



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, May 9, 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 1 - Commissioner David Honnoll

Present 8 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, 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.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

Chairperson Hardie called the meeting to order at 7:00 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 Vice Chairman Beck, 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 Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

B.2 [TMP-1726](#) 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 the Attendance Matrix 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 Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

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.

Andreea Udrea, Planner II, gave a brief presentation stating that the undeveloped site (approximately .380 acre) is located on the northern side of Academy Dr. between Senlac Dr. and Hutton Dr. Located within PD-77, which permits a church or rectory with a specific use permit, the site is surrounded by existing light industrial and office uses. However, within the last year, a retail center and a multi-family community were approved within close proximity. The proposed site plan includes a 1-story building (approximately 26,810 sq. ft.) that will include a sanctuary, 15 classrooms, 7 offices, 2 large common areas, and a full service room. The proposed conceptual site elevations will include masonry materials with a combination of metal accents, concrete, and wood siding. Due to the interior configuration and the nature of the assembly, the height of the building will vary. The classrooms and offices will have a maximum 15 ft. ceiling height; the sanctuary and lobby ceilings will be 32 ft. in height. The applicant is also proposing to install a 5 ft. sidewalk on Senlac Dr. that will continue around to Academy Dr. and Hutton Dr. On the western edge of the property along Hutton Dr. there is a 50 ft. wide Atmos Gas easement that runs through the property. No parking is proposed on the easement and the applicant will work with Atmos Gas to acquire a permit for fire lane access to the northern side of the property.

The applicant is proposing to install a wall sign and a monument sign along Senlac

Dr. in compliance with the City sign ordinance. The proposed landscape plan is comprised of 20% of the site, to include natural open space, 80 new trees and shrubbery along the northern property line, a playground along Senlac, a community garden, and park area. To support business operations, the church will accommodate a maximum of 650 persons at a time, 5 full time employees, and 15 part time employees will work onsite. The facility will operate Wednesday from 6:30pm -9pm, Thursday and Friday from 9am - 5pm, and from 8am - 4pm on Sunday. The applicant is proposing to develop 275 parking spaces and 7 ADA parking spaces which will be compliant with the requirements of PD-77.

This specific use permit request comes with an associated site plan that also includes a special exception. The special exception refers to the setback of the parking lot. PD-77 states that for secondary streets such as Senlac and Hutton, no parking areas are allowed to exceed the building setback line. The setback line must be twice the building height which is 76 ft. in this case. Due to the amount of parking that is needed, this site plan proposes a 17 ft. setback for the parking lot along Senlac and a 52 ft. setback for the parking along Hutton. Staff supports this special exception due to the quality of the proposed landscape plan, the screening along Senlac and Hutton, and the placement of the proposed building in relation to the surrounding properties. 10 notification letters were mailed to surrounding properties within 200 ft. of the site; 1 letter of opposition was received.

Mr. Steve Howard (901 N. McDonald, McKinney, TX), representative for the applicant, approached the podium and gave a brief presentation on the history of the church, future growth, and intended use.

Mr. John Beasley (12920 Senlac Dr.), gave a presentation in opposition of the proposed church and expressed concerns of exponential growth and parking issues. Commissioner O'Quinn asked Mr. Beasley to explain how the proposed use of this property may affect the value of surrounding properties. Mr. Beasley stated that the parking and increased traffic flow will increase the likelihood of accidents and traffic congestion.

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.

Commissioner Blackson asked about the weekly hours of operation. Mrs. Udrea stated that the facility will operate Wednesday from 6:30pm -9pm, Thursday and Friday from 9am - 5pm, and from 8am - 4pm on Sunday. Commissioner Blackson asked if there is any on-street parking. Mrs. Udrea stated that offsite parking doesn't count towards the parking ratio. Commissioner Blackson asked if surface parking agreements with neighboring tenants was an option. Mrs. Udrea stated that the applicant will be responsible for entering into a parking agreement as needed. Commissioner Blackson asked if the 3 ft. Berm was consistent with the Berm height that Monitronics was required to meet. Mrs. Udrea stated that Monitronics is located within PD-88 and has a taller Berm; the proposed property must meet a 3 ft. standard as required by PD-77.

