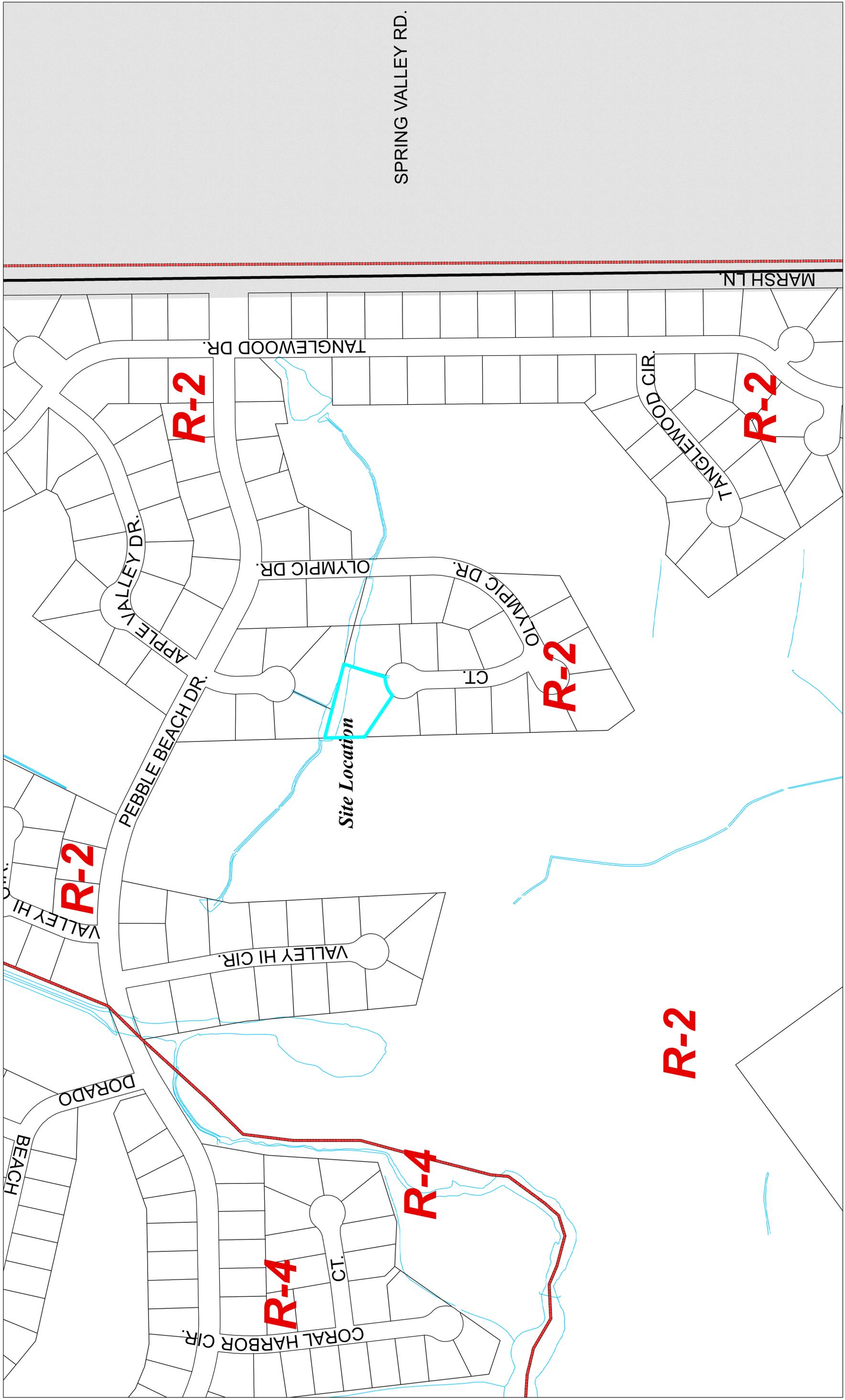
Staff recommends approval of the Specific Use Permit.

### 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. Notification Map
5. Summary of Mailed Notices



# 16-SU-06 - Location Map

## 14304 Olympic Court

- Zoning District Boundary
- 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.





