

**PLANNING AND ZONING COMMISSION  
MINUTES OF A REGULAR MEETING  
CITY OF FARMERS BRANCH**

**COUNCIL CHAMBERS  
CITY HALL PLAZA**

**FEBRUARY 11, 2013  
7:00 P.M.**

**Members of the Planning and Zoning Commission present:**

Chairman, Joe Patterson  
Vice Chairman, Nancy Hardie  
Commissioner Charles Beck  
Commissioner John Bingham  
Commissioner Bronson Blackson  
Commissioner Charlie Bond  
Commissioner David Honnoll  
Commissioner Debbie King  
Commissioner Jason O'Quinn

**Members of City Staff present:**

Andy Gillies, Director of Planning  
Alexis Jackson, Senior Planner  
Stacy Henderson, Recording Secretary

Chairman Patterson called the meeting to order at 7:00 p.m.

**B.1 Consider approval of the minutes of the January 28, 2013 Planning and Zoning Commission meeting and take appropriate action.**

Chairman Patterson asked the Commission if they had any changes or corrections to the minutes of January 28, 2013.

A motion was made by Commissioner O'Quinn and seconded by Commissioner Blackson to approve the minutes as submitted. The motion carried unanimously.

Chairman Patterson stated that they were going to change the agenda order and present Agenda Item D.2 next.

**D.2. Public Hearing: Consider the request of RPM Cycle for approval of a Specific Use Permit and associated Site Plan to allow motorcycle sales and repair located at 13990 Stemmons Freeway.**

Chairman Patterson opened the public hearing and read the following information into the record.

RPM Cycle is proposing to relocate its existing motorcycle sales and repair business to the Valwood Design Center located at 13990 N. Stemmons Freeway (I-35E) and within Planned Development No. 70 zoning district. Additional motorcycle parking is proposed along the

western property boundary along Stemmons Freeway. Additional landscaping is proposed along Stemmons Freeway. A new signage configuration is proposed along Stemmons Freeway and Denton Drive.

Staff recommends approval of the Specific Use Permit and associated Site Plan, to allow motorcycle sales and repair with the following conditions:

- No motorcycle parking along the west side travel lane. Staff recommends keeping this area free for travel between the two retail businesses. Staff believes the motorcycle parking would restrict the ingress and egress of the traffic from Stemmons Freeway.
- No outdoor storage on the east side of the building adjacent to Denton Drive is recommended. The applicant proposes to increase the size of the garbage screening enclosures to include outdoor storage.

Ms. Alexis Jackson, Senior Planner, came forward and gave a brief presentation regarding the request. She stated that retail uses were found currently in this shopping center. Currently RPM is located approximately 1,400 feet west of this site and they are looking for additional space with a showroom to display their motorcycles. Ms. Jackson stated that they will have no outdoor storage proposed with this site and Staff is recommending that no motorcycle parking be allowed along the western portion of the site. No outdoor storage would be allowed with this specific use permit.

Chairman Patterson asked if the applicant had any further comments.

Mr. Eric Morgan, 4300 Sigma, representing the applicant stated that the western driveway on the proposed site is not currently being used for thru traffic and they would like to remove the access and use for parking and a place to display some of their motorcycles.

Chairman Patterson asked if anyone in the audience wanted to speak regarding this request.

Chairman Patterson closed the public hearing and asked how many surrounding property owners were notified of the request.

Ms. Jackson stated that 8 property owners were notified of the request. Staff received no written responses.

Commissioner O'Quinn asked why they needed additional storage along the side the building.

Mr. Morgan stated that they would like the ability to stripe that area and park their motorcycles as part of the showroom. There would be a separate service area for deliveries.

Commissioner O'Quinn asked if they would have to walk through the landscaping to get to store.

Mr. Morgan stated that they would create a walking area for customers to get from the building to the motorcycle area outside.

Mr. Larry Robbins, representing the seller stated that they had visited the site on many occasions and had not seen a vehicle using this area. The existing parking lot has good traffic flow.

Mr. Romero, the owner of RPM Cycle stated that they are requesting additional parking for convenience purposes and it would allow more space to become available for display. Mr. Romero stated that the travel lane is not used and he believes it would be a good location to showcase the vehicles.

Mr. Amoedo, owner of building, stated that he has not seen any vehicles using this western access road.

Mr. Gillies asked if there were any restricted covenants in place.

Mr. Amoedo stated none that he's aware of.

Ms. Neva Amoedo stated that it would be much safer to have this drive access closed off. She stated that she has seen an accident happen in that location and feels it would be best to have it closed off.

A motion was made by Commissioner Bingham and seconded by Commissioner O'Quinn to recommend approval of Specific Use Permit as recommended by staff with no outdoor storage or parking along the western portion of the site. The motion passed unanimously.