Commissioner Brewer asked how many parking spaces were proposed. Mrs. Udreia stated that 257 spaces were proposed, with 1 space for every 3 seats in the auditorium, offices, and classrooms.

Vice Chairman Beck asked if the landscape plan included a play area or open space for the youth to enjoy. Mr. Howard stated that a playground is included in the plan.

Commissioner O'Quinn asked about the difference in tax revenues for the institutional and religious land use as opposed to other types of land use. Mr. Andy Gillies, Community Services Director, stated that the property taxes for a non-profit institution are minimal, however this type of data is not included when reviewing the case or any applicable land use laws. With the recent expansions of retail and residential land use within the area, Staff found the proposed property to be beneficial to PD-77. Staff did not find any hardships or detriments to the surrounding property owners within 300 feet of the property.

Vice Chairman Beck asked if the surrounding properties will be required to supplement the lost tax revenue. Mr. Gillies stated that no surrounding properties will be required to pay higher taxes as a result of the non-profit business.

Commissioner De Los Santos asked if the fire lane on Hutton Dr. has been reviewed. Mrs. Udreia stated that the fire hydrant, fire lane, curb radius, etc. have been reviewed by the Fire Capt. and meet the fire protection requirements.

Commissioner Blackson asked how the church will manage future growth. Mr. Howard stated that the church will expand to other locations as the church body grows.

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

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

Nay: 2 - Commissioner Jamie Reed and Commissioner Sergio De Los Santos

Aye: 6 - Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

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.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the approximately 25,000 sq. ft. residential lot is located in the Brookhaven Subdivision

within the R-2 zoning district. Onsite is an existing 2-story single family residence (approx. 4,000 sq. ft.) and swimming pool. The applicant is requesting a specific use permit to build a detached accessory building (approx. 336 sq. ft.) in the fenced rear yard on the northwestern portion of the lot. The City of Farmers Branch CZO states that any detached residential accessory building over 120 sq. ft. must obtain an SUP. The proposed accessory building is anticipated to be used as an outdoor entertainment area with seating and a kitchen/grill. It will be comprised of cedar posts, beams, and composite shingles that match the primary residence. The 16'L x 21'W building will be located approx. 15 ft. from the residence and will sit 42 ft. from the rear property line and 76 ft. from the side property line, which complies with the setback requirement of 3 ft. 16 notification letters were mailed to surrounding properties within 200 ft. of the site; no letters of opposition were received.

Commissioner Reed asked about the setback requirements. Mrs. Jackson stated that the accessory building will exceed the required 3 ft. setback.

The applicant, Mr. Jeffery Gimes, approached the podium and gave a brief presentation detailing the remodeling of his home as a participant of the Demo Rebuild Program, highlighting the swimming pool construction, accessory building, and patio.

Commissioner O'Quinn asked Mr. Gimes if he has received any feedback from neighboring properties regarding the proposed accessory building. Mr. Gimes stated that he has not received any feedback from his neighbors.

Commissioner Blackson asked Mr. Gimes if he has experienced flooding in his rear yard during heavy storms. Mr. Gimes stated that the elevation of the holding pond drains the rain water into the creek and over onto the golf course.

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

A motion was made by Commissioner O'Quinn, seconded by Commissioner Brewer, that this Specific Use Permit 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 Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

D. ADJOURNMENT

A motion was made by Commissioner Blackson, seconded by Commissioner O'Quinn, that this meeting be adjourned at 7:41 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 Jason O'Quinn, Chairman Hardie, Commissioner Chris Brewer and Commissioner Tim Yarbrough

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.


Chairperson


City Administration