



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes - Final Planning and Zoning Commission

Monday, April 22, 2013

7:00 PM

Council Chambers

Study Session Meeting to be held at 5:30 PM in Study Session Room

Absent 2 - Commissioner Bronson Blackson, and Commissioner Debbie King

Present 7 - Chairman Joe Patterson, Vice Chairman Nancy Hardie, Commissioner Chuck Beck, Commissioner Jonathon Bingham, Commissioner Charlie Bond, Commissioner David Honnoll, and Commissioner Jason O'Quinn

A. STUDY SESSION

A.1 Best practices on viewing Planning and Zoning agenda packets.

This Report was presented.

A.2 Discuss regular agenda items.

This Report was presented.

A.3 Tour Model Home in Mustang Crossing area.

This Report was presented.

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

B. REGULAR AGENDA ITEMS

B.1 Consider approval of the minutes of the April 8, 2013 Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Vice Chairman Hardie, seconded by Commissioner O'Quinn, that the minutes be approved. The motion carried by the following vote:

Aye: 7 - Chairman Patterson, Vice Chairman Hardie, Commissioner Beck, Commissioner Bingham, Commissioner Bond, Commissioner Honnoll and Commissioner O'Quinn

C. PUBLIC HEARING

C.1 Consider adopting Ordinance No. 3228 for a Specific Use Permit allowing a detached accessory building greater than 120 square

feet in area, located at 3646 Janlyn Lane, and within the One-Family Residential District 3 (R-3) and take appropriate action.

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

The subject property is a 10,023 square foot lot with an existing two story, single family home comprised of 3,582 square feet built in 1965. The applicant is requesting a Specific Use Permit to construct a detached accessory building approximately 224 square feet, located in the rear yard on the southeastern portion of the lot.

Article 15 of the Comprehensive Zoning Ordinance dictates that a residential property is allowed to have an accessory building if it is less than 120 square feet in floor area by right. Accessory buildings that are larger than 120 square feet, requires a Specific Use Permit.

City staff recommends approval of the Specific Use Permit allowing an accessory building structure located 3646 Janlyn Lane as depicted on the proposed site plan.

Ms. Alexis Jackson, Senior Planner, came forward and gave a brief presentation. She stated that the accessory building or gazebo would be 16 feet wide, 14 feet long and 12 feet tall, totaling 224 square feet. The structure would be setback 3 feet from the property line and would be built on a concrete slab with a cedar roof that would compliment the home. Ms. Jackson stated that the eave of the accessory structure would be 18 inches from the property line. Ms. Jackson stated that 21 notices were mailed to surrounding property owners. City staff received two responses in favor of the request.

Chairman Patterson noted that the applicant was present and asked if they would like to present any additional information.

Mrs. Bertl stated that she was available to answer any questions.

Chairman Patterson asked if anyone in the audience wanted to speak regarding this request. There being none, he closed the public hearing.

Commissioner O'Quinn asked if there would be an outdoor kitchen or fire pit added to the structure.

Ms. Jackson stated that those items are not proposed, but the accessory structure will have electricity.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Bingham, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 7 - Chairman Patterson, Vice Chairman Hardie, Commissioner Beck, Commissioner Bingham, Commissioner Bond, Commissioner Honnoll and Commissioner O'Quinn

D. ADJOURNMENT

A motion was made by Chairman Patterson and seconded by Commissioner Honnoll to adjourn the meeting at 7:07pm.

Aye: 7 - Chairman Patterson, Vice Chairman Hardie, Commissioner Beck,
Commissioner Bingham, Commissioner Bond, Commissioner Honnoll
and Commissioner O'Quinn

Chairman

City Administration