



City of Farmers Branch

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

Meeting Minutes

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

Absent 1 - Commissioner Sergio De Los Santos

Present 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, and Commissioner Chris Brewer

Staff 3 - Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

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

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

B.1 [TMP-1815](#)

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 as presented. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner Commissioner David Moore and Commissioner Chris Brewer

B.2 [TMP-1816](#)

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

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that the Minutes be continued to the next meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner Commissioner David Moore and Commissioner Chris Brewer

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.

Alexis Jackson, Planning Manager, gave a brief presentation requesting a revision to the Station Area Code (PD-86), noting a specific amendment to the area along Vintage St. between Bee St. and Goodland St. The proposed revision is specific to the current regulating plan street types and does not contain any text amendments. The Station Area Code currently states that the street type specifications illustrate typical configurations for street spaces within the station area and the City may adjust these if necessary for specific conditions. The Station Area Code was adopted in 2005 and amended in 2009 and 2012. This code is intended to be responsive to development and redevelopment. Staff is proposing to amend the current code for "Street 66" to "Street 58."

Currently within PD-86 Vintage St., between Bee St. and Goodland St., has a 20 ft. right of way, a 10 ft. sidewalk area which is comprised of a 6 ft. tree planter space and 4 ft. sidewalks, and two each of the following: an 11 ft. wide travel way and 7 ft. wide on-street parking spaces. While both the current Street 66 and the proposed "Street 58" total 56 ft., "Street 66" measures from building front to building front. Additionally, the configurations for "Street 58" will be include a 6 ft. sidewalk, alternating tree area within the parking space area, and a 5 ft. setback on the left-hand side; making the total right-of-way 42 ft.

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 if the Commissioners had any questions regarding the agenda item.

Commissioner O’Quinn asked if the tree placement on Street 66 will become a part of the sidewalk and if it will become a part of the on-street parking on Street 58 to accommodate the trees along the streetscape. Mrs. Jackson confirmed. Commissioner O’Quinn asked if pedestrian traffic would be impeded. Mrs. Jackson stated that it would not.

Chairperson Hardie asked the Commissioners to make a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner O’Quinn, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O’Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner Commissioner David Moore and Commissioner Chris Brewer

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.

Andreea Udrea, Planner II, gave a brief presentation stating that the 1.668 acre site is located approximately 200 ft. north of Valley View Ln and 300 ft. west of the DART Railway within the Station Area Code (PD-86). The proposed site is composed of 5 existing lots and is surrounded by Commercial and Light Industrial uses on the southern and western sides and by Residential uses on the northern and eastern sides.

Currently, the 5 existing lots are occupied by one and two-story buildings. The 2 lots located along Bee St. are used as a day care center, a single family residence is located on corner of Vintage and Goodland St., and the remaining 2 properties along Goodland St. are currently undeveloped. The proposed site plan totals approx. 93,537 sq. ft. which is composed of 5 buildings that house a total of 41 3-bedroom townhome units that are distributed as follows:

- Building A (approx. 18,000 sq. ft.) is located along Bee St. and will house 8 units,
- Building B (approx. 20,000 sq. ft.) is located along Vintage St. and will house 9 units,
- Building C (approx. 25,000 sq. ft.) is located along Goodland St. and will house 11 units,
- Building D (approx. 8,000 sq. ft.) is located on the southwest corner of the site and will house 4 units, and

- Building E (approx. 20,000 sq. ft.) is located within the interior portion of the site and will house 9 units.

With the proposal for a townhome development, the 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. 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. 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 ft. strip along Bee St., approximately 19 ft. along the western portion of Vintage St. and approximately 9 ft. along the eastern portion of Vintage St., and approximately 4 ft. along Goodland Street.

Within the proposed site plan, Building A, B, and C will be setback 2.5 ft. from the required Building Line. Building D and E will be accessible from an interior driveway that connects from Vintage Street in two access points. The applicant is proposing to install sidewalks and landscape islands along Bee, Goodland, and Vintage Streets, remove existing power lines along Bee and Goodland St., and install new power lines underground. All existing light poles along Goodland St. will be relocated in the proposed landscape islands. A visitor's parking lot with 10 spaces will be installed along the southern side of the property along with 16 on-street parking spaces along all three streets. All facades will be a combination of brick and stucco and will comply with the minimum 75% masonry requirement. The proposed fenestration of the elevations will total approx. 33%. All units will have inset entry areas, balconies at the upper levels, and rear garage entries. The applicant is currently not requesting to install signage.

