



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes - Final Planning and Zoning Commission

Monday, September 22, 2014

7:00 PM

Council Chambers

Study Session Meeting to be held at 6:30 PM in Study Session Room

Absent 1 - Commissioner Bronson Blackson

Present 8 - Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham, and Vice Chairman Nancy Hardie

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

A. STUDY SESSION

The Study Session was called to order at 6:30pm.

A.1 **Discuss regular agenda items.**

This Report was presented.

B. REGULAR AGENDA ITEMS

The Regular Agenda was called to order at 7:00pm.

B.1 **Consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting and take appropriate action.**

A motion was made by Commissioner Bingham, seconded by Commissioner O'Quinn, to approve the minutes as submitted. The motion passed unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

B.2 **Consider request for final plat approval of Hard Six Addition, Lots 1 and 2, Block A and take appropriate action.**

Mr. Gillies gave a brief presentation regarding the request discussing the location of the property and that the applicant will be subdividing one lot into two with an office building on each lot.

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

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

B.3

Consider a request from Hitesh Hirani for approval of an amended Site Plan for a remodeled motel consisting of approximately 1.2 acres and located at 13313 Stemmons Freeway and take appropriate action.

Andy Gillies gave a brief presentation discussing their current location and surrounding uses. He discussed the Interstate 35 East expansion project and stated that the applicant voluntarily agreed to sell a portion of their property needed for future right-of-way to TXDOT. Mr. Gillies stated that the front of the building will be removed and they will have to reduce the size of the motel from 74 rooms to a 52 rooms. However, a new lobby will be constructed and offices and existing rooms will be completely remodeled to update the motel.

The Commission discussed the exterior renovations that would occur as well as ingress and egress to the property.

A motion was made by Commissioner Beck and seconded by Commissioner Honnoll to recommend approval of the amended site plan. The motion passed unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

B.4

Consider a request from Mar Thoma Church of a Site Plan for development of a new building containing a multi-purpose facility, Sunday school classrooms and offices on a 6.80 acre site located at 11550 Luna Road, and take appropriate action.

Ms. Alexis Jackson gave a brief presentation regarding the request. She stated that the applicant is proposing a multi-purpose building comprising of office suites as well as school classrooms. The building will be approximately 26,800 square feet and will also have additional on-site parking. Ms. Jackson stated that no new signage is proposed.

A motion was made by Vice Chairman Hardie and seconded by Commissioner Bingham to recommend approval of the proposed site plan for a new multi-purpose building. The motion passed unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

B.5

Consider the request from Prologis for approval of a Detailed Site Plan for an Office Warehouse development containing approximately 25 Acres and located on the west side of Stemmons Freeway

approximately 200 feet south of the intersection of Springlake Road and Stemmons Freeway, more commonly known as 12301 and 12401 Stemmons Freeway, and take appropriate action.

Mr. Gillies gave a presentation of the request. He stated that the applicant was requesting an office warehouse development approximately 470,280 square feet in area. Mr. Gillies stated that Building 1 will be located on the northern portion of the lot containing 109,920 square feet and will be approximately 20% office use and the remaining will be used for warehouse use. Building 2 will be on the remaining southern portion of the site and contain 360,360 square feet with approximately 25% office use with the remaining being used for warehouse use. Mr. Gillies discussed elevations, materials used as well as landscaping proposed around both buildings.

A motion was made by Commissioner Bingham and seconded by Commissioner O'Quinn to recommend approval of the proposed site plan. The motion passed unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

E. ADJOURNMENT

A motion was made by Chairman Patterson and seconded by Vice Chairman Hardie to adjourn the meeting at 7:40pm. The motion passed unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner David Honnoll, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie