



City of Farmers Branch

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

Electronic Agenda Packet - Final Planning and Zoning Commission

Monday, July 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

- A.1 [TMP-1818](#) Discuss and appoint future leadership of the Planning & Zoning Commission.
- A.2 [TMP-1817](#) Discuss iPad upgrades.
- A.3 [TMP-1814](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1815](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.
- B.2 [TMP-1816](#) Consider approval of the June 27, 2016 Planning and Zoning Commission minutes and take appropriate action.

C. PUBLIC HEARING

- C.1 [16-ZA-06](#) Consider a request from the City of Farmers Branch to amend the Regulating Plan - Street Types of the Planned Development District No 86 (PD-86) / Station Area Code and take appropriate action.

- C.2 [16-SP-07](#) Consider a request from Mark Winnette for a Detailed Site Plan for a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets, within Planned Development District Number 86 (PD-86) and take appropriate action. This Site Plan request includes several Special Exceptions.

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 at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: _____
City Secretary

Stamp:

Posted By: Alexis Jackson

Date Posted: _____



City of Farmers Branch

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

Staff Report

File Number: TMP-1818

Agenda Date: 7/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.1

Discuss and appoint future leadership of the Planning & Zoning Commission.



City of Farmers Branch

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

Staff Report

File Number: TMP-1817

Agenda Date: 7/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.2

Discuss iPad upgrades.



City of Farmers Branch

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

Staff Report

File Number: TMP-1814

Agenda Date: 7/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.3

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-1815

Agenda Date: 7/11/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: B.1

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	Meeting Canceled								
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: TMP-1816

Agenda Date: 7/11/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.2

Consider approval of the June 27, 2016 Planning and Zoning Commission minutes and take appropriate action.



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, June 27, 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

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 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

A.2 [TMP-1742](#) **Presentation of Westside Development.**

A.3 [TMP-1786](#) **Discuss regular agenda items.**

A.1 [TMP-1790](#) **Acknowledgment and award to commissioners Charles Beck and Jamie Reed for service in the Planning and Zoning Commission**

B. REGULAR AGENDA ITEMS

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

B.1 [TMP-1785](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner Brewer, that this 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

B.2 [TMP-1787](#) Consider approval of the June 13, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Brewer, seconded by Commissioner Honnoll, 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

C. PUBLIC HEARING

C.2 [16-SU-13](#) Consider a request from Parish Episcopal School for a Specific Use Permit (SUP) for an addition of a Multipurpose Activity Center, Performance Hall/Center and Soccer Field at their existing private school located at 4101 Sigma Road and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the property is located in the office complex located at 4300 Spring Valley Rd, approximately 1,300 ft. east of Midway Rd. Located within the Light Industrial zoning district which requires a specific use permit for any commercial amusement indoor facility. The site is bound by a mix of retail, commercial, and light industrial uses. The office complex includes a business center, which is composed of 3 existing 1-story masonry buildings that are divided into 14 suites. The applicant is proposing to operate an indoor gaming facility within Suite 4372 (approximately 3,000 sq. ft.). The applicant is requesting the use of 6 parking spaces reserved in front of the location. The business center contains 177 parking spaces that adequately meet the parking requirements. No additional parking is required. The applicant has no plans to install additional landscaping, but is proposing to install signage. 10 zoning notification letters were mailed to the surrounding properties; no letters of opposition were received.

The concept of the gaming facility is designed to build a participant’s detective skills by completing a series of puzzles. Once the series is complete the participants are

moved from Room A into Room B to complete the final series of puzzles. The proposed site plan includes 7 rooms (4 games rooms that are approximately .275 sq. ft. to 500 sq. ft. each), a reception area, control room, waiting area, and break room. The facility will be staffed by 12 employees that will manage the facility in shifts. The facility will operate by appointment only on Monday - Thursday to accommodate corporate partners for team building activities and on Friday - Sunday for public use.

Mr. Johnathon Heath (1912 Longhorn Trail, Grapevine, TX 76051) approached the podium and gave a brief presentation on the business concept, creative details, and operations.

Commissioner Yarbrough asked if the business was currently in operation. Mr. Heath stated that the business was currently operating at 4300 Spring Valley Rd. Suite 4372, noting that he was previously unaware of City zoning requirements and is requesting a permit to continue operating his facility.

Commissioner De Los Santos asked if the doorways were the only modifications being made to the existing floor plan. Mr. Heath stated that only 55 in. x 35 in. doorways have been made between the walls of adjacent rooms to create the expanded puzzle game areas. Mr. Heath stated that each doorway has been cleaned and painted, and would be separated by an armoire.

Chairperson Hardie asked if staff recommended that the applicant suspend operations until the specific use permit request was approved. Mrs. Jackson stated that Mr. Gillies, Community Services Director advised that the applicant could continue business operations throughout the permit approval process.

Chairperson Hardie asked if anyone from the public audience had questions or comments regarding this case; there being none, Chairperson Hardie closed the public hearing and asked the Commissioner to make a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner Yarbrough, 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

C.1 [16-SU-11](#)

Consider a request from Gysat ventures LLC (Escape This) for a Specific Use Permit for a commercial indoor amusement facility located at 4372 Spring Valley and take appropriate action.

Andreea Udrea, Planner II, gave a brief presentation stating that the existing 4.5 acre site is located west of Midway Rd. and south of Spring Valley Rd. The site is located in PD-64, which requires a specific use permit for any school related uses, and is surrounded by residential and commercial uses. In March 2001 a specific use permit and an associated site plan were approved for Parish School to begin building renovations. In 2003 and 2006 the City Council approved two specific use permits with amendments to allow modifications to the athletic facility. In 2005,

2009, 2010, and 2016 proposed site plan modifications, of which most recently included a development area for a future gymnasium, were also approved. Parish School opened in August 2002 and teaches students in grades 3-12, as of August 2006. The school currently accommodates 900 students and 193 faculty and staff. The campus includes a main building (409,000 sq. ft.) with classrooms, offices, a cafeteria (322 sq. ft.), an outdoor chapel, exterior sport complex with a locker room, football field, baseball field, softball field, and outdoor playground areas. The building coverage will remain within the limits as defined by PD-64.

The current proposed site plan includes an indoor multipurpose activity center, a 20,000 sq. ft. gymnasium, a 41,000 sq. ft. indoor performance center, and temporary outdoor practice soccer fields located between Sigma and Midway Rd. With these additions minor modifications will be made to include the redesign of the fire lane near the semi-open interior courtyard, landscape improvements on the east side of the building, and a new pedestrian crosswalk with a flashing light that connects the temporary soccer fields and main school building via Sigma Rd.

The proposed 1-story gymnasium (34 ft. in height) will be accessible from the main building on three sides and opens to a semi-open courtyard area on the south side of the building. The proposed floor plan includes restrooms and other support spaces and bleachers that accommodates a maximum of 800 seats. The 4-story performance hall (30 - 65 ft. in height) will have a dedicated main lobby and will connect through a hallway to the main lobby of the existing building. The conceptual floor plan includes a main theater that spans over 3 levels and accommodates a maximum of 612 seats, a smaller 1-story theater on the first floor, and a film screening room on the second floor. The maximum occupancy of the performance center will be 870 seats and will include dressing rooms, offices, restrooms, rehearsal studios, and storage rooms. The proposed site plan for the temporary outdoor soccer fields was approved administratively in early 2016. The soccer fields (355 ft. x 170 ft.) will be enclosed by 8 ft. high chain-link fencing, 16 ft. high soccer nets, and two lines of dense landscaping. The existing building is an articulation of masonry walls with concrete tilt walls on the gymnasium that will be painted to match the existing building. Proposed accent materials include wood panels, glazing stripes, and metal canopies along the eastern, and most visible, elevation. The proposed landscape plan includes the addition of 14 new trees, shrubbery, and ground covers as improvements on the eastern side of the building near the performance hall.

