



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

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

Present 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

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 Friday, February 19, 2016 by Kenecia Brown.



Chairperson


City Administration