# City of Farmers Branch

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

## Meeting Minutes

## Planning and Zoning Commission

**Monday, September 12, 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

**Absent** 1 - Commissioner Cory Plunk

**Present** 8 - 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-1876 **Discuss regular agenda items.**

## B. REGULAR AGENDA ITEMS

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

**B.1** TMP-1913 **Election of Chairman and Vice-Chairman to the Planning and Zoning Commission.**

**A motion was made by Commissioner Blackson, seconded by Commissioner Yarbrough, that Nancy Hardie be reelected as Chair and Jason O'Quinn elected as the Vice Chair. The motion carried by the following vote:**

**Aye:** 8 - 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-1882

**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 this Report be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - 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** TMP-1879

**Consider approval of the August 22, 2016 Planning and Zoning Commission minutes and take appropriate action.**

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

**Aye:** 8 - 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-PL-04

**Consider a request for final plat approval of QT 999 Addition, Lots 1 and 2, Block A.**

Andreea Udrea, Planner, gave a brief presentation stating that this is a final plat for a 7 acre vacant lot owned by the Quik Trip Corporation. The address is 1500 LBJ. The purpose of the replat is to develop the property as a gas station and convenience store. The approved site plan was presented. Mrs. Udera stated that construction has begun on the project and should be completed by March 2017. This final plat will also dedicate the necessary easements.

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

**Aye:** 8 - 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-SP-08

**Conduct a public hearing and consider a request from JPI Real Estate Acquisition LLC for a Detailed Site Plan approval for a new multifamily residential community located at the future extension of Knightsbridge Road and take appropriate action.**

Andy Gillies, Community Services Director, gave a brief presentation stating that in

February of this year, a zoning change for this portion of PD-88 was approved. The change from Commerce District to Mid Density Residential for a 30 acre tract was allowed as well as the Conceptual Site Plan for this particular project. Included in the project proposal was a multi-family residential development which included 840 units and 19 buildings. The development would be constructed in two phases. This Detailed Site Plan proposal is for Phase 1 which includes 15 acres, 424 units and 10 buildings. There are two access points both along Knightsbridge Road. The site contains a combination of surface parking and tuck under garages. The development includes two clubhouses, sand volleyball court, pool and leasing office. The architecture for the project is a modified art deco style. All elevations visible from the public will comply with 75% masonry requirement, with a combination of brick and stucco. The applicant plans to install 10,500 linear feet of trails throughout the entire project. The landscape plan contains approximately 34% open space. There is one freestanding monument sign proposed along the north side of Knightsbridge Road. Mr. Gillies went on to describe the two proposed special exceptions.

Commissioner Brewer asked about the 75% of masonry only on the exterior facing walls and why the same percentage wasn't also required on the interior walls?

Mr. Gillies replied that PD 88 does not regulate elevations not viewable from the public point of view to meet the masonry requirement. Howener, all of these interior elevations contain at least 60% masonry material. Also because of the art deco style used a lesser percentage of masonry was preferred. The applicant will still have to meet a higher standard for the application of the stucco on the building.

Commissioner De Los Santos remarked about the exits and entrances for the property and questioned if the fire lanes had been reviewed and if they were in compliance?

Mr. Gillies replied that the site plans had all gone through a through review with the Fire Department and Public Works and had met all of the requirements.

Miller Sylvan, representative for the applicant, JPI, 600 East Las Colinas Blvd., Irving, Texas, approached the podium and gave a brief overview of the project restating the project specifics. Stating the project is a $70 million dollar investment.

Commissioner De Los Santos asked about the elevators for the project? How many does each building have?

Mr. Sylvan replied that there is an elevator on the 4-story building which is located next to the sand volleyball courts. Also there will be an elevator in Building 1 which is loctaed next to the pool.

Commissioner De Los Santos asked where the trash removal would be located on the site plan and are the dumpsters screened?

Mr. Sylvan replied by pointing out at least two locations on the site plan their locations.

Commissioner De Los Santos asked about the glass railings for the buildings?

Mr. Sylvan replied that the amenity area near the lake will utilize glass railings.

**A motion was made by Commissioner De Los Santos, seconded by Commissioner Brewer, that this Site Plan be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - 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 Driskill, seconded by Commissioner Brewer, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 8 - 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

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.

**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