



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, February 27, 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

- Present** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill
- Staff** 2 - Andy Gillies Director of Community Services, and Andreea D. Udrea Planner II

- A.1** [17-397](#) **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

- B.1** [17-406](#) **Presentation of a service award to Bronson Blackson for nine years (9) of service at City of Farmers Branch.**
- B.2** [17-398](#) **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 Driskill, that the Attendance Matrix be recommended for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.3 [17-399](#)

Consider approval of the February 13, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Plunk, that the February 13th Minutes be approved. The motion carried by the following vote:

Aye: 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. PUBLIC HEARING

C.1 [17-ZA-01](#)

Conduct a public hearing and consider a request from P-Custom Homes to amend Planned Development District No. 88 (PD-88) for a 2.422-acre site located at 13145 Hutton Drive and take appropriate action.

Andreea Udrea, Planner II, approached the podium to present a zoning amendment request by P Custom Homes. This 2.422-acre site is located on the West Side of the city, on Hutton Drive, approximately 450 feet south of Valley View Lane and approximately 650 feet west of Senlac Drive. This site is currently located within the "Commerce" subdistrict in PD-88 which does not allow any residential uses. Therefore, the applicant is seeking a zoning amendment. A recently approved residential community on the West Side is the new Brickyard multifamily community located south from this proposed townhome site. The applicant is proposing an owner-occupied townhome product within this Townhome Residential subdistrict. Included in this new subdistrict are distinct development regulations and architectural standards that aim to create a coherent image for the residential areas on the West Side. For example, according to these provisions the townhomes could be as high as four stories and could also have a roof deck. Each unit would have individual 2-car garages in addition to required visitors' parking spaces. 15% of open space shall be preserved on every lot, in addition to the requirement for at least one tree for each 2 dwelling units. This requirement will add up to all the landscaping and tree count requirements already specified in the original text of PD-88.

A conceptual site plan is included with this request for a new Townhome Residential subdistrict. The 32 townhomes will be grouped into 4 buildings: Building I and II facing Hutton Drive and Building III and IV facing an interior,

private driveway. The buildings will be 46 feet in height. The units will average between 2,966 sf for Type "A" units and 3,326 sf for Type "B" units. The floor plans will contain the garage and a bedroom at the first level, the living room area at the second level, two bedrooms at the third level and the partially enclosed roof deck at the fourth level. Every townhome will have an individual entrance and a 2-car garage accessible from the interior driveway. Building I and II facing Hutton Dr. will contain rear loaded townhomes and Building III and IV will contain front loaded townhomes. The conceptual site plan proposes approximately 49% building lot coverage. Type "A" units will be setback 24.6 ft. from the front property line allowing front yards. Type "B" units will be setback 24 ft. from the rear property line allowing rear yards.

All elevations will be a combination of brick, stucco and hard wood panel. All façades will be at least 50% masonry product of brick and hard wood panel. Stucco will be allowed up to 50% as a secondary material. The main façades will have large fenestration areas, with 50% openings for the first floors and minimum 30% for the upper floors. The applicant is proposing a modern architectural style, with large openings, clean surfaces and continuous lines to add a specific rhythm to the façades. The choice of finish materials was imposed by the theme of the modern style the architectural team is aiming to accomplish.

As for landscaping and open spaces the applicant has exceeded the minimum requirements. Approximately 40% of the site is proposed to be landscaped open space with an amenity center, a pool, and a dog park. Street trees will be installed for each 30 lf. of street frontage; each townhome unit is proposed to have at least two trees and dense shrubbery to separate the private yards.

Nine zoning notification letters were mailed to the surrounding property owners. As of today, two letter of opposition have been received. In addition, we have received two other letters of opposition outside of the notification area.

Applicant Warren Packer, 1680 Prince William Ln. Frisco, TX, approached the podium and provided a brief presentation. Two similar products within Farmers Branch, Vita Townhomes and Bee Street, have had success selling in advance. There is a significant number of people moving in to the DFW area increasing the demand for living spaces. Currently, a similar project by the applicant is in progress in the City of the Colony. The target customer is the young professional that enjoys urban living and within an entertainment area. The product proposed is valued at \$300,000 to \$400,000 range. The proposed townhome community will be controlled by a Homeowners' Association. Mr. Packer concluded his presentation and asked if there were any questions.

Commissioner De Los Santos asked if elevators were being provided for every unit as part of ADA minimum compliance.

Mr. Packer explained elevators can be installed at any time at the owner's request. If an owner decides to not to have an elevator then closets will be built. The cost of an elevator is an additional \$29,000 to the price of the townhome. Elevators cannot be provided for every unit unless requested. Also, bathrooms are provided on the first floor to accommodate each townhome for ADA requirements.

Vice Chair O'Quinn inquired about the continuation of Hutton Dr. to Wittington Place.

Mrs. Udrea explained that currently the 2nd Phase of the Brickyard Development is under review. The continuation of Hutton Drive is part of this development.

Vice Chair O'Quinn asked the applicant to explain the choice of location for the townhomes. Mr. O'Quinn expressed concern that this area does not provide much of the retail aspects sought by residential uses. He asked the applicant if he foresees differently.

Mr. Packer explained the area is well kept and provides access to I-635. There is no doubt in the success of this project at this location.

Commissioner Brewer asked the applicant if he had built a product in a similar setting with light industrial uses.

Mr. Packer admitted he had not built a similar product in such commercial settings.

Commissioner Plunk asked the applicant if the available parking is consistent with other similar project's parking ratio.

Commissioner Yarbrough asked for clarification of the 2.5 per unit ratio.

Mr. Packer explained the HOA would be enforcing the parking for visitors only. This means owners must use their designated garage parking. Each unit has 2 parking spaces. The townhome community also has 18 parking spaces designated for visitors for the entire community. The parking provided for this project is 2.5 per unit which is higher than most apartment ratios.

Chairperson Hardie announced this is a public hearing and a registration form by Philip Calvanico was received to approach the podium.

Mr. Calvanico is in the building to the south of the proposed development, 12901 Hutton Dr. Mr. Calvanico is concerned with residential and commercial adjacent to one another as well as the parking. He explained that a garage typically becomes storage for other items such as bicycles reducing parking space. Mr. Calvanico foresees an overflow of vehicles due to potential private invitations of the townhome owners for special occasions into the

commercial parking spaces. He also mentioned the church and surrounding commercial properties produce traffic that may not be safe for residents, especially children. Mr. Calvanico wishes to know how the applicant plans to deal with traffic concerns. This project is unlike the Brickyard which has ample parking, space, and was well planned. Lastly, he expressed concerns about the Fire Code requirements and how those requirements would be met by the applicant.

Commissioner O'Quinn inquired from staff if any coordination with the Fire Department or public safety concerns were addressed during the review.

Mrs. Udea confirmed that the case underwent the standard review which included the Fire, Building, and Public Works Departments. This is a zoning case and a detailed site plan will follow with more components and additional review. At this stage of details the Fire Department has pre-approved what is being presented. This case presented at this meeting is to approve this subdistrict to allow residential use and a conceptual site plan.

Chairperson Hardie received an additional registration form and invited the participant to approach the podium.

Bill Walker, 1922 Routh St. Dallas, TX, representing the Billingsley Company approached the podium. The Billingsley Company owns properties located to the south of the site under discussion, including Monotronics' office park. Mr. Walker expressed four main concerns as follows:

1. Appropriateness of location
2. Traffic concerns
3. Sight lines into the residential properties (height of commercial buildings and set back of buildings) and screening of commercial properties from residential homes
4. The project type does not match or is not complementary to the area with the downgrade of masonry requirement to 50%

With Brickyard Phase II underway complying with the 75% masonry requirement and constructing Hutton Dr. this project should also contribute to PD-88 by continuing with masonry percentage and the construction of the road and even traffic signals.

Commissioner Plunk asked Mr. Walker to expand on the stucco material on the building elevations.

Mr. Walker explained there are different types of stucco. It can be a successful product if applied correctly, but it has a tendency to crack and leak overtime.

Mr. Packer approached the podium to address the concerns presented. As for fire concerns, each unit will have a 1.5 inch connection for a fire house line, sprinklers will be installed, and a 2-hour fire wall is included in the construction of each unit to delay the spread of fire from one unit to the next. Mr. Packer also explained, due to the modern style of the townhomes stucco

is important. This project is planned to use three layers of 7/8 inch stucco with a mesh coating for the final coat to reduce cracking. Like any other product cracking is possible and maintenance is recommended. The HOA in this community will oversee maintenance needs. Mr. Packer believes that this proposed project provides more parking per unit than the Brickyard, 2.5 to 1.7 per unit.

Vice Chair O'Quinn asked if staff has an opinion of a sight line issue towards the former GNB site.

Mr. Gillies, Community Services Director, approached the podium. He explained that there have been a few meetings with Centurion American to the potential development of the area immediately west of the site however, it has not been confirmed that another set of townhomes will be developed in that area. It is possible that sight lines may allow view into other residential development to the west, but moving forward screening or buffering may be required of the next applicant.

Vice Chair O'Quinn inquired about the possible approval options for the masonry requirement and how it will impact this particular project.

