



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes - Draft Planning and Zoning Commission

Monday, June 10, 2013

7:00 PM

Council Chambers

Study Session Meeting to be held at 6:00 PM in Study Session Room

Absent 3 - Commissioner Debbie King, Commissioner Jason O'Quinn, and Vice Chairman Nancy Hardie

Present 6 - Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Bronson Blackson, Commissioner Charlie Bond, Chairman Joe Patterson, and Commissioner Jonathon Bingham

A. STUDY SESSION

A.1 Discuss regular agenda items.

This Report was presented.

A.2 Discuss Upcoming Town Hall Meeting

This Report was presented.

A.3 Discuss City Council Study Session meeting on June 18, 2013 regarding Mercer Crossing.

This Report was presented.

B. REGULAR AGENDA ITEMS

B.1 Consider approval of the minutes of the April 22, 2013 Planning and Zoning Commission meeting and take appropriate action.

Chairman Patterson stated that they would like to amend the minutes to add Board member information at the beginning of the document and will table this item to the next scheduled meeting of June 24, 2013.

B.2 **Consider request to approve a final plat of Elan City Centre, Lot 1, Block A being a replat of Galleria Apartments, Lot 1, Block A and take appropriate action.**

Chairman Patterson read the following information into the record.

GS Multifamily Dallas Galleria, LLC is the owner of a 7.851 acre tract of land currently platted as Galleria Apartments, Lot 1, Block A. The owner proposes to replat the property as Elan City Centre, Lot 1, Block A for the purpose of repositioning certain fire lane and utility easements on the property. The property has frontage on LBJ

Freeway with additional frontage on Galleria Place and Galleria Drive at McEwen Road.

The proposed final plat of Elan City Centre, Lot 1, Block A is consistent with the Texas Local Government Code and the City requirements for a replat. City Administration recommends approval of the proposed final plat.

Andy Gillies, Planning Director gave a brief presentation regarding this request.

A motion was made by Commissioner Bingham and seconded by Commissioner Honnoll to recommend approval of the replat. The motion passed unanimously.

Aye: 6 - Commissioner Beck, Commissioner Honnoll, Commissioner Blackson, Commissioner Bond, Chairman Patterson and Commissioner Bingham

B.3

Consider request to approve a final plat of Mercer Crossing South, Lots 1 and 2, Block A and take appropriate action.

Chairman Patterson read the following information into the record.

Mercer Luna LP and Mercer Knightsbridge LP are the owners of an undeveloped 17.440 acre tract of land located at the northeast corner of Luna Road and Knightsbridge Road. The owners propose to plat the land as Mercer Crossing South, Lots 1 and 2, Block A. The proposed final plat of Mercer Crossing South, Lots 1 and 2, Block A are consistent with the Texas Local Government Code and the City requirements for a plat.

City Administration recommends approval of the proposed final plat of Mercer Crossing South.

Andy Gillies, Planning Director gave a brief presentation regarding the request including Phase 1 and 2 of the proposed project. Mr. Gillies discussed the conceptual site plan and proposed amenities. Mr. Gillies stated that the applicant was present and available for questions.

A motion was made by Commissioner Beck and seconded by Commissioner Blackson to recommend approval of the final plat. The motion passed unanimously.

Aye: 6 - Commissioner Beck, Commissioner Honnoll, Commissioner Blackson, Commissioner Bond, Chairman Patterson and Commissioner Bingham

B.4

Consider approving Resolution No. 2013-038 for a Site Plan Amendment submitted by Flooring Services Incorporated, located at 2020 Valley View Lane and take appropriate action.

Chairman Patterson read the following information into the record.

Flooring Services is requesting an amendment to their site plan for an additional surface parking lot located on the south side of the property. This new parking area will be used primarily for employee parking and will include landscape improvements in the parking island medians and adjacent to Hutton Drive. City Administration recommends approval of the proposed site plan.

Alexis Jackson, Senior Planner, gave a brief presentation regarding the proposal. She stated that Flooring Services uses the building as a showroom, warehouse and office. They are located on a 6.9 acre lot and in the process of hiring more

employees for their expanding business and therefore additional parking is necessary. Ms. Jackson stated that Flooring Services will be adding 31 new parking spaces. The Zoning Ordinance requires a minimum of 200 parking spaces, and the applicant will have 251, exceeding City requirements. Ms. Jackson stated that the applicant will provide additional handicap parking as well comply with ADA requirements. Ms. Jackson discussed the types of landscaping that will be provided in the median islands and along Hutton Drive. Ms. Jackson stated that City Administration recommends approval of the site plan amendment and that the applicant was available for questions.

Commissioner Beck asked if the property to the west would be impacted by the parking expansion.

Ms. Jackson stated that the property to the west would not be impacted by the expansion.

A motion was made by Commissioner Blackson and seconded by Commissioner Bingham to recommend approval of the proposed site plan amendment. The motion carried unanimously.

C. PUBLIC HEARING

No Items.

D. ADJOURNMENT

A motion was made by Chairman Patterson and seconded by Commissioner Bingham to adjourn the meeting at 7:16pm. The motion carried unanimously.