



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, May 22, 2017

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

- Excused** 2 - Commissioner Chris Brewer, and Commissioner Michael Driskill
- Present** 5 - Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, and Commissioner Sergio De Los Santos
- Staff** 3 - Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, and Andreea D. Udrea Planner II

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

[TMP-2207](#) Discuss future study session items.

B. REGULAR AGENDA ITEMS

[17-489](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Moore, that this Report be approved. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Michael Driskill

Aye: 5 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Sergio De Los Santos

[17-490](#)

Consider approval of the May 8th, 2017 Planning and Zoning Commission minutes and take appropriate action.

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

Excused: 2 - Commissioner Chris Brewer and Commissioner Michael Driskill

Aye: 5 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Sergio De Los Santos

C. PUBLIC HEARING

[17-SU-10](#)

Conduct a public hearing and consider a request from Weber Baker for a Specific Use Permit for the construction of a detached accessory structure (exceeding 120 square feet) located at 14430 Tanglewood Drive, and take appropriate action.

Alexis Jackson, Planning Manager, approached the podium to present the request from Weber Baker to build an enclosed greenhouse exceeding 120 square feet on his residential property. Accessory structures exceeding 120 square feet in size require the approval of a Specific Use Permit (SUP). The property is located in the R-2, One Family Residence zoning district and is virtually surrounded by other residences. The proposed greenhouse building will be set back fourteen feet from the rear property line, eight feet from the side property line, and approximately 38 feet from the main residential structure. The greenhouse will be approximately 10.4 feet at its highest point. The proposed accessory building is located within a fenced backyard.

Ms. Jackson informed the Commission that the greenhouse will be a closed structure with double storm doors on the western facade. The proposed dimensions are approximately 15'x19' for a total of 285 square feet. The roof consists of glass and metal panels in the traditional greenhouse architectural style. The metal components will be powder coated a white color. The base of the building will be masonry. The applicant has fulfilled all necessary planning and zoning requirements for approval.

Ms. Jackson stated that thirteen (13) public hearing notices were sent to property owners within 200 feet of the subject property. Three (3) responses in favor of and no letters in opposition to the greenhouse were received.

Mr. Baker, the applicant, 14430 Tanglewood Drive, Farmers Branch, Texas further explained the details of the proposed greenhouse, including that the glass is advertised to handle winds in excess of 80 mph.

Commissioner De Los Santos commented that the windows should be

tempered glass and the building insured.

Vice Chairman O'Quinn asked if the greenhouse would be visible from Marsh Lane.

Mr. Baker stated that only the very top of the roof would be visible. Mr. Baker's wife added that the neighbor's storage shed was located between the proposed greenhouse and Marsh Lane.

The Chairman opened the public hearing. No one came forward to speak and Chairman Hardie closed the public hearing.

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

Excused: 2 - Commissioner Chris Brewer and Commissioner Michael Driskill

Aye: 5 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Sergio De Los Santos

17-SU-08

Conduct a public hearing and consider a request from Rajan L. Patel / La Quinta Hotel for a Specific Use Permit for a hotel located at 1520 Mira Lago Blvd and take appropriate action.

Andreea Udrea, Planner II, approached the podium to present the Specific Use Permit request for the La Quinta Inn and Suites on a 2.03-acre site located on the Mira Lago peninsula, south of the LBJ Freeway. The property is surrounded by undeveloped sites to the south and north. East of the property will be the recently approved Hampton Inn Hotel. To the northeast will be the recently approved Candlewood Suites and the Holiday Inn Express. At the northeast corner across Mira Lago Boulevard is the Omni Hotel and east of Lago Vista Boulevard is the Laguna Vista Apartment Complex. The 66-acre Lago Vista peninsula is zoned Planned Development No. 81 (PD-81). This PD allows for a wide variety of retail, office and high density residential development and requires the approval of an SUP for hotel uses.