Mr. Gillies explained the possible motions to the commissioners as follows:

1. Make a motion with changes that will require the 75% masonry requirement throughout the "Townhome Residential" subdistrict.
 - a. At the detailed site plan phase a possible exception can be made for a lesser percentage only for this project.
2. Make a motion based on the presented proposal of the 50% masonry requirement throughout the "Townhome Residential" subdistrict.

Commissioner Brewer inquired about the parking ratio to the size of the unit.

Mr. Gillies explained that parking is better viewed from the number of bedrooms provided. From a staff perspective 2.5 parking spaces per unit is a high ratio for a 3-bedroom townhome. If parking became an issue for this community, a shared parking agreement is an available solution for the HOA to pursue.

No additional comments were made.

A motion was made by Commissioner Moore, seconded by Commissioner De Los Santos, that this Zoning Amendment be recommended for approval within PD-88 from "Commerce" subdistrict into "Townhome Residential" subdistrict and of the associated Conceptual Site Plan with the following modifications to include the 75% masonry requirement. The motion carried by the following vote:

Nay: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 6 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Michael Driskill

Farmers Branch to amend the Regulating Plan - Street Types of the Planned Development District No. 86 (PD-86), also known as the Station Area Code and take appropriate action.

Mrs. Udrea approached the podium to briefly present a city initiated zoning amendment. The Planned Development District No. 86 (PD-86) zoning district, also known as the "Station Area Code", was created to foster a vibrant town center through a lively mix of uses, densely built and pedestrian friendly. In order to achieve the vision, development within the area is regulated by the Form-Based Code and the Conceptual Master Plan. The Farmers Branch Station Area Form-Based Code adopted in 2005, amended in 2009, 2012 and 2016, codified the concepts of the Conceptual Master Plan to ensure development is consistent with the overall vision and to allow for design flexibility throughout the district.

The proposed zoning amendment is city initiated and is only referring to the Street Type Specifications of the Regulating Plan in response to the upcoming development of the Station Area Urban Village. City Administration has reviewed the "Station Area Code" (PD-86) proposed street types for the streets surrounding the subject site and determined that the proposed revisions were necessary. The Station Area Urban Village is a mixed use development that will incorporate restaurants, general retail and office uses. The current configuration of the southern tract of Bee Street was built according to the "Street 58" configuration requirements per PD-86: two 11 feet wide traffic lanes and 7 feet wide on-street parking spaces with alternating tree areas, 11 feet wide sidewalk space comprised of 6 feet of street area plus 4 feet of clear sidewalk on each side of the street totaling to a 42 feet wide street right-of-way. The proposed configuration requires two 14 feet wide traffic lanes, a 45 feet wide median with angled on-street parking spaces and alternating tree areas and open spaces, 20 feet wide on-street angled parking spaces along the curb. This adds up to a 113 feet wide street right-of-way. Additionally, 14 to 20 feet clear sidewalks on each side of the street are proposed. The sidewalk space will be from curb to front of the buildings, thus encouraging a walkable mixed-use area.

Twenty-six (26) zoning notification letters were mailed to the surrounding property owners. Four (4) zoning notification signs were also placed on the site. As of today, no letters of opposition have been received by the City.

Commissioner Plunk commented that the street is being turned into a parking lot and asked about the expected traffic flow in this area.

Mrs. Udrea explained that longer-stay parking is available in the back of the buildings. This part of the street is being turned into shared space to allow short-stay parking and encourage walkability. There is a roundabout to maintain a continuous flow of traffic.

Chairperson Hardie received a registration form and invited the participant to approach the podium.

Ernest Pruitt, 2119 Crosby, representing the property addressed 2513 Valley View approached the podium. He asked how this will affect their corner property on Valley View and Bee St.

Mr. Gillies explained the unique parking configuration is to create the urban space and feel specifically in this area. Currently, there are no intentions of widening Bee St. The opportunity in this general area of Bee, Valley View and Pike is geared towards retail and restaurants for the nearby residential uses.

Mr. Pruitt also asked about the flooding situation at the intersection.

Mr. Gillies responded that the Public Works Department is overseeing the design and making the proper adjustments.

Vice Chair O'Quinn clarified that nothing is changing Valley View Lane.

Mr. Gillies stated, since this is a city project there may be a possibility of additional improvements which are determined by the Public Works Department.

Mrs. Udrea mentioned that both zoning amendments would be presented to City Council March 21st.

No additional comments were made.

A motion was made by Commissioner Brewer, seconded by Vice Chair O'Quinn, that this city initiated Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

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:

Aye: 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, 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, bulletin board at City Hall.

Chairperson

City Administration