



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, March 14, 2016

7:00 PM

City Hall

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

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

- 1) Manske Library
- 2) City Hall

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

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

A. STUDY SESSION

- Absent** 3 - Commissioner Sergio De Los Santos , Commissioner Bronson Blackson, and Commissioner David Honnoll
- Present** 5 - Commissioner Jamie Reed, Vice Chairman Chuck Beck, Commissioner Jason O'Quinn, Chairman Nancy Hardie, and Commissioner Chris Brewer
- Staff** 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

- A.1 [TMP-1661](#) **Discuss regular agenda items.**
- A.2 [TMP-1668](#) **Receive an update on PD-99.**
- A.3 [TMP-1662](#) **Presentation regarding the updated City Code of Ethics Handbook.**

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:01 pm

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

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

Aye: 5 - Commissioner Jamie Reed, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

C. PUBLIC HEARING

- C.1 [16-SU-02](#) **Consider a request from Ultimate Escape Game for a Specific Use Permit for a commercial indoor amusement facility located at 4885 Alpha Rd, Suite 275 and take appropriate action.**

Andreea Udrea, Planner II, gave a brief presentation stating that the property is located in the Alpha Plaza retail strip on Alpha Rd., west of Inwood Rd., within the Light Industrial zoning district. The retail plaza, an approximately 80,000 sq. ft. site, is composed of two masonry buildings that are divided into 17 suites that host a variety of commercial and office uses. The applicant is proposing to operate an indoor gaming facility within Suite 275 (4,800 sq. ft.) and will not require additional storage, outdoor activity space, or retail uses. Suite 275 currently has 7 parking spaces reserved in front of the location, however, Alpha Plaza contains 216 parking spaces that adequately meet the parking ratio requirements. The applicant has no plans to install additional landscaping, but is proposing to install signage. 11 zoning notification letters were mailed to the surrounding properties; no letters of opposition were received.

The concept of the gaming facility is designed around team building activities where participants will gather in each game room to solve a puzzle that will produce a 4 digit exit code. The facility will operate by appointment only; with one group of participants per game room and a manager on duty at all times. Each game room will be monitored and facilitated by an assigned gaming guide that is located in the control room and all room entrances will remain unlocked and clearly visible.

Mr. Bill Wallis (5237 Williamsburg Rd., Brentwood, TN), approached the podium and gave a brief presentation reviewing the business concept, creative details, and safety measures for the proposed facility.

Commissioner Reed asked about the age range of the participants. Mr. Wallis stated that participants should be over 12 years of age, however, most participants are between the ages of 20 - 50 years old.

Chairperson Hardie asked how frequently the group puzzles are cycled out. Mr. Wallis stated that 1 new puzzle will be added per year however, the 7 puzzle

concepts that are currently in rotation are fun yet complex in design to keep participants guessing. Kaitlyn, Ultimate Escape Games representative, stated that each puzzle takes 6 months to develop and implement and can remain in rotation for over 13 months.

Chairperson Hardie asked if groups are limited to 1 game per appointment. Kaitlyn stated that each gaming session is hosted in one room at a time and lasts about 1 hr.

Commissioner O'Quinn asked Mr. Wallis if he has leased the proposed property. Mr. Wallis stated that he has signed a 5 year lease, that has two 5 year options. Commissioner O'Quinn asked Mr. Andy Gillies if the specific use permit for this property would be indefinite. Mr. Gillies stated that the specific use permit would be indefinite but will include limitations to only support the Escape Game activities presented by the applicant. Mr. O'Quinn asked Mr. Wallis why he considered operating his business on the East Side. Mr. Wallis stated that the site has ample parking, easy accessibility to the major roads, is cost-efficient, and convenient for a destination business orientation.

Vice Chairman Beck asked Mr. Wallis how the business handles customers that do not solve the puzzle. Mr. Wallis stated that their staff is available to help by giving puzzle clues or tips if the participant prefers.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item. Jada Kent (2525 Turtle Creek, Dallas, TX) came forward and spoke in favor of the proposed facility stating that the business will be a good addition to the City.

Chairperson Hardie asked Mr. Wallis about the building schedule. Mr. Wallis anticipates opening the facility by June 2016.

Chairperson Hardie closed the public hearing and asked the Commissioners to make a motion.

A motion was made by Commissioner O'Quinn, seconded by Vice Chairman Beck, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Jamie Reed, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

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.

A motion was made by Commissioner O'Quinn, seconded by Vice Chairman



Beck, that this meeting be adjourned at 7:27 pm. The motion carried by the following vote:

Aye: 5 - Commissioner Jamie Reed, Vice Chairman Beck, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, March 10th, 2016 by Kenecia Brown.


Chairperson


City Administration