



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes - Final Planning and Zoning Commission

Monday, October 14, 2013

6:00 PM

Council Chambers

A. STUDY SESSION

Absent 1 - Commissioner Jason O'Quinn

Presiding 1 - Chairman Joe Patterson

Present 6 - Vice Chairman Nancy Hardie, Commissioner Chuck Beck, Commissioner Jonathon Bingham, Commissioner Bronson Blackson, Commissioner David Honnoll, and Commissioner Jamie Reed

Staff 3 - Andy Gillies Director of Planning, Alexis Jackson Senior Planner, and Stacy Henderson

A.1 Discuss regular agenda items.

This Report was presented.

A.2 Overview of new Planning Mapping System.

This Report was presented.

B. REGULAR AGENDA ITEMS

B.1 Consider approval of the minutes of the September 23, 2013 Planning and Zoning Commission meeting and take appropriate action.

Chairman Patterson noted that the minutes were amended in the Study Session meeting to include the following: Page 2, Paragraph 4, the statement should read "Commissioner O'Quinn asked if".

A motion was made by Vice Chairman Hardie and seconded by Commissioner Beck to approve the minutes as amended. The motion carried unanimously.

Aye: 6 - Vice Chairman Hardie, Commissioner Beck, Commissioner Bingham, Commissioner Blackson, Commissioner Honnoll and Commissioner Reed

B.2 **Consider request to approve the final plat of Landon Valley View Addition, Lots 1 and 2, Block A and take appropriate action.**

Mr. Andy Gillies gave a brief presentation regarding the final plat. He stated that three lots were being reconfigured into two lots and the new plat proposed would create a new Lot 1 consisting of 5.8 acres and a new Lot 2 consisting of 3.9 acres. Mr. Gillies stated that the final plat meets all city requirements for the Subdivision Ordinance.

The applicant came forward and stated that they were available for questions.

A motion was made by Commissioner Beck and seconded by Commissioner

Honnoll to recommend approval of the final plat. The motion carried unanimously.

Aye: 6 - Vice Chairman Hardie, Commissioner Beck, Commissioner Bingham, Commissioner Blackson, Commissioner Honnoll and Commissioner Reed

C. PUBLIC HEARING

C.1 Conduct a public hearing and consider adopting Ordinance No. 3250 for a Specific Use Permit, allowing restaurant use in the westernmost suites (Suites 110 and 180) of the building located at 13608 Midway Road, within the Light Industrial (LI) zoning district and take appropriate action.

Chairman Patterson opened the public hearing.

Mr. Gillies gave a brief presentation. He stated that the property is located within a Light Industrial zoning district and the specific use permit was for approximately 4,600 square feet of space along the western edge of the building. A semi-circular patio area seating approximately 75 people will be added along the western edge of the building fronting Midway Road. The tenant would be Capriotti's sandwich shop.

Mr. Jason Ricks, with BH Properties was available to answer questions.

Commissioner Blackson asked how the restaurant would get food waste to and from the dumpster given its current location by another building.

Mr. Ricks stated that the dumpster is located by building 13614 Midway, next to 13608 and they do have other locations available should it be needed.

Mr. Gillies stated that a dumpster could be located near a parking bay and a dumpster enclosure would be required.

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

Mr. Gillies stated that six letters were mailed to surrounding property owners, staff received no written responses.

A motion was made by Commissioner Blackson and seconded by Vice Chairman Hardie to recommend approval of the specific use permit. The motion carried unanimously.

Aye: 6 - Vice Chairman Hardie, Commissioner Beck, Commissioner Bingham, Commissioner Blackson, Commissioner Honnoll and Commissioner Reed

D. ADJOURNMENT

A motion was made by Chairman Patterson and seconded by Commissioner Blackson to adjourn the meeting at 7:27pm. The motion passed unanimously.

Chairman

City Administration

Aye: 6 - Vice Chairman Hardie, Commissioner Beck, Commissioner Bingham,
Commissioner Blackson, Commissioner Honnoll and Commissioner Reed