Ms. Udrea explained that the proposed 4-story hotel will consist of approximately 57,746 square feet and contain 109 guest rooms. A 2-level parking structure is planned to accommodate hotel guests and employees. In addition, a limited number of surface parking spaces are proposed and additional on-street parking spaces along Mira Lago Boulevard are adjacent to the proposed hotel.

The architectural style of the exterior of the hotel can be generally classified as "contemporary" and will follow the architectural style of the newest La Quinta prototype. The exteriors will consist of at least 75% brick and stone, with ceramic panel accents and limited stucco use. The applicant is proposing that approximately 21% of the site remain natural or be landscaped open space, which exceeds the PD-81 minimum requirement of 10%. The streetscape landscaping and amenities will be comparable to the streetscape elements located in front of the existing developments within PD-81.

Ms. Udrea stated that eight (8) public hearing notices were sent to property owners within 200 feet of the subject property. No responses either for or against the SUP were received. She closed her presentation by showing an overview of the entire Mira Lago peninsula's development.

David Kellum, Director of Design & Construction for La Quinta, 909 Hidden Ridge, Irving, Texas, gave a presentation on the history of the hotel chain. He stated that La Quinta began in Texas and is headquartered in Irving. The chain has over 900 existing hotels with another 240 in design or under construction. He stated that La Quinta was ranked #4 by US News & World Report on a customer satisfaction rating.

Commissioner Yarborough asked the applicant about the ranking. Mr. Kellum responded that this ranking was for the La Quinta rewards program for frequent travelers.

Commissioner De Los Santos asked for more description of the exterior materials being used, specifically the tile product. Mr. Kellum responded that the tile is actually a "large format brick" material that is made up of ash and clay, brick fired under high heat and pressure, with liquid glass added at the end of the process to produce the glossy finish.

Commissioner Moore asked how the price of rooms compares with other similar hotels. Mr. Kellum responded that the pricing structure was similar.

David Parker, DP Consulting, 10700 Richmond Avenue, Houston, Texas, referred to the market study his firm conducted for the La Quinta hotel asserting that the hotel would be the "highest and best use" for the subject property. He specifically studied the effect of the "hospitality hub" being created in the area by the clustering of hotels in close proximity. He claimed that the occupancy rate has remained steady or growing and is approximately 70% currently. He also estimated the HOT-tax over the next ten years would bring approximately \$3 million to the City.

Vice Chairman O'Quinn asked what retail by-products should be expected due to the hospitality hub. Mr. Parker stated that restaurants, bars, entertainment and other service-related uses could be expected to follow the hotel development.

Commissioner Yarborough asked the consultant how accurate his previous market studies were. Mr. Parker responded that he views the market conservatively and produces numbers that are generally below the actual profit numbers for his previous clients.

Commissioner Moore asked about the life expectancy of hotels, especially in this situation of two 20-year-old full-service hotels being surrounded by six limited-service hotels. Mr. Parker responded that the full-service hotels will compete not with the limited-service hotels but with other full-service hotels in the greater DFW area. The long-term success of these hotels depends primarily on the reinvestment strategy of the owners.

Commissioner Moore followed up by asking Mr. Parker if he studied the restaurant sector in his market study. Mr. Parker responded that he did not specifically study restaurants but there appeared to be adequate restaurant opportunities within a short drive of the hospitality hub during the lag time waiting for additional on-site restaurants to develop.

Vice Chairman O'Quinn asked about the proximity of the hotels on the Mira Lago peninsula to the single family residential neighborhoods across LBJ Freeway. Mr. Parker responded that hotel demand is generated from a wide variety of sources and while the neighbors might not use the hotel rooms, they could use the restaurants or bars that accompany them.

Commissioner Yarborough asked about the brand names "La Quinta Inn & Suites" and "La Quinta Del Sol." David Hildebrandt, Director of Design & Architecture for La Quinta, 909 Hidden Ridge, Irving, Texas, responded that they are the same product.

There being no further questions from the Commissioners, the Chairman opened the public hearing.

Michael Rhodes, 5005 Galleria, Farmers Branch, Texas, asked if the quality of La Quinta would exceed the standards set by the City building codes. Mr. