



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, August 8, 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 Jason O'Quinn, Commissioner Chris Brewer, and Commissioner Sergio De Los Santos

Present 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Nancy Hardie, Commissioner Tim Yarbrough, and Commissioner David Moore

A.1 [TMP-1834](#) **Discuss regular agenda items.**

A.2 [TMP-1872](#) **Report on Ricker Cunningham Presentation - Part 2.**

B. REGULAR AGENDA ITEMS

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

B.1 [TMP-1835](#) **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

Yarbrough, that this Report be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.2 [TMP-1868](#)

Consider approval of the July 25, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Plunk, that this Minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.3 [16-PL-02](#)

Consider a request for approval of the Final Right of Way Dedication Plat of Knightsbridge Road

Andy Gillies, Community Services Director, gave a brief presentation stating that the tract of land is located at the property intersecting the north side of Crown Drive and connecting to the east end of Knightsbridge Road. Knightsbridge Road was originally proposed to curve to the north. With the creation of the water feature to the north, a new alignment for Knightsbridge was necessary. The owner would like to dedicate the land to be used at Knightsbridge Road public street right of way and utility corridor. The total area is 3.3 acres and the right of way is 100 feet wide. It will include lanes of traffic. The Public Works department has worked closely with the applicant to facilitate the design and development of this right of way dedication.

Chairperson Hardie asked the Commissioners if they had any questions or comments regarding this agenda item; there being none Chairperson Hardie asked for a motion.

A motion was made by Commissioner Moore, seconded by Commissioner Blackson, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.4 [16-PL-01](#)

Consider a request for final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A.

Andy Gillies, Community Services Director, gave a brief presentation stating the plat is composed of two lots. Lot 1 is approximately 44 acres and Lot 2 is approximately 2 acres. With the new alignment of Knightsbridge Road and the multifamily development in the area, the delineation of this lake boundary is necessary. Mr. Gillies also presented a graphic aerial representing how all of the development and the plats, south of 635, are all tied together.

Chairperson Hardie asked the Commissioners if they had any questions or comments regarding this agenda item; there being none Chairperson Hardie asked for a motion.

A motion was made by Commissioner Yarbrough, seconded by Commissioner

Moore, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.5 [16-SP-09](#)

Consider a request from Feizy Properties to amend a site plan located at 13800 Diplomat Drive and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the site is located east of Diplomat Drive. The overall site is approximately 13 acres. The property is zoned Planned Development No. 22 (PD-22), which was designed for light industrial uses. Any modifications to the existing site plan requires an amendment. The site is surrounded by light industrial uses.

The applicant manufactures and sells rugs to the interior design trade. They are staying in their traditional Dallas location on Stemmons Freeway, but hoping to redevelop the Farmers Branch property for additional storage and warehouse space.

Feizy Properties is expanding their business with the acquisition of a 225,106 square-foot existing building. The applicant is proposing adding approximately 59,815 square feet of footprint to the northeast corner of the existing building. The building will contain both warehouse, storage and office space.

The facade of the addition will match the existing building and will be a combination of brick and stucco. The exterior of this building will be approximately 75% masonry material.

The applicant plans to add two signs on the existing plaques at the northwest and southwest corners of the property next to each entrance. They are also proposing one wall sign located on the western elevation, at the entrance to the business. The proposed signage is 54 square feet in size and complies with the city's sign regulations.

Chairperson Hardie asked if any Commissioners had any questions or comments; there being none, Chairperson Hardie asked the Commissioners for a motion.

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

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

C. PUBLIC HEARING

C.1 [16-SU-15](#)

Consider a request from Darsit Bhakta (Hampton Inn) for a Specific Use Permit allowing a hotel on 1570 Mira Vista Boulevard and take appropriate action.

Andy Gillies, Community Services Director, gave a brief presentation stating that the site is 2.45 acres and located on the northeast corner of the Mira Lago peninsula. PD-81 is made up of two subdistricts, the site is within the employment core portion of the PD. The Employment COre subdistrict allows for a wide variety of non-residential uses, including hotels with a SUP. The site plan contains two buildings. The first building is a 4-story Hampton Inn along Mira Lago Boulevard and the second is a free standing 2-level parking structure. The proposed hotel will

consist of approximately 70,535 square feet, containing 117 rooms. A lobby with reception desk, meeting area with a small business center, breakfast area, fitness room, and indoor pool with outdoor seating areas will be located on the first floor. The main entrance will be on the south side of the building.

There are 148 parking spaces proposed. The hotel will be 4 stories in height with an overall height of approximately 61 feet. The applicant is proposing at least 75% brick or stone. The applicant is asking for one special exception for a minimum front yard setback of 10 feet.

The applicant submitted a market study which Mr. Gillies outlined the summary points. The applicant is proposing \$120-130 a night room rates. Hotel occupancy tax is estimated at \$250,000 annually.

Darsit Bhakta (Irving, Texas), applicant, approached the podium and gave a brief presentation regarding the project. Mr. Bhakta began by explaining how Hampton Inn is a focused service hotel product not necessarily limited service. Hampton provides a lot of amenities that other hotel chains don't. He explained that Hilton is a strong national brand and described the average room size. He described his experience as a Hampton owner/operator currently (existing Hampton Inn at Walnut Hill and Stemmons Freeway) and that then went on to highlight the points of the market study conducted.

Commissioner Moore asked what is the occupancy rate at the current property?

Ajit Bhakta (Allen, Texas), applicant, approached the podium and answered 74%.

Commissioner Plunk asked will the current 74% occupancy rate go up or down with the presence of a new hotel?

Ajit Bhakta explained that the initial occupancy of the new hotel would be less. However, within the increased room rate charge of \$ 18-20, the profitability of the hotel shall stay comparable with the current hotel on Walnut Hill.

Commissioner Plunk asked when considering land and availability, would they want to open next to an Omni?

Ajit Bhakta explained that the clustering of properties is good.

Commissioner Yarbough asked if the applicant will continue to own the hotel on Walnut Hill?

Ajit Bhakta replied yes, but would operate under a new franchise flag.

Commissioner Yarbough asked if the applicant has already received approval from Hilton for the concept design?

Ajit Bhakta replied that Hilton has seen it and so far everything is fine. It will be a prototype building.

Sabrina Bala, architect for the applicant, approached the podium, she explained that they have received informal approval via email from Hilton, but need an approval from City before Hilton will officially approve.

Commissioner Moore asked the applicant to explain more about the parking garage?

Sabrina Bala replied that it is a hybrid, pre-fabricated, cast on site, 2 level garage.

With the conclusion of the applicant presentation, Chairperson Hardie called Gayla Guyse to the podium. Gayla Guyse, Marketing Director for the Omni approached the podium and stated that the Omni was in opposition to the proposed Hampton Inn. Also that the area needs more full service hotels to bring in business and that new hotel would be cutting into revenue for the Omni.

Zachary Warren, General Manager for the Wyndham Garden, stated that they were opposed to the proposed Hampton Inn as well. Adding more supply to area will limit the growth of the existing hotels.

After some discussion between the applicant and the Commission, a motion was made by Commissioner Moore to recommend approval of the Specific Use Permit. After several minutes the motion failed for lack of a second.

A motion was made by Commissioner Yarbough, seconded by Commissioner Moore, to continue discussion of this case at the next meeting. The motion failed by the following vote:

Aye: 2 - Commissioner Yarbough and Commissioner Moore

Nay: 3 - Commissioner Blackson, Commissioner Plunk and Chairman Hardie

A motion was then made by Commissioner Blackson, seconded by Commissioner Plunk, that this Specific Use Permit be recommended for denial. The motion carried by the following vote:

Nay: 2 - Chair Hardie and Commissioner David Moore

Aye: 3 - Commissioner Cory Plunk, Commissioner Bronson Blackson and Commissioner Tim Yarbough

D. ADJOURNMENT

A motion was made by Commissioner Blackson, seconded by Commissioner Yarbough, that this be adjourned. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbough and Commissioner David Moore

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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: _____


Chairperson


City Administration