



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, April 10, 2017

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 Administration member prior to the start of the meeting.

A. STUDY SESSION

Excused 1 - Commissioner Tim Yarbrough

Present 7 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill

Staff 3 - Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, and Andreea D. Udrea Planner II

A.1 [TMP-2157](#)

Receive an update and presentation on the proposed Eastside Alcohol Overlay.

B. REGULAR AGENDA ITEMS

B.1 [17-443](#)

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Brewer, that the Attendance Matrix be recommended for approval. The motion carried by the following vote:

Excused: 1 - Commissioner Tim Yarbrough

Aye: 7 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.2 [17-444](#)

Consider approval of the March 27, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Driskill, seconded by Commissioner De Los Santos, that the Minutes be approved. The motion carried by the following vote:

Excused: 1 - Commissioner Tim Yarbrough

Aye: 7 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. PUBLIC HEARING

C.1 [17-SU-02](#)

Conduct a public hearing and consider a request from ATV Scooter Store for a Specific Use Permit for vehicle sales, outdoor display and associated site plan located at 13830 Stemmons Freeway, Suite 100 and take appropriate action.

Alexis Jackson, Planning Manager, approached the podium to briefly present the Specific Use Permit request. The subject property is a 0.869-acre site located east of Stemmons Freeway. The property is located in Planned Development Number 70 zoning district within the Freeway Subdistrict, which allows a wide range of commercial uses. PD-70 requires that all vehicle sales and outdoor display must obtain a Specific Use Permit. To the south is another motorcycle sales business, Freedom Power Sports. To the north is a retail/wholesale tile business, Tile Expo. The applicant is proposing a business at this location that sells new and used scooters, ATVs, UTVs, dirt bikes, go-karts, and motorcycles as well as a variety of accessories. The business operating hours are Tuesday - Saturday, 10:00 am - 6:00 pm. The total number of employees is approximately four. The franchise vehicles this dealer is licensed to sell TAOTAO, Trailmaster, RPS, Coolster, and Peace. With this request the applicant proposes to install an irrigation system and landscaping along the southern property line as well as the landscaped driveway islands along the freeway frontage. The proposed plant material includes a combination of native grass and shrubs.

Vice Chair O'Quinn expressed concern of locating the front entrance to the ATV Scooter Store business because the Tile Expo sign dominates the main entrance for both businesses.

Mrs. Jackson explained there is directional signage indicating the entrance of the ATV Scooter Store.

Qiang Xiao, 13830 Stemmons, owner of the business approached the podium and briefly provided a presentation. The business began 2 years ago, the Tile Expo was pre-existing, so the main entrance is shared. This location was selected due to its centralized location to provide local services. Currently, most sales for the scooter store are online.

Chairman Hardie inquired about the designated display area and expressed concern regarding distinguishing it from the existing parking spaces.

Fred, 13830 Stemmons, friend of the business owner, assisted in answering questions. He stated the display area is located in a separate entrance that leads to the loading area. It is clear it does not lead to the store front which is the main entrance. He also explained the vehicles will only be displayed during business hours.

Commissioner Brewer inquired about the frequency of parking in the loading area.

Fred explained due to the grade difference for the loading area and parking area it deters drivers from parking in the loading area if their visit does not include loading products.

However, Mr. Xiao explained there have been times Freedom Powersports' customers miss their entrance and park in the loading area and walk over to Freedom Powersports.

Commissioner De Los Santos inquired about signage for the dock and loading area.

Mr. Xiao confirmed there is a loading sign near the dock doors.

Commissioner Plunk stated the concern of allowing a display area is about the presentation and appeal. He asked the applicant to elaborate how he plans to make this area presentable.

Fred took a moment to translate the question.

Mr. Xiao stated he will try to make use of the display area to attract attention with the variety of vehicles the store sells.

Commissioner Moore asked what the percentage of the business is repairs compared to online services.

Mrs. Jackson intercepted and explained repairs are not a permitted use according to PD-70.

Chairperson Hardie reiterated repairs will not be considered as part of the SUP because it is not an allowed use. She invited City Administration to

clarify the nature of repairs and permissibility to the applicant.

Fred explained repairs are performed in the warehouse and behind the building.

Mr. Xiao explained the repairs are comprised of installing accessory parts such as tires and handles, which is consistent with the allowable use.

Mrs. Jackson stated a description for installation and minor repair can be added to the ordinance.

Fred addressed Commissioner Moore's question. Online sales is the predominant sales model and the display area offers the opportunity to announce the store's presence for local business.

Chairman Hardie asked if the commissioners had any recommendations for the display area to stand out or be an attractive feature to the store.

Commissioner Moore stated in his experience, he has noticed metal railing or barrier to distinguish the area as display area, which surprised him that a striped area is only being presented in this case.

Chairman Hardie addressed the audience for comments.

Robert Ray, 5223 Beckington Ln Dallas, Texas, adjacent property owner approached the podium and stated he is not opposing or supporting the request. His purpose was to emphasize the restrictive nature of PD-70 and the difficulty it poses to lease or sell properties within the district. Most prospective callers have disclosed outside display as a part of the business and have been directed to speak with City Administration for the requirements. Mr. Ray appealed to the Commissioners for flexibility in the uses allowed in the area and concluded his comment.

No additional comments were made.

Chairman Hardie closed the public hearing and asked for a motion.

A motion was made by Commissioner Moore, seconded by Vice Chair O'Quinn, that this Specific Use Permit be continued due to concerns regarding the placement of the outdoor display. The Commission requested the applicant to clearly distinguish the display area, clarify the extent of repair services, and clarify signage for the business. The business may continue to operate indoors only. The motion carried by the following vote:

Excused: 1 - Commissioner Tim Yarbrough

Nay: 1 - Commissioner Cory Plunk

Aye: 6 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C.2 [17-SP-02](#) Conduct a public hearing and consider a request from Wood Partners for a Detailed Site Plan for Alta Luna, a multi-family residential community on an 8.791-acre site located at 1851 Knightsbridge Road and take appropriate action.

Chairman Hardie announced the Detailed Site Plan request has been delayed for two weeks by the applicant and will be presented when ready.

No motions where made.

D. ADJOURNMENT

A motion was made by Vice Chair O'Quinn, seconded by Commissioner Driskill, that the meeting was adjourned. The motion carried by the following vote:

Excused: 1 - Commissioner Tim Yarbrough

Aye: 7 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

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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.

Chairman

City Administration