City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, August 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 Administraion member prior to the start of the meeting.

A. STUDY SESSION

Present 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos , and Commissioner Michael Driskill

A.1 TMP-1897 **Introduce and Welcome new Commissioner, Michael Driskill.**

A.2 TMP-1898 **Nominate and Elect new Chairperson and Vice Chairperson for 2016 and 2017.**

A.3 TMP-1875 **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

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

B.1 TMP-1881 **Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

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

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.2 TMP-1871

Consider approval of the August 8, 2016 Planning and Zoning Commission minutes and take appropriate action.

At this point in the meeting, Chairperson Hardie announced that during the study session, early in that evening, the Commission reelected Nancy Hardie as the Chair and Jason O'Quinn as the Vice Chair to serve for a one year term.

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

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.3 16-PL-03

Consider a request for final plat approval of Commercial Equipment Addition, Lot 1, Block A.

Andreea Udrea, Planner, gave a brief presentation stating that this is a final plat for a lot that is owned by FKS Commercial Equipment Company. It is a lot that has been vacant for many years. It is a two acre tract of land, located at 3421 Towerwood. It is currently zoned light industrial and it doesn't require site plan approval. It is being replatted for two reasons.

The first reason is because the property is actually was part of a bigger block and needs to be subdivided into a smaller tract of land. The second reason is the need for the recording of easements before a building permit can be issued.

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

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.4 16-SP-02

Consider a request from Leeds Real Estate Services Inc. for a Detailed Site Plan approval for a mixed-use development located at 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive and take appropriate action.

Note: This item was discussed and action was taken in combination with item C.2. Please see discussion notes under C.2.

A motion was made by Commissioner Yarbrough, seconded by Commissioner

De Los Santos, that this Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. PUBLIC HEARING

C.1 16-ZA-03

Consider a request from GFF Planning / Provident Realty Advisors to amend Planned Development No. 88 (PD-88) for an 8.795-acre site located approximately 600 feet east of Luna Road and 1200 feet south of LBJ Freeway and take appropriate action. This amendment includes rezoning the 8.795-acre site from "Commerce" subdistrict to "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a new multi-family residential community.

Andreea Udrea, Planner, gave a brief presentation stating that the reason for the request is to change the designation of this subject site from Commerce district to meet Mid Density Residential. Andreea went on to explain a bit of the history of the property. This particular zoning request is for Phase III of the Mercer Crossing Apartment Community. The project includes; 260 dwelling units, a combination of 3 and 4 stories, 1, 2 and 3 bedrooms units with tuck under garages. Andreea also gave an overview of the existing multi-family units on the west side.

Matt Harris with Provident Realty Advisors, 10210 N. Central Expressway, Dallas, approached the podium and gave a brief presentation on the project. He mentioned that they plan to submit for the Detailed Site Plan in the 1st Quarter of 2017. They plan to begin construction fall 2017 and the total development costs equals $36 million.

Brian Moore with GFF Planning, 2808 Fairmont Street, Dallas, approached the podium and gave a brief presentation stating that the project would be a wood frame construction and 75% masonry. He discussed the specific parking configuration as well.

Commissioner Brewer asked if the garages are attached to the building?

Andreea replied yes and there is a common interior hallway that connects to each unit.

Commissioner Plunk asked if the parking and breezeways were the same in the adjacent apartments?

Andreea replied yes.

Commissioner De Los Santos commented regarding the other applicant's projects that were mentioned and if either of them have a shingle roofing system?

Matt Harris approached the podium and replied that there are some shingle roofing. Some with flat roofing.

Commissioner De Los Santos asked if they are also using metal panels on the exterior facades? What type of metal panels?

Brian Moore replied that they would pick a high quality metal panel.

Commissioner O'Quinn asked what the total multi-family count would be on the West side with the approval of the project? He also voiced his concern about future absorption.

Andrea replied it would be approximately 7,500 units.

Commissioner Plunk expressed concern as well about the absorption of additional multi-family apartment projects.

Kimberly Byrum, Myers Research, 4925 Greenville Ave., Dallas, approached the podium. She replied that job growth is the main driver in apartment absorption in Dallas. Farmers Branch is accessible to all areas. Salaries are in line with the apartment rates.

Commissioner Plunk asked if there is a down turn and we don't meet that projection what does that do to the value of the apartments?

Kimberly replied that they use a national company for growth information. We have the correct absorption numbers for any turn in down growth.

Andy Gillies approached the podium to comment about the staff insisting on the trail system being installed, the lake being constructed and the boardwalk area will all contribute to the surrounding sustainability.

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

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C.2 16-ZA-04 **Consider a request from Leeds Real Estate Services Inc. to amend Planned Development District 90 (PD-90) for Tract 3 located at 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive and take appropriate action.**

Andy Gillies, Community Services Director, gave a brief presentation explaining the

complexities of the project. He described the need to amend the current PD as well as the need to approve the detailed site plan.

