



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes – Final Planning and Zoning Commission

Monday, December 22, 2014

7:00PM

Council Chambers

Study Session - 6:00pm - Study Session Room

Absent 1 – Commissioner David Honnoll

Present 7 – Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O’Quinn, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie, Commissioner John Bingham

Staff 2 - Alexis Jackson, Senior Planner, Andy Gillies, Director of Planning

A. STUDY SESSION

Chairman Patterson called the Study Session to order at 6:00pm.

A.1 Discuss regular agenda items.

This report was presented.

A.2 Discuss end of year progress report on development in 2014.

This report was presented.

B. REGULAR AGENDA ITEMS

Chairman Patterson called the Regular Meeting to order at 7:00pm.

B.1 Consider approval of the minutes of the December 8, 2014 Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Vice Chairman Hardie, seconded by Commissioner Blackson to approve the minutes as submitted. The motion passed unanimously.

Aye: 7 – Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O’Quinn, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie

B.2 Consider approving the final plat of CCI-Two Hickory Addition, Lot 1, Block A and take appropriate action.

A motion was made by Commissioner O’Quinn, seconded by Commissioner Beck to recommend approval of the final plat. The motion passed unanimously.

Aye: 7 – Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O’Quinn, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie

B.3 Consider the request from Motel 6 (FB Prosper Hospitality LLC) for approval of a revised site plan of 2.2 acres for an existing motel located at 13235 Stemmons Freeway and take appropriate action.

Mr. Gillies gave a brief presentation stating that a portion of the property has been sold to TXDOT for the expansion of I-35. The motel will be reducing their rooms to 108 units and will be one-half acre smaller in size. Mr. Gillies stated that eighty-five feet of existing property is being purchased by TXDOT and that will require demolition of a portion of Building A, which includes the lobby area. The lobby will be relocated to Building D. The 5,000 square foot restaurant will also be removed and that area will be converted to landscaped open space. Mr. Gillies also stated that the entire hotel is being remodeled with new paint, carpet, and furniture as well as a new landscaping plan.

A motion was made by Vice Chairman Hardie, seconded by Commissioner Beck to recommend approval of the detailed site plan for Motel 6. The motion passed unanimously.

Aye: 7 – Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O’Quinn, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie

B.4 Consider a request from Pillar Income Asset Management for approval of a detailed site plan for a 5.37 acre tract located at the southwest corner of LBJ Freeway and Mira Lago Boulevard (more commonly known as 11771 Mira Lago Boulevard) and take appropriate action.

Mr. Gillies gave a brief presentation stating that the site plan was the first phase of a multi-family development known as “The Dominion”. The first phase will consist of 5 acres and 238 units. This detailed site plan is consistent with the conceptual site plan approved in August 2014. Mr. Gillies stated that the development will be a 4-story multi-family building with a 5-story parking garage containing 396 parking spaces as well surface parking spaces being provided on the site. There will be seven live/work rental spaces that could eventually be converted to retail space if needed. Mr. Gillies discussed amenities of the property as well façade details and stated that approximately 34 percent of the site will be natural or landscaped open space.

Commissioner Reed asked if parking was available for loading and unloading of truck vehicles and stated that she would like those areas designated on the site plan.

Eric Earnshaw, the architect representing the applicant, stated that there was designated parking for loading and unloading along the northern side of the building.

Commissioner Reed asked how many parking spaces were dedicated for guest parking.

Mr. Earnshaw stated that 70 guest parking spaces will be provided as part of the parking garage and surface parking.

A motion was made by Commissioner Beck, seconded by Commissioner O’Quinn to recommend approval of the site plan with the condition that a loading zone designation on the north side of the building be included on the site plan. The motion passed by a 6 to 1 vote with Commissioner Reed voting in opposition.

Aye: 6 – Chairman Joe Patterson, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O’Quinn, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie

Nay: 1 - Commissioner Jamie Reed

C. PUBLIC HEARING

C.1 Consider a request from NTX Auto for a five year interim-specific use permit for motor vehicle repair and outdoor storage located at 2410 Valwood Parkway and take appropriate action.

Alexis Jackson, Senior Planner, stated that staff was recommending an interim specific use permit for this request. The building is approximately 2200 square feet with 24 parking spaces. Ms. Jackson stated that outdoor storage was being proposed along the southern portion of the site contained within a masonry walled area. This area will be used to temporarily park vehicles while they are being repaired.

Ms. Jackson stated that eight surrounding property owners were notified of the zoning request. City staff received no responses.

Commissioner O'Quinn asked if there were plans to paint the exterior of the building.

Ms. Jackson stated that the roof of the building has been painted, no other exterior painting is proposed.

Commissioner O'Quinn asked how the property will be maintained to ensure junk vehicles do not exist on site.

Ms. Jackson stated that language will be placed in the ordinance designating where vehicle storage can be placed and prohibiting the sale of vehicles.

Chairman Patterson opened the public hearing and asked if anyone in the audience wanted to speak regarding this request. There being no response, Chairman Patterson closed the public hearing.

A motion was made by Commissioner Blackson, seconded by Vice Chairman Hardie to recommend approval of the specific use permit-interim use for motor vehicle repair and outdoor storage for a 5 year period. The motion passed by a 6 to 1 vote, with Commissioner O'Quinn voting in opposition.

Aye: 6 – Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie

Nay: 1 - Commissioner Jason O'Quinn

D. ADJOURNMENT

A motion was made by Chairman Patterson, seconded by Commissioner Blackson to adjourn the meeting at 7:42pm. The motion passed unanimously.

Aye: 7 – Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Sergio De Los Santos and Vice Chairman Nancy Hardie

Chairman

City Administration