# 16-SU-06 - Aerial Map 14304 Olympic Court

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 personal reference only.

0 275 550 Feet



## STAFF REPORT

**Case Number:** 16-SU-06  
**Request:** Specific Use Permit  
**Address:** 14304 Olympic Court  
**Lot Size:** 25,401 square feet / 0.583 acres  
**Petitioner:** Grant Baxter - applicant; Jeff Jimes – home owner

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### Existing Conditions:

The subject property is a 25,401 square foot residential lot located on Olympic Court, in the Brookhaven Subdivision. The property is located in the One Family Residential zoning district (R-2) which is comprised of single-family homes. To the north and south are additional, comparable residential lots and existing homes. To the west, the property is bordered by Brookhaven Country Club Golf Course. The existing two-story, single family residential home is comprised of approximately 4,130 square feet. The primarily building material for the residence is masonry.

The applicant is requesting a Specific Use Permit to build a detached accessory building, approximately 336 square feet, located in the rear yard on the northwestern portion of the lot. Article 15 of the Comprehensive Zoning Ordinance dictates that any residential accessory building that is larger than 120 square feet requires a Specific Use Permit.

### Site Design:

The accessory building will be setback 42 feet from the rear property line and 76 feet from the side property line (See Site Plan). The proposed accessory building is located within the fenced backyard and is anticipated to be used as an outdoor entertainment area with seating with a kitchen/grill area. The proposed accessory building is located approximately 15 feet from the house.

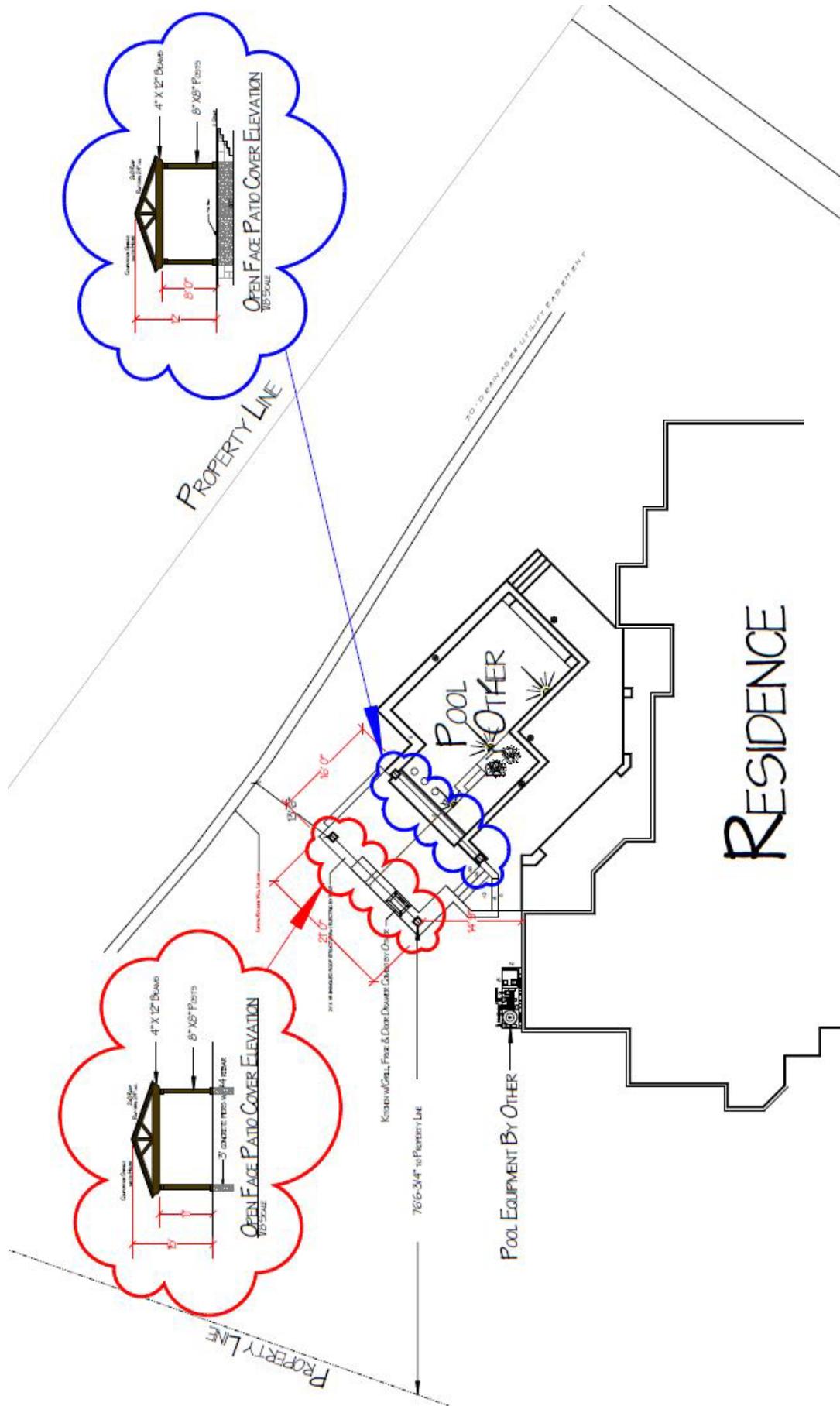
The proposed building will be semi-open on all four sides. The building will be 336 square feet, 21 feet wide and 16 feet long, of cedar posts and beams with rock on the posts. The structure is proposed to be 15 feet at its highest point. The proposed accessory building is located 14 feet from the existing house. The roof will be shingled with composite shingles matching the house. (See Photograph of Proposed Building).

The homeowner is in the process of updating the existing swimming pool and adding a 4 foot high metal fence around the perimeter of the pool and the proposed accessory structure. (See Existing Site Photographs).

**Public Response:**

Sixteen (16) notification letters were mailed to the surrounding property owners on April 27, 2016. One zoning notification sign was placed on the site that day after. As of May 5<sup>th</sup>, no written opposition to this SUP request has been received by the city.

# Site Plan

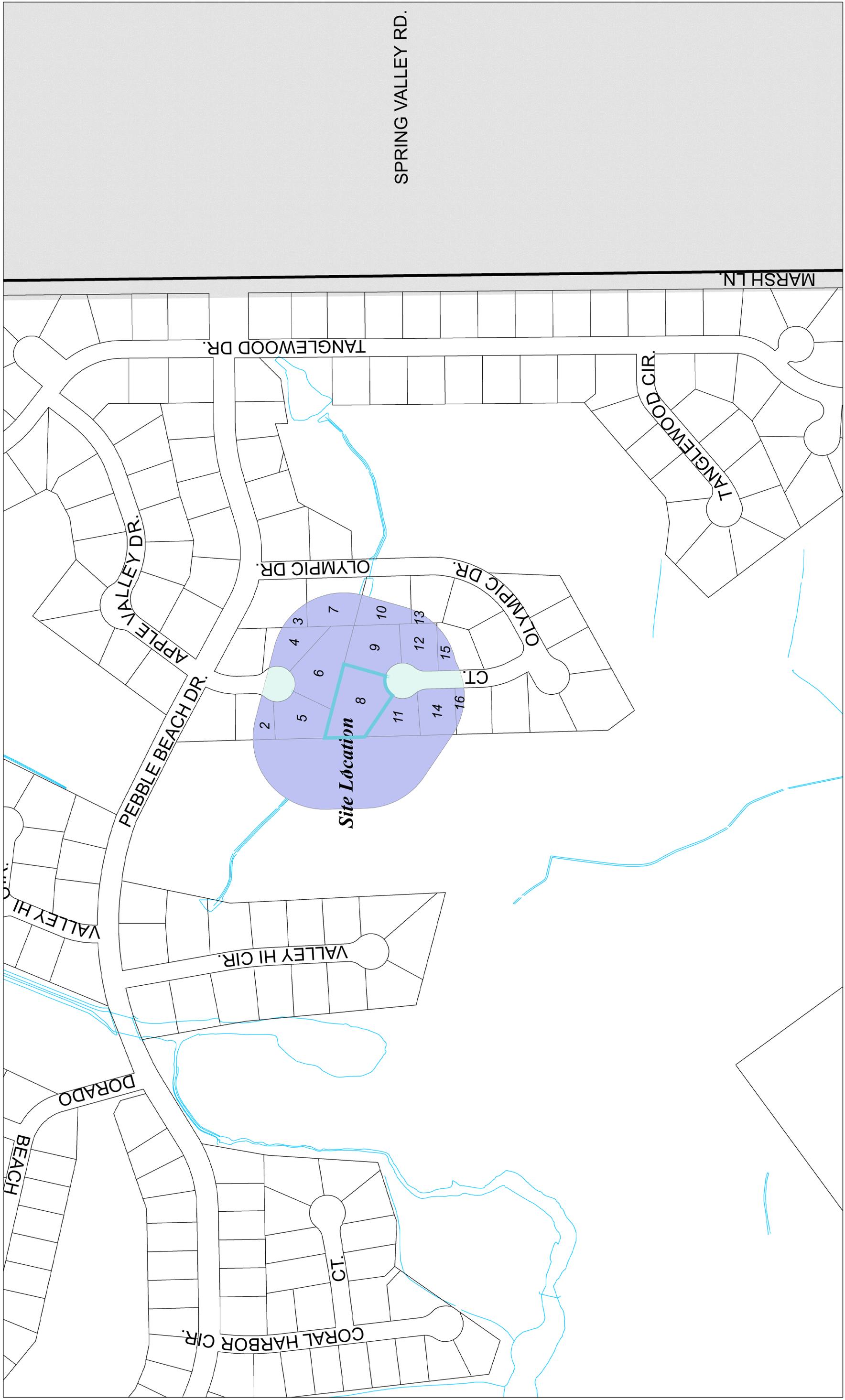


**Photograph of Proposed Building**



**Existing Site Photographs**





# 16-SU-06 - Notification Map

## 14304 Olympic Court

-  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-SU-06  
14304 Olympic Court**

Map	First Name	Address	City	State	Zip	Written Response
1	BROOKHAVEN COUNTRY CLUB	PO BOX 790830	San Antonio	Texas	782790830	No response
2	BYUN CHEONG	3415 Apple Valley Dr	Farmers Branch	Texas	752343872	No response
3	PATRICK ROBERT E &	3721 Cottonwood Springs Dr	The Colony	Texas	750563684	No response
4	WOODBIDGE NICHOLAS & ELLEN	3414 Apple Valley Dr	Farmers Branch	Texas	752343873	No response
5	MARTIN WILLIAM J &	3405 Apple Valley Dr	Farmers Branch	Texas	752343872	No response
6	MARANELL NICOLLE E & JAMES F	3404 Apple Valley Dr	Farmers Branch	Texas	752343873	No response
7	VANCE MAUREEN K & JOHN M	14381 Olympic Dr	Farmers Branch	Texas	752343831	No response
8	JIMES JEFFERY & STEPHANIE	970 Mallard Dr	Coppell	Texas	750196907	No response
9	DEORTA PABLO I & ANNA K	14305 Olympic Ct	Farmers Branch	Texas	752343878	No response
10	ZIMMERMAN MISTY DAWN	14371 Olympic Dr	Farmers Branch	Texas	752343831	No response
11	KARDON FAMILY TRUST	14310 Olympic Ct	Farmers Branch	Texas	752343878	No response
12	HARRIS KATHLEEN WATT	14311 Olympic Ct	Farmers Branch	Texas	752343878	No response
13	ALLISON JERRY	14361 Olympic Dr	Farmers Branch	Texas	752343831	No response

14	SCHMELTZ THOMAS L	14314 Olympic Ct	Farmers Branch	Texas	752343878	No response
15	FLAHIVE MARTIN M TR &	14321 Olympic Ct	Farmers Branch	Texas	752343878	No response
16	REDDEN CECIL W &	14320 Olympic Ct	Farmers Branch	Texas	752343878	No response