He went on to describe the location of the 16 acre project and its current condition. He explained that the existing lake was an old quarry. He also described the history of the current zoning designation and what was originally proposed for the site. The projected would be completed in two phases and all of the existing building would be razed. He then began to outline the proposed detailed site plan. The site is divided into 4 basic lots.

Lot A is made up of eight different buildings, all 3 stories. Lot A includes 52 townhomes with tandem garages. It also includes 5,600 sq feet of retail. The 1st floor will be retail. The next two floors will be residential units for a total of 66 units. 96% of the units for this building would be 1 bedroom, the remaining 2 and 3 bedrooms.

Lot B includes a 4 story building wrapped around the parking structure. It will include a courtyard and 4,500 sq feet of retail. One unique feature is 5,000 sq feet along "retail ready" space. This space is built to commercial standards but used for residential initially. Of the 163 dwelling units, 67 will be one bedroom, and the remaining units will be 2 bedrooms.

Lot C is located west of Lot B. This lot includes one, 4 story building containing 122 units. It does not contain any retail. 100% multi-family. There is an interior parking structure for a total of 167 parking spaces.

Lot D contains a 4 story building with 235 units. Majority of the units in this building would be 2 bedrooms. 298 parking spaces included within the structured parking area.

All of the buildings have a high percentage of masonry, (75 to 80%). The colors may change between the buildings but the architectural style will be the same. The project will be called Midway Urban Village.

In summary the project contains, 13 buildings throughout the 16 acres, a little over 526,000 square feet of development, 586 dwelling units, 17,840 square feet of retail space, additional 4,500 square feet retail ready space, 920 parking spaces (either surface, on street parking or structured parking). 83% of parking requirements are structured parking.

Jason Leeds, Leeds Real Estate Services, 11700 Preston, Dallas, approached the podium and gave a presentation regarding the project. He provided a personal background and also detailed a few previous projects he had worked on or developed.

Commissioner Driskill asked if Mr. Leeds had sold any of the rental properties that he had developed? And what is your exit strategy down the road?

Mr. Leeds replied that he does build to sell but most of his projects are purchased by investment groups for long term ownership.

Commissioner Driskill asked if he had sold any to date?

Mr. Leeds replied that some of the projects have been sold and 3 are currently on the market.

Commissioner Yarbough asked how will this design be memorable to Farmers Branch?

Mr. Leeds replied that the goal is already accomplished because of the site with the natural lake that creates the center piece for the site plan and the design and layout of the units.

Commissioner Yarbough asked what makes the exterior unique?

Mr. Leeds mentioned the architecture has classic and modern elements. We incorporated higher masonry than required. The walkability, retail and office aspect are what makes it stand out. There is a true live and work balance.

Commissioner Yarbough asked will attract other people from the surrounding communities into this retail space?

Mr. Leeds replied that because of the critical mass the project encompasses he anticipates attracting solid service retail. And the proximity of Midway Road with its volume of 50,000 vehicles per day.

Commissioner Yarbough asked about the name for the property?

Mr. Leeds replied he took a pretty simplistic approach and went with what URL's are available from a marketing standpoint.

Commissioner Blackson asked about the parking for Building A. Where are the people that live above the retail supposed to park? How do you keep them from parking in the retail parking spots?

Mr. Leeds replied that there is a little bit of surface parking adjacent to the townhomes and on-street parking as well.

Commissioner Blackson asked Lots C and D both show two access points. Does Lot B have 2 access points as well?

Mr. Leeds replied yes.

Commissioner Brewer asked if the corridors were open air or air conditioned?

Mr. Leeds replied that they are open air corridors.

Commissioner Plunk asked what kind of rental rates are expected?

Mr. Leeds replied approximately $ 1.77 a square foot or an average rent of $1,600 a month.

Commissioner Plunk asked if the lake make this property an anomaly or is there potential for similar property across the road?

Mr. Leeds replied yes, but there is opportunity for similar projects nearby.

Commissioner Moore asked about the timing between phases?

Mr. Leeds replied that he would like to start construction first quarter of 2017 on Phase 1. Phase 2 would be fall late 2018. Some of the current tenants have leases until September 2018.

Commissioner Blackson asked about the plans in place to preserve Blue Lake during construction?

Mr. Leeds replied that there are stormwater quality management requirements we will adhere to. There will be erosion control as well.

Commissioner Moore asked for more information about the flex space.

Andy replied it would be up to the management in terms of timing but staff wanted the opportunity for a conversion for residential to commercial along the main new private streets to be market driven.

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: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

D. ADJOURNMENT

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

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

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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: Andreea Udrea

Date Posted: _____

_____
Chairperson

_____
City Administration