The proposed landscape plan includes approximately 9% of the site as open space, high and dense shrubs, ground covers, vegetation that will be distributed along the three streets and the southern property line for use a privacy wall, and the addition of 33 new trees in a combination of Oak, Elm, Pistachio and Crape Myrtle trees that will compensate for the removal of 26 mature trees on site. Large trees (Oak, Elm, and Pistachio) will be distributed along the three streets within the landscape islands 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.

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 development needs and 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.

Nick Thorn (718 N. Buckner Blvd, Suite 400, Dallas, TX), Project Architect, approached the podium and gave a brief presentation on the design concept and special exceptions for the townhome development.

Commissioner O'Quinn asked for the length of the unbroken wall along Goodland St. and along Vintage St. Mr. Thorn stated that Building C that faces Goodland St. houses 11x 20 ft. townhome units making the wall along Goodland St. 220 ft. Mrs. Udrea stated that the streetscape along Goodland is different from the Regulating Plan, but is supported within PD-86 because it is a local vs. general site. Commissioner O'Quinn asked if the fenestration that was placed closer to the entry way of the townhome development would be purposed to increase privacy for the residence. Mr. Thorn confirmed. Commissioner O'Quinn asked if the minimum 40% fenestration requirement within PD-86 was intended for potential retail use on the first floor of the townhome units along Bee St. Mrs. Udrea stated that the retail portion will apply to general sites which are located on the southern portions of Bee and Goodland Streets. The northern portions are local sites.

Commissioner Yarbrough asked if the townhome community will be gated. Mr. Thorn stated that it will not be. Commissioner Yarbrough asked if there will be a Home Owners Association (HOA). Mr. Thorn stated that an HOA will likely be established; however, the applicant will be able to provide more information. Commissioner Yarbrough asked if the townhomes are designed to allow the installation of an elevator in each unit. The applicant, Mr. Mark Winnette (5821 Portsmouth, Dallas, TX), stated that given the constraints of the site and the community's target home buyers are young families and professionals, the townhome design is not geared toward a demographic that would need an elevator installed. Mr. Winnette stated that the price point for the townhomes is approximately \$300,000 and the addition of an elevator will significantly increase that amount. Commissioner Yarbrough asked if soil testing would be conducted on the site. Mr. Winnette stated that soil testing would be conducted

Commissioner Blackson asked where the air-condition units will be located on the property and if they will be screened in. Mr. Thorn stated that the air conditioning units will be located on the common drive area in the spaces between each driveway; however the screens have not been specified at this stage in the townhome design. Commissioner Blackson asked if the applicant has purchased the land or signed a lease. Mr. Thorn stated that the property is under contract. Commissioner Blackson asked if fireplaces will be included in all of the units. Mr. Thorn stated that fireplaces are currently only within the corner units; however, at a later date the amenity may be in all of the townhome units.

Commissioner Plunk asked about drainage on the property. Mr. Thorn stated that drainage had not been addressed at the current design phase, though creating a pleasing aesthetic is a focus and will be considered once drainage is installed. Mr. Mike Barry (13231 Bee St.), local business owner, approached the podium and asked how many parking spaces would be on-site. Mr. Thorn stated that there will be 16 on-street parking spaces and 10 on-site parking spaces. Mr. Barry stated that he has concerns that guests of the townhome residents may take advantage of the small parking lots that are near his business.

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 Commissioners to make a motion.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this Detailed Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner Commissioner David Moore and Commissioner Chris Brewer

D. ADJOURNMENT

Chairperson Hardie welcomes new members Cory Plunk and David Moore to the Planning and Zoning Commission.

A motion was made by Commissioner Brewer, seconded by Commissioner Moore, that this meeting be adjourned at 7:54 pm. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner Commissioner David Moore and Commissioner Chris Brewer

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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.

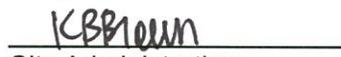
Approved to Post: _____
City Secretary

Stamp:

Posted By: Alexis Jackson

Date Posted: _____


Chairperson


City Administration