The applicant is proposing to install three wall signs on the building. The southern side of the building will contain two wall signs: a 16 ft. x 41 ft. recess letter sign and a 30 ft. x 18 ft. sports logo to be painted on the building. The eastern side of the building near the performance hall will include the school logo (18 ft. x 15 ft.). In 2006, along with the specific use permit that was approved by the City Council, Parish School submitted a parking study that proposed a parking ratio that was specifically adjusted to the needs of the school. The parking study stated that the minimum total number of parking spaces to be based on the maximum football stadium seating capacity, this being the largest place of assembly. The proposed parking ratio was 1 space per 3.5 seats. Currently the school has installed 743

parking spaces which are distributed among 4 parking lots around the school. The school has also designated a future parking lot for an addition of 188 parking spaces. Considering the current operations and parking needs of the school, Staff supports the proposed parking ratio.

The City is currently updating the East Side Comprehensive Plan which is designed with intent to enable the transformation of certain portions of the existing Industrial areas within the East Side of the City. The plan also hopes to infuse a more urban character and a better mix of uses along Midway and into the more Industrial area. Parish School is located at the border of this area. Staff supports this transition and fit for the future vision of the East Side of the City.

All of the new proposed additions to the school campus will support the existing programs that have outgrown their current spaces. With these additions there will be no increase in the number of students or faculty as they are designed to service the existing current need. The multipurpose activity center, indoor gymnasium, and performance center will be used Monday - Friday from 6 am - 9 pm, Saturday from 8 am - 6 pm, and Sunday from 12 pm - 6 pm. The soccer fields will be used from Monday - Friday from 8 am to sunset. There is no additional lighting installed at the soccer fields. 80 notification letters were mailed to surrounding properties within 200 ft. of the site; no letters of opposition were received.

Chairperson Hardie asked if the applicant desired to make a presentation. The applicant declined, noting that they would answer any questions from the Commissioners.

Commissioner Yarbrough asked for the total number of employees and students that reside in the Farmers Branch city limits. Mr. Mark Kirkpatrick (1806 Southcrest, Carrollton, TX) Chief Financial Officer of Parish School stated that the school organized the information by zip code; however it was not on-hand and would be submitted to the Commission as soon as possible following the meeting.

Commissioner Blackson stated that the proposed facility is well designed, noting that the school would be considered as a best use of the proposed site. Mr. Kirkpatrick agreed, stating that the school intends to preserve the spirit of the existing main building with the addition of the proposed facility.

Vice Chairman Beck stated that the existing Parish campus is well developed and the proposed facility will be an enhancement to the school. Mr. Kirkpatrick stated that the school seeks to be a positive corporate citizen with the City staff and Police Department.

Commissioner Blackson asked about the current budget and construction schedule for the project. Mr. Kirkpatrick stated that the gymnasium has been fully funded and will be constructed in Phase I. Mr. Kirkpatrick stated that Phase II will include the theater venue, however the Board requires that 100% of the cost to be raised through contributions and at least 50% of those pledges must be collected before construction can begin.

Commissioner Reed asked about the building materials. Mr. Ed Copeland (921 N. Riverfront, Dallas, TX), school representative, stated that several materials were considered for the building, noting that a masonry wall unit was selected.

Commissioner De Los Santos asked if the proposed modifications will remain in compliance with the parking requirements specified in the 2006 parking study. Mr. Copeland stated that the school will remain in compliance, noting that the school is not currently adding students or faculty at this time. Commissioner De Los Santos asked about the size of the storage area and its uses. Mr. Copeland stated that the storage area is being considered for use as a band room as it will also support other uses for the gym.

Commissioner Brewer asked for details about the parking ratio. Mrs. Udrea stated that in 2006 when the parking study was approved the specific use permit required 864 parking spaces based on the parking study. The school installed 743 parking spaces with a future parking lot for 188 which totals 931 parking spaces on the campus. From 2006 until 2016 the school operated with 743 parking spaces.

Chairperson Hardie asked if anyone from the public audience had questions or comments regarding this case; there being none, Chairperson Hardie closed the public hearing and asked the Commissioner to make a motion.

A motion was made by Commissioner De Los Santos, seconded by Commissioner Blackson, 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

Chairperson Hardie announces the departure of Vice Chairman Beck and Commissioner Reed and acknowledges their dedication and service as members of the Planning & Zoning Commission.

A motion was made by Vice Chairman Beck, seconded by Commissioner De Los Santos, that this meeting be adjourned at 7:45 pm. 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

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Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: _____
City Secretary

Stamp:

Posted By: Kenecia Brown

Date Posted: _____



City of Farmers Branch

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

Staff Report

File Number: 16-ZA-06

Agenda Date: 7/11/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Amendment

Agenda Number: C.1

Consider a request from the City of Farmers Branch to amend the Regulating Plan - Street Types of the Planned Development District No 86 (PD-86) / Station Area Code and take appropriate action.

BACKGROUND:

In response to the recent Detailed Site Plan request for a townhome development located in the northern portion of the block between Bee, Vintage and Goodland Streets, staff has reviewed the Regulating Plan - Street Types of PD-86 and determined that the proposed cross section for the section of Vintage Street between Bee and Goodland Streets will need to change from "Street 66" to proposed "Street 58" configuration, to better accommodate the needs of the townhome development.

RECOMMENDATION:

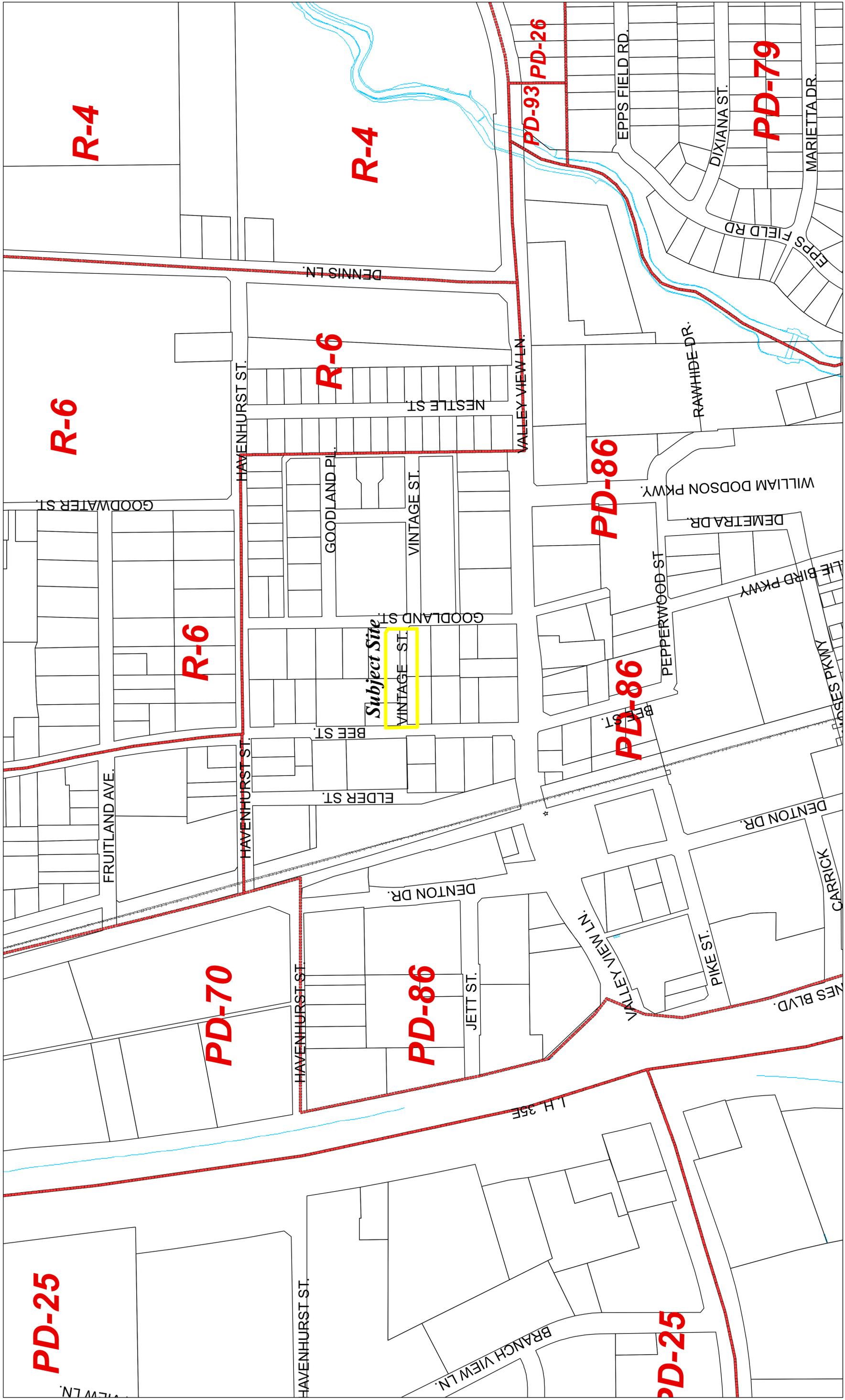
City Staff recommends approval of the proposed amendment to the Regulating Plan - Street Types within PD-86.

ACTIONS:

1. Motion to recommend Approval of the proposed amendment to the Regulating Plan - Street Types within PD-86 as presented at this meeting.
2. Motion to recommend Denial of the proposed amendment to the Regulating Plan - Street Types within PD-86 as presented at this meeting.
3. Motion to recommend Approval with the modifications.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Regulating Plan - Street Types, approved 2012
5. Regulating Plan - Street Types, proposed 2016
6. Notification Map
7. Summary of Mailed Notices





16-ZA-06 - Location Map

Vintage Street between Bee and Goodland Streets



Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 345 690 Feet


 NORTH

 Date: 7/8/2016

Document Path: Z:\Zoning Cases\2016 cases\16-ZA-06 PD-86 amendment (cross sections)\GIS_same as 16-SP-07\Location Map.mxd

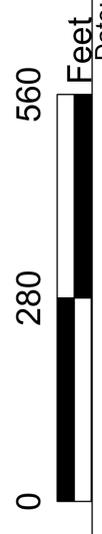


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16-ZA-06 - Aerial Map

Vintage Street between Bee and Goodland Streets

Parcel Property Boundaries
 City Limit



STAFF REPORT

Case Number: 16-ZA-06
Request: Amendment to Planned Development District No 86 (PD-86) / Station Area Code
Address: Vintage Street between Bee and Goodland Streets
Petitioner: City of Farmers Branch

The Planned Development District No. 86 (PD-86) zoning district, also known as the “Station Area Code”, was created to foster a vibrant town center through a lively mix of uses, densely built and pedestrian friendly. In order to achieve the vision, set forth in both 2002 and 2012, development within the area is regulated by the Form-Based Code and the Conceptual Master Plan. The Farmers Branch Station Area Form-Based Code adopted in 2005, amended in 2009 and 2012, codified the concepts of the Conceptual Master Plan to ensure development is consistent with the overall vision and to allow for design flexibility throughout the district.

The “Station Area Code” (PD-86) is comprised of the following; Regulating Plan, Street Type Specifications, Building Envelope Standards, Streetscape Standards, Architectural Standards and Definitions. The proposed zoning amendment is referring to the Street Type Specifications of the Regulating Plan.

Existing Conditions:

In response to the recent Detailed Site Plan request for a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets, city staff has reviewed the “Station Area Code” (PD-86) proposed street types for the streets surrounding the subject site and determined that revisions were necessary. To accommodate the townhome development, staff considered the existing traffic volumes and existing street configuration as well as the street widths in order to provide for the needs of the proposed development. Currently, the Regulating Plan – Street Types within PD-86 classifies Vintage Street as “Street 66” configuration. Staff determined that the proposed street type for the portion of Vintage Street between Bee and Goodland Street should be changed from “Street 66” to “Street 58” configuration standards.

The current configuration of Vintage Street is a 20 feet wide right-of-way comprised of two 10-foot traffic lanes that are undivided.

PD-86 “Street 66” configuration requires two 11 feet wide traffic lanes and 7 feet wide on-street parking spaces, 10 feet wide sidewalk space comprised of 6 feet of tree area plus 4 feet of clear sidewalk on each side of the street. These street elements add up to a 56 feet wide street right-of-way.

PD-86 “Street 58” configuration requires two 11 feet wide traffic lanes and 7 feet wide on-street parking spaces with alternating tree areas plus 6 feet clear sidewalk on each side of the street. These street elements add up to a 42 wide street right-of-way.

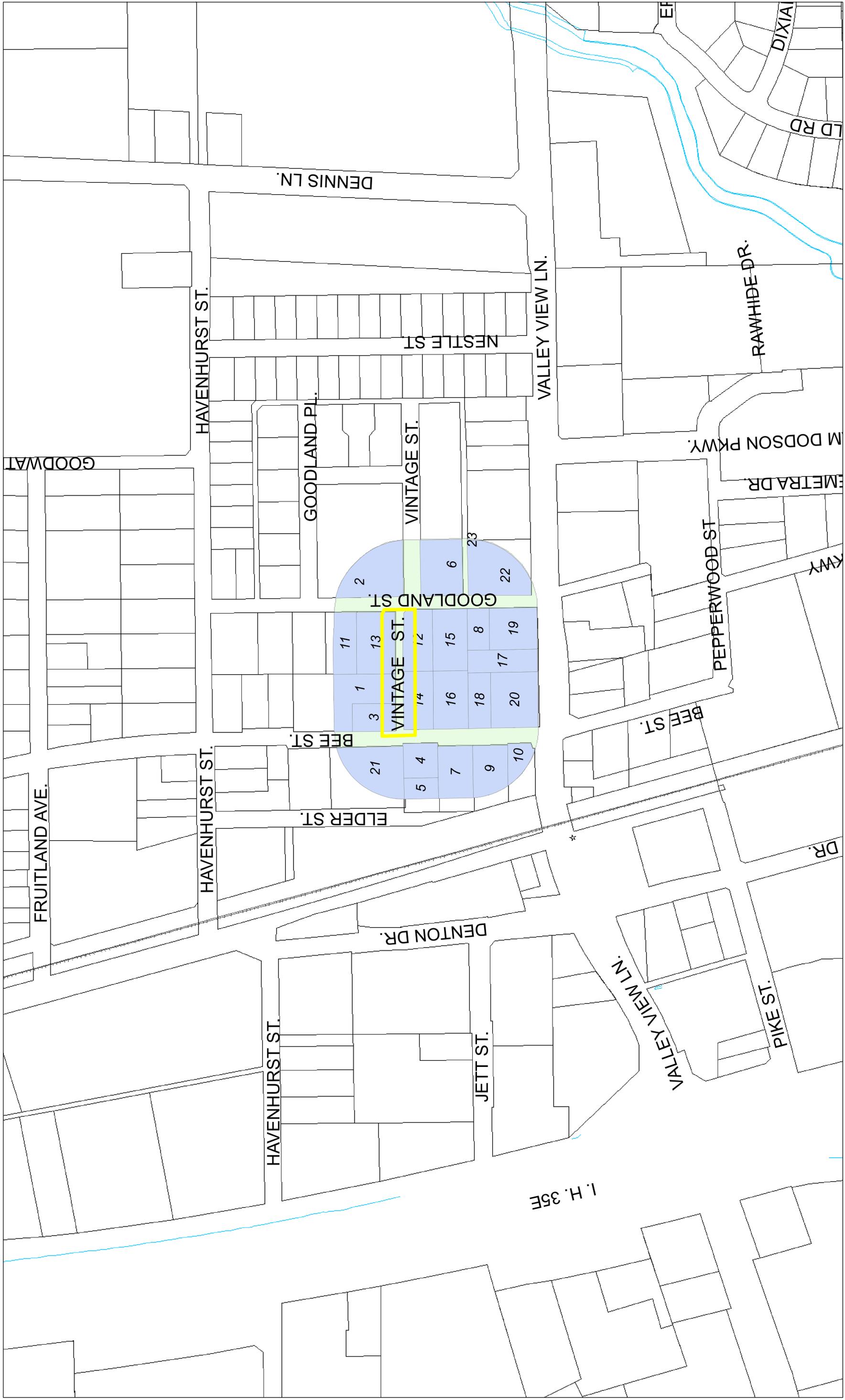
Proposed Amendments:

The intent of this proposed amendment is to change the street type for the portion of Vintage Street between Bee and Goodland Streets to “Street 58” configuration that proposes a narrower street right-of-way, therefore to minimize the impact of the land dedication needed for properties along this section of Vintage Street. This amendment will change only one exhibit of the “Station Area Code” (PD-86): the Regulating Plan - Street Types. (See Regulating Plan - Street Types, approved and proposed).

There are no proposed changes to the text of the “Station Area Code” (PD-86) or to any other exhibits within this current zoning amendment.

Public Response:

Twenty-three (23) zoning notification letters were mailed to the surrounding property owners on June 30th, 2016. Three (3) zoning notification signs were also placed on the site on the same day. As of July 7th, no letters of opposition have been received by the City.

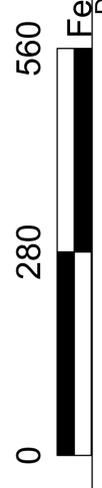


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16-ZA-06 - Notification Map

Vintage Street between Bee and Goodland Street

-  Parcel Property Boundaries
-  City Limit



**Summary of Mailed Notices
Property Owner List
16-ZA-06**

13226 Bee Street, 13225 Goodland Street, 13218 Bee Street, 13217 Goodland Street

Map	First Name	Address	City	State	Zip	Written Response
1	KEMPER PROPERTIES LLC	3412 Langley Cir	Plano	TX	75025-5329	No response
2	HAVENHURST APTS LLC	1404 W Pioneer Dr Suite B	Irving	TX	75061-7114	No response
3	FREDDE JERRY R.	1939 Montrose Dr	Tyler	TX	75701-5808	No response
4	G & S SERVICES LLC	2878 Selma Ln	Farmers Branch	TX	75234-6345	No response
5	NABORS SUE	2881 Selma Ln	Farmers Branch	TX	75234-6344	No response
6	WOOD MICHELE S	404 E 9th Street APT 101	Dallas	TX	75203-2211	No response
7	GOODFELLOW PTNRS LP	13221 Bee St	Farmers Branch	TX	75234-6114	No response
8	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
9	SHEIKH DEBORAH	6928 Meadowcreek	Dallas	TX	75254-2711	No response
10	ALTSHULER GLADYS	4231 Harvest Hill Rd	Dallas	TX	75244-6402	No response
11	MARCOM JAMES B	13325 Goodland St	Farmers Branch	TX	75234-6136	No response
12	BRADY JENNIFER IVA	13225 Goodland St	Farmers Branch	TX	75234-6134	No response
13	REED CHARLES E JR	1505 Ross Ave	Carrollton	TX	75006-7256	No response

14	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
15	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
16	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
17	VALLEY VIEW RENTAL LLC	13136 Kerr Trail	Farmers Branch	TX	75244-5504	No response
18	HACKLER BOBBY	2474 MCCONNELL RD	Gunter	TX	75058-3106	No response
19	CHOI AND CHOI CORPORATION	12225 Chapel View Dr	Farmers Branch	TX	75234-6401	No response
20	PRUITTS AUTO CARE INC	2513 Valley View Ln	Dallas	TX	75234-6188	No response
21	LAND RAYMOND & STEPHEN G EICHTEN	PO BOX 59201	Dallas	TX	75229-1201	No response
22	Farmers Branch CITY OF	PO BOX 819010	Dallas	TX	75381-9010	No response
23	LAWRENCE BEN W	2007 Jolley Dr	Burbank	CA	91504-2947	No response



City of Farmers Branch

Farmers Branch City Hall
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75234

Staff Report

File Number: 16-SP-07

Agenda Date: 7/11/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Site Plan

Agenda Number: C.2

Consider a request from Mark Winnette for a Detailed Site Plan for a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets, within Planned Development District Number 86 (PD-86) and take appropriate action. This Site Plan request includes several Special Exceptions.

BACKGROUND:

The applicant has proposed the development of 41, three-bedroom townhome units, three stories in height. The proposed Site Plan request includes Special Exceptions.

RECOMMENDATION:

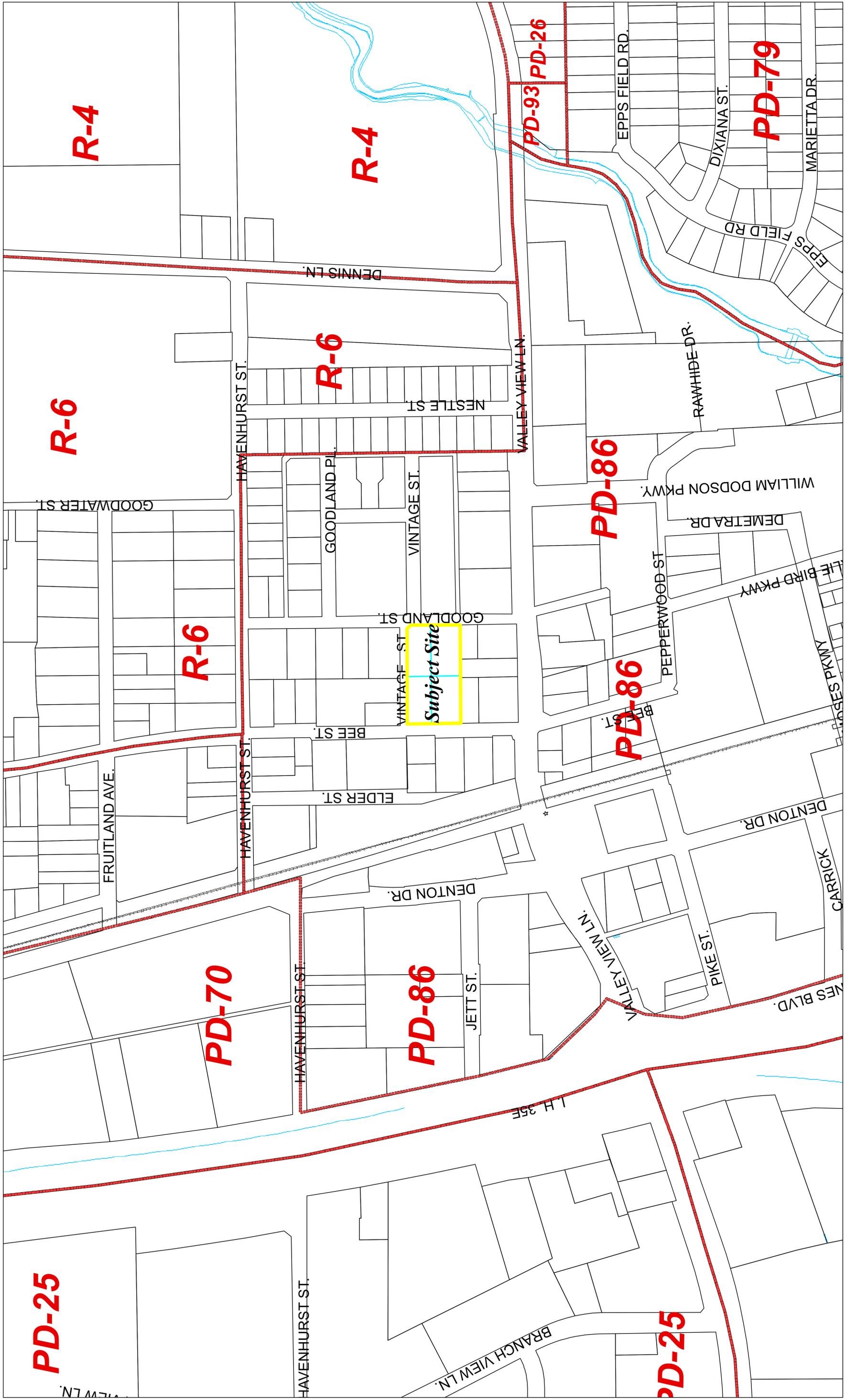
Staff recommends approval of the Detailed Site Plan and the Special Exceptions.

ACTIONS:

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

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Floor Plan
5. Site Plan
6. Overall Site Plan
7. Landscape Plan
8. Elevations and Renderings
9. Proposed Street Sections
10. Site Photographs
11. Notification Map
12. Summary of Mailed Notices



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.

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit

16-SP-07 - Location Map

13226 and 13218 Bee St., 13225 and 13217 Goodland St.





Subject Site

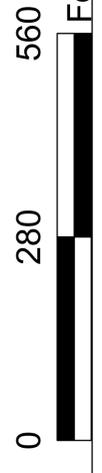


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16-SP-07 - Aerial Map

13226 and 13218 Bee St., 13225 and 13217 Goodland St.

-  Parcel Property Boundaries
-  City Limit



STAFF REPORT

Case Number: 16-SP-07
Request: Detailed Site plan for townhome development
Address: Northern side of the block between Bee, Vintage and Goodland Streets
Lot Size: 1.668 acres
Petitioner: Mark Winnette

Summary:

Site design: *41 townhome units in five buildings, all 3-bedroom units, all 3 stories in height*

Masonry: *75% brick*

Parking: *2-car garages for each unit, 10 parking spaces on-site and 16 on-street parking spaces*

Landscape: *approx. 9% of the site, 33 new trees*

Special Exceptions: *to better accommodate the street right-of-way dedication required along all three streets and the needs of the proposed townhome development*

Existing Conditions:

This 1.668-acre site is comprised of four lots that form the northern portion of the block between Bee, Vintage and Goodland Streets. (See Aerial Map) The site is located approximately 200 feet north of Valley View Lane and 300 feet from the DART railway. The site is surrounded by commercial and light industrial land uses to the south and west and by residential land uses to the north and east. This site is located in the Planned Development District No. 86 (PD-86) / Station Area Code. (See Location Map)

Currently the four lots comprising the subject site are occupied by 3 one and two story buildings. The two lots along Bee Street are used as a day care center, a single family home is located at the corner of Vintage and Goodland Streets and the south eastern lot along Goodland is not developed. (See Aerial Map)

Proposal:

The applicant is proposing a 41-unit townhome development, with five buildings. All buildings will consist of three bedroom units. All townhomes will be sold individually and anticipated to be owner-occupied. The units will be 3-stories in height (39 feet), with each unit averaging 1,645

square feet. All units will be 20 by 40 feet and will contain bedrooms at the first and third floors and a more active area (with the living room, dining room and kitchen) at the second floor. Every townhome will have an individual entrance and a 2-car garage with a rear access. (See Floor Plans)

The total of the five buildings proposed is approximately 93,537 square feet. The overall building coverage is divided into five buildings of townhome units as follows:

- The western building along Bee Street (Building A) is comprised of eight units and is approximately 18,360 square feet
- The northern building along Vintage Street (Building B) is comprised of nine units and is approximately 20,655 square feet
- The eastern building along Goodland Street (Building C) is comprised of eleven units and is approximately 25,242 square feet
- The southeastern building (Building D) is comprised of four units and is approximately 8,625 square feet
- The central building along the interior drive (Building E) is comprised of nine units and is approximately 20,655 square feet.

(See Site Plan)

Overall Site Plan:

With this proposal for a townhome development, this site will be designed to comply with PD-86 Regulating Plan requirements, therefore all the surrounding streets will be reconfigured to meet the Code's requirements. The "Regulating Plan - Street Types" designated Bee and Vintage Streets for "Street 66" configuration and Goodland Street for "Street 58" configuration. (See PD-86 Regulating Plan, Street Types, 2012)

The proposed "Street 66" and "Street 58" configurations (2 lanes, on-street parking, planting areas along the curb and sidewalks) are different than the existing street cross sections and propose a wider street right-of-way. Due to the particularity of this site and the needs of the proposed development, the City initiated a zoning amendment to change the Regulating Plan, Street Types within PD-86 to allow for a proposed "Street 58" configuration for the section of Vintage Street between Bee and Goodland Streets. (See PD-86 Regulating Plan, Street Types, 2016 proposed)

In order to meet PD-86's Street Type requirements, the applicant is proposing right-of-way dedication for the new street configuration on three sides of the site. The proposed 0.153-acre right-of-way dedication along the streets will be as follows:

- approximately 8 feet strip along Bee Street,
- approximately 19 feet along the western portion of Vintage Street and approximately 9 feet along the eastern portion of Vintage Street,
- approximately 4 feet along Goodland Street,

(See Overall Site Plan)

Site Design:

The Site Plan proposes approximately 51% building coverage. All buildings along the streets (Building A, B and C) will be setback 2.5 feet from the required Building Line. The applicant will install sidewalks and landscape islands along all three streets. Existing power poles (along Bee and Goodland Streets and within the property) will be removed and power lines will be placed underground, all existing light poles along Goodland Street will be relocated in the proposed landscape islands.

Building D and E will have access from an interior driveway that connects from Vintage Street in two access points. A visitors' parking lot with 10 parking spaces is proposed along the southern side of the property. There are 16 on-street parking spaces proposed along all three streets as well. (See Site Plan)

Elevations:

All façades will be a combination of brick and stucco. All façades will be at least 75% of masonry. The proposed fenestration of the elevations varies around 33%. All units will have inset entry areas and balconies at the upper levels and rear garage entries. All buildings will have pitched roof with a slow slope (1"/12"), the roof material will be Thermoplastic polyolefin (TPO) roofing membrane. (See Elevations and Renderings)

Landscaping:

Approximately 9 % of the site is proposed to be landscaped open space, exceeding the PD-86 requirements. The vegetation will be distributed along the three streets and along the southern property line. The applicant has proposed a combination of Oak, Elm, Pistachio and Crape Myrtle trees, high and dense shrubs and ground covers.

Currently there are 26 mature trees on site that will need to be replaced with this proposed redevelopment. The applicant is proposing to install 33 new trees to compensate for the removal of the existing trees. All large trees (Oak, Elm and Pistachio) will be distributed along the three streets in landscape islands distributed according to PD-86 street cross section requirements. Staff supports the tree replacement proposal, considering the landscape plan places the new trees along public streets offering a better curb appeal and better street view.

The tree wells along Bee Street will be covered with ADA compliant tree grates to enhance the sidewalk width. A dense vegetation privacy wall (Photinia shrub) will be installed along the southern property line. (See Landscape Plan)

Signage:

No signage is proposed with this Detailed Site Plan application.

The estimated value of this revised project is approximately \$10,000,000.

Special Exceptions:

Due to the unique challenges of this particular location: the existing street configuration that requires the dedication of large portions of the property, this proposed Site Plan requires a series of Special Exceptions. Considering the particularities of this site, the developments needs and especially the guiding principles of PD-86 / Station Area Code: buildings shall be aligned and designed closer to the streets, pedestrian supportive qualities, the coherence of the street space and the high architectural standards, city staff is supporting all proposed Special Exceptions associated with this Detailed Site Plan.

The Special Exceptions are as follows:

Special Exception #1: Chapter 2: Regulating Plan

PD-86 street cross section requirements for Street 66 (Bee Street) are: 5 to 8 feet building setback, 4 feet wide sidewalk, 6 feet wide landscape strip and 7 feet wide on-street parking spaces. To meet city standards for parking dimensions and to minimize the effect of the needed right-of-way dedication, the Site Plan proposes: 2.5 feet building setback, 4 feet wide sidewalk, 5 feet wide landscape strip and 8 feet wide on-street parking spaces along Bee Street.

PD-86 street cross section requirements for Street 58 (Vintage and Goodland Streets) are: 5 to 8 feet building setback, 6 feet wide sidewalk and 7 feet wide on-street parking spaces that alternates landscape islands every 30 feet of street frontage. To meet city standards for parking dimensions and to minimize the effect of the needed right-of-way dedication, the Site Plan proposes: 2.5 feet building setback, 5 feet wide sidewalks and 8 feet wide on-street parking spaces and alternated landscape islands along Bee Street.

(See Proposed Street Sections)

Staff supports Special Exception # 1

Special Exception #2: Chapter 3: Building Envelope Standards

PD-86 requires the first floor finished elevation of minimum 30 inches above the exterior sidewalk elevation. The Site Plan proposes the first floor finished elevations at the same level as the exterior sidewalk.

Staff supports Special Exception # 2

Special Exception #3: Chapter 3: Building Envelope Standards

PD-86 requires the first floor fenestration along Bee Street to be at least 40% of the façade area situated between 2 and 10 feet above the adjacent public sidewalk. The Site Plan proposes 35% first floor fenestration along Bee Street.

Staff supports Special Exception # 3

Special Exception #4: Chapter 3: Building Envelope Standards

PD-86 requires a maximum of 150 feet of street frontage for a continuous attached building along Vintage Street. The Site Plan proposes Building B, along Vintage Street, to be 180 feet long.

Staff supports Special Exception # 4

Special Exception #5: Chapter 3: Building Envelope Standards

PD-86 requires all units fronting Vintage Street to include a stoop or a front porch built 5 to 8 feet forward of the building setback line. The Site Plan proposes all units along Vintage Street with inset access areas and a narrow building setback line that will not allow elements coming forward into the sidewalk. This proposed design was imposed by the existing narrow configuration of Vintage Street and the necessity to meet PD-86 street cross section standards.

Staff supports Special Exception # 5

Comprehensive Plan:

The Planned Development District No. 86 zoning district, also known as the Station Area Form-Based Code was created to foster vibrant town center through a lively mix of uses, densely built and pedestrian friendly. The Farmers Branch Station Area Conceptual Master Plan was adopted in 2002. The Farmers Branch Station Area Form-Based Code adopted in 2005 and amended in 2009 and 2012 codified the concepts of the Master Plan to ensure development consistent with the vision and to allow for more design flexibility. Granting the requested Special Exceptions will facilitate development at this location that maintains consistency with the Code and the Conceptual Master Plan.

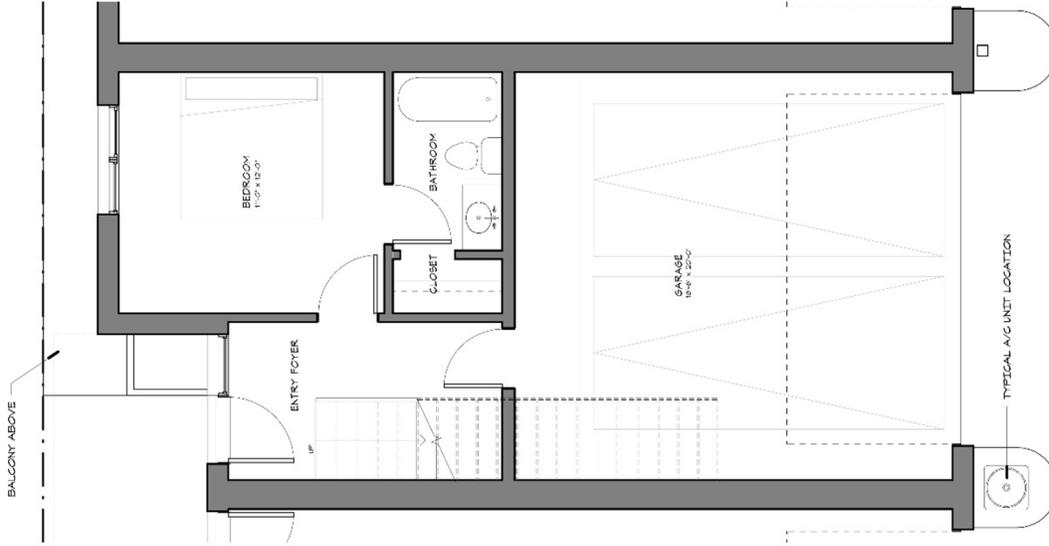
Thoroughfare Plan:

Bee, Vintage and Goodland Streets are developed at the full width according to Farmers Branch Thoroughfare Plan. No improvements for the three streets are planned or budgeted at this time.

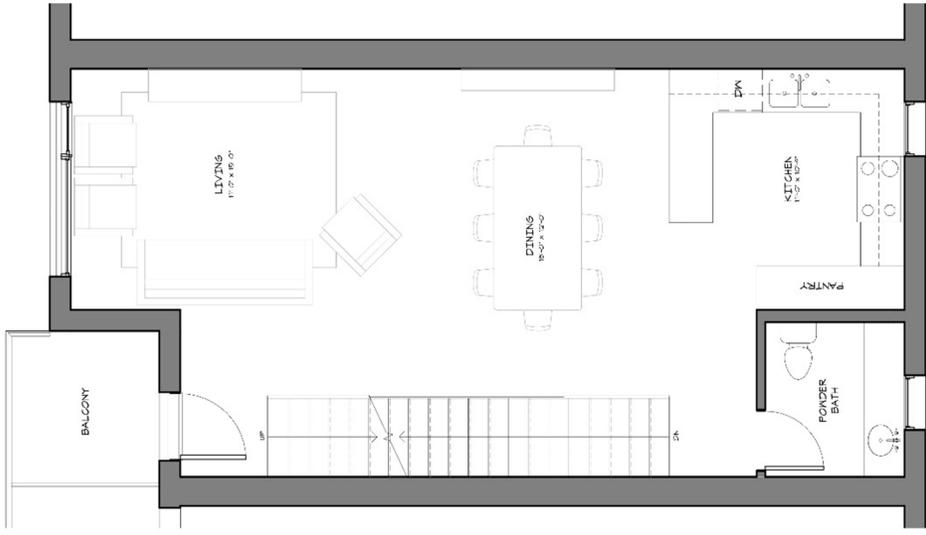
Public Response:

Twenty-three (23) zoning notification letters were mailed to the surrounding property owners on June 30th, 2016. Three (3) zoning notification signs were also placed on the site on the same day. As of July 7th, no letter of opposition has been received by the City.

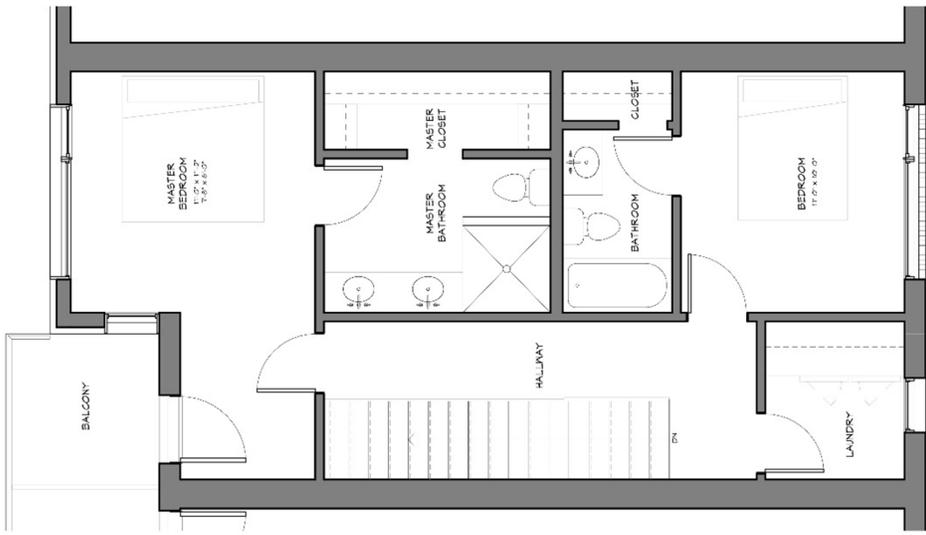
Floor Plans



1 FIRST FLOOR 2,95 SF (A/C)
SCALE: 1/4" = 1'-0"

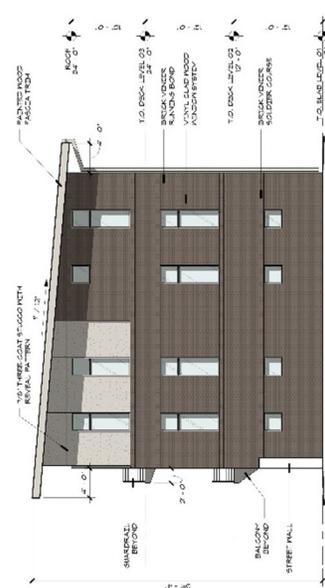


2 SECOND FLOOR 675 SF (A/C)
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR 675 SF (A/C)
TOTAL UNIT: 1,645 SF (A/C)
SCALE: 1/4" = 1'-0"

Elevations



3 BUILDING A - SOUTH
SCALE: 1/8" = 1'-0"



4 BUILDING A - NORTH (VINTAGE STREET)
SCALE: 1/8" = 1'-0"

MASONRY CALCULATIONS - BUILDING A (3 UNITS):

FACADE	BRICK	BTCCO	GLAZING	SOLID	TOTAL	MSB	%SB
NORTH	1,020 SF	111 SF	1,420 SF	2,551 SF	4,092 SF	1,420 SF	34%
SOUTH	1,020 SF	111 SF	1,420 SF	2,551 SF	4,092 SF	1,420 SF	34%
EAST	3,481 SF	0 SF	1,694 SF	3,789 SF	6,859 SF	1,694 SF	24%
WEST	3,271 SF	1,287 SF	2,225 SF	5,197 SF	9,773 SF	1,287 SF	13%
OVERALL	9,822 SF	1,728 SF	4,314 SF	11,871 SF	27,816 SF	6,859 SF	24%

FENESTRATION CALCULATIONS - BUILDING A:

STREET LEVEL	FLOOR AREA	% GLAZING
VINTAGE ST.	1,545 SF	55%
BEE ST.	1,443 SF	14%
TOTAL	2,988 SF	34%



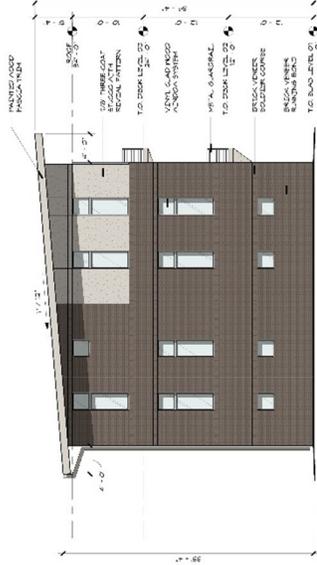
2 BUILDING A - EAST
SCALE: 1/8" = 1'-0"



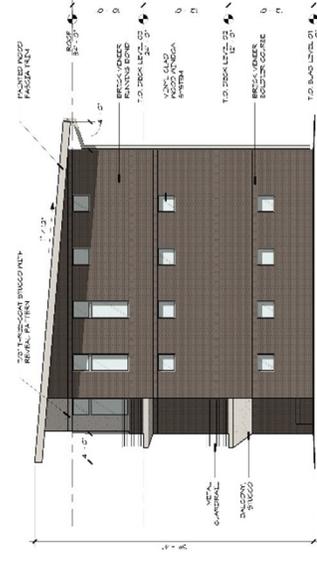
1 BUILDING A - WEST (BEE STREET)
SCALE: 1/8" = 1'-0"

MASONRY CALCULATIONS - BUILDING E (UNITS):

FACED BRICK	STUCCO	GLAZING	SOLID TOTAL	NET	GROSS
4,824 SF	0 SF	1,808 SF	4,824 SF	6,233 SF	100%
1,180 SF	30 SF	23 SF	1,233 SF	1,233 SF	20%
1,045 SF	191 SF	71 SF	1,307 SF	1,445 SF	36%
OVERALL	1,224 SF	4,824 SF	12,873 SF	11,262 SF	87%



4 BUILDING E - WEST
SCALE: 1/8" = 1'-0"



3 BUILDING E - EAST
SCALE: 1/8" = 1'-0"



2 BUILDING E - NORTH
SCALE: 1/8" = 1'-0"

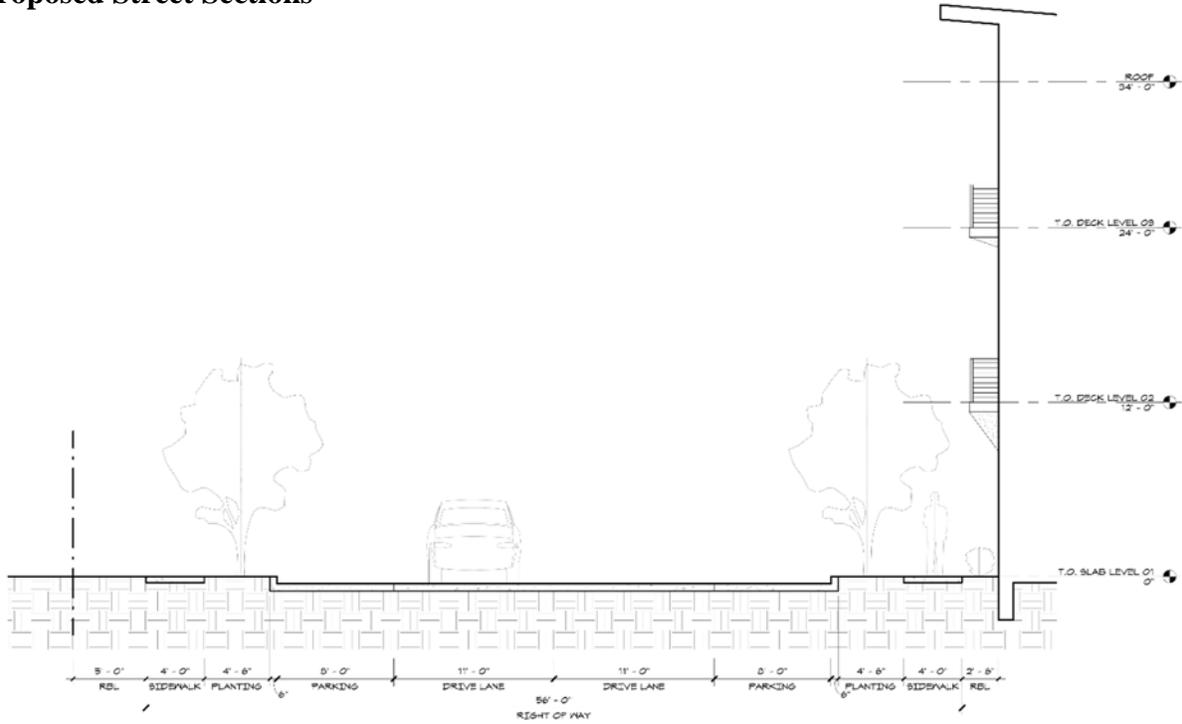


1 BUILDING E - SOUTH
SCALE: 1/8" = 1'-0"

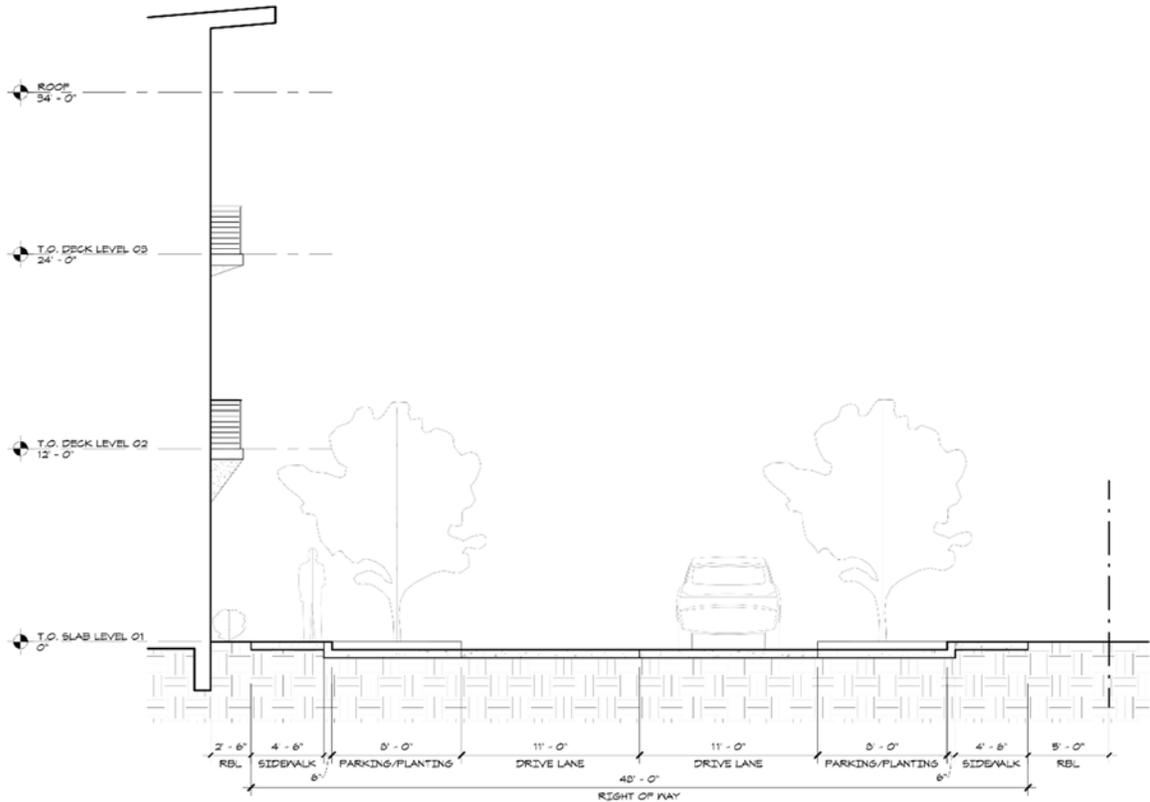
Renderings



Proposed Street Sections



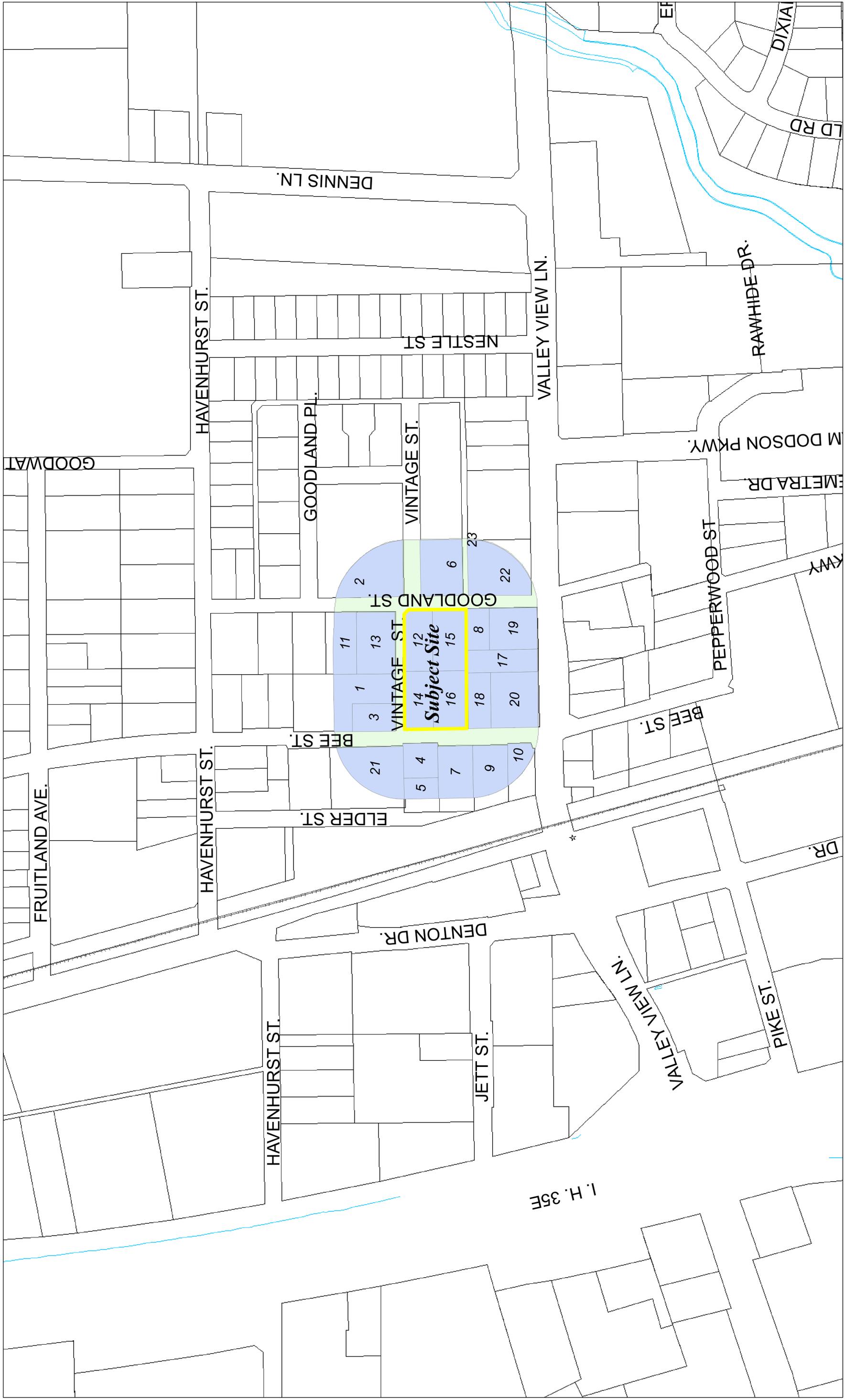
2 PROPOSED STREET 66 SECTION: BEE STREET
SCALE: 3/16" = 1'-0"



1 PROPOSED STREET 58 SECTION: VINTAGE STREET & GOODLAND STREET
SCALE: 3/16" = 1'-0"

Site Photographs



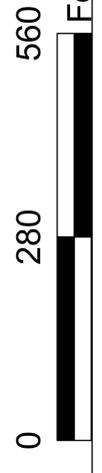


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16-SP-07 - Notification Map

13226 and 13218 Bee St., 13225 and 13217 Goodland St.

-  Parcel Property Boundaries
-  City Limit



**Summary of Mailed Notices
Property Owner List
16-ZA-06**

13226 Bee Street, 13225 Goodland Street, 13218 Bee Street, 13217 Goodland Street

Map	First Name	Address	City	State	Zip	Written Response
1	KEMPER PROPERTIES LLC	3412 Langley Cir	Plano	TX	75025-5329	No response
2	HAVENHURST APTS LLC	1404 W Pioneer Dr Suite B	Irving	TX	75061-7114	No response
3	FREDDE JERRY R.	1939 Montrose Dr	Tyler	TX	75701-5808	No response
4	G & S SERVICES LLC	2878 Selma Ln	Farmers Branch	TX	75234-6345	No response
5	NABORS SUE	2881 Selma Ln	Farmers Branch	TX	75234-6344	No response
6	WOOD MICHELE S	404 E 9th Street APT 101	Dallas	TX	75203-2211	No response
7	GOODFELLOW PTNRS LP	13221 Bee St	Farmers Branch	TX	75234-6114	No response
8	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
9	SHEIKH DEBORAH	6928 Meadowcreek	Dallas	TX	75254-2711	No response
10	ALTSHULER GLADYS	4231 Harvest Hill Rd	Dallas	TX	75244-6402	No response
11	MARCOM JAMES B	13325 Goodland St	Farmers Branch	TX	75234-6136	No response
12	BRADY JENNIFER IVA	13225 Goodland St	Farmers Branch	TX	75234-6134	No response
13	REED CHARLES E JR	1505 Ross Ave	Carrollton	TX	75006-7256	No response

14	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
15	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
16	PUCKETT JIMMYE SUE &	3759 Shady Hill	Dallas	TX	75229-2712	No response
17	VALLEY VIEW RENTAL LLC	13136 Kerr Trail	Farmers Branch	TX	75244-5504	No response
18	HACKLER BOBBY	2474 MCCONNELL RD	Gunter	TX	75058-3106	No response
19	CHOI AND CHOI CORPORATION	12225 Chapel View Dr	Farmers Branch	TX	75234-6401	No response
20	PRUITTS AUTO CARE INC	2513 Valley View Ln	Dallas	TX	75234-6188	No response
21	LAND RAYMOND & STEPHEN G EICHTEN	PO BOX 59201	Dallas	TX	75229-1201	No response
22	Farmers Branch CITY OF	PO BOX 819010	Dallas	TX	75381-9010	No response
23	LAWRENCE BEN W	2007 Jolley Dr	Burbank	CA	91504-2947	No response