**B.2 Consider the request of Provident Realty Advisors (Mercer Luna LP) for approval of a Detailed Site Plan for a 10.06 acre tract located approximately 200 feet south of the LBJ Freeway (I-635) on the east side of Luna Road (11700 Luna Road) and take appropriate action.**

Commissioner Blackson removed himself as a voting member from this agenda item due to conflict of interest.

Chairman Patterson read the following information into the record.

In 2012 Provident Realty Advisors proposed developing a large multi-family community within the southern portion of Planned Development No. 88 (also known as the Mercer Crossing Code). This portion of PD-88 was originally designated as a Commerce subdistrict, which does not allow residential development. The city approved Ordinance No. 3190 amending PD-88 and establishing a new Mid Density Residential subdistrict for this tract. The City also approved a Conceptual Site Plan for this 17 acre future multi-family community.

Provident is now requesting approval of a Detailed Site Plan for the first phase of this development. Phase 1 is the 10 acre northern portion of the 17 acre subdistrict. Provident is proposing developing 299 dwelling units within Phase One.

Parking within the site will include both enclosed garages and surface parking. Approximately 25% of the site will be landscaped open space. A pedestrian trail is proposed along the northern and eastern edge of the project.

Staff recommends approval of the Detailed Site Plan, with the following conditions:

- All the proposed carports are removed and canopy trees be installed as shown on the City Recommended Landscape Plan Modification –Attachment 17.

Mr. Gillies came forward and made a brief presentation. He discussed the zoning of the area; he stated that nine residential buildings and one lease building were proposed. Mr. Gillies discussed amenities of the property and outlined what the buildings and carports would look like for the development. Mr. Gillies stated the carports were a new addition to the site plan.

Mr. Brian Moore, of Good Fulton and Ferrell Architects, came forward and explained his project. He discussed the design of the buildings and the need for carports. Mr. Moore stated that he did not want carports to be considered a negative to the development. The carport design and color would match the building as well as the roofing. Mr. Moore stated that the carports would only be 4 cars long and will make a difference in the design as well as break up the design.

Mr. Matt Harris, Provident Realty, stated that Phase 1 would consist of 299 units and discussed the interior amenities of the project.

Chairman Patterson stated that this was a quality project and believed the carports were a nice addition.

A motion was made by Vice Chairman Hardie and seconded by Commissioner O'Quinn to recommend approval of the detailed site plan with no conditions. The motion approved unanimously.

**D.1 Public Hearing: Consider the request to approve the final plat of Mount View No.1, Lot 1, Block A, and take appropriate action.**

Chairman Patterson opened the public hearing and read the following information into the record.

Albert and Mary Ramirez are the owners two residential lots addressed as 2659 and 2663 Mount View Drive. The two lots are a total of approximately 15, 000 square feet (or 0.3444 acres) and are known as Lots 17 and 18, Block 3, Valley View Addition No.5. The owners are requesting approval to re-plat their lots as Mount View No. 1, Lot 1, Block A.

Texas Local Government Code requires that a public hearing be conducted for all residentially zoned re-plats that do not vacate a preceding plat. Public hearing notices were mailed on January 25th, 2013 to all property owners within 200 feet of the proposed re-plat. No opposition has been received to date.

The proposed final plat of Mount View No.1, Lot 1, Block A is consistent with the Texas Local Government Code and the City platting requirements.

City Administration recommends approval of the proposed final plat of Mount View No.1, Lot 1, Block A.

Andy Gillies gave a brief presentation regarding the request stating that they would like to combine their lots in order to build a larger home. Mr. Gillies stated that once combined the total lot size will be 15000 square feet.

Mr. Todd Bonneau, 3550 Brookhaven Club Drive, Farmers Branch, representing the applicant stated that he was present to answer any questions.

Commissioner O'Quinn asked why the property owners were asking for this request.

Mr. Bonneau stated that the owners would like a larger lot to accommodate their family. He stated that they would like to stay in Farmers Branch and have looked at other properties in Farmers Branch, but haven't found anything that would accommodate the size they are looking for.

Chairman Patterson asked how many surrounding property owners were notified of the zoning request.

Mr. Gillies stated that 29 letters were mailed to surrounding property owners. City staff received three letters in support of the request and no letters of opposition.

Chairman Patterson closed the public hearing.

A motion was made by Commissioner Bond and seconded by Commissioner O'Quinn to recommend approval of the request. The motion carried unanimously.

**Adjournment:**

There being no additional items on the agenda, a motion was made by Chairman Patterson and seconded by Commissioner King to adjourn the meeting at 8:20p.m. The motion carried unanimously.

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Chairman

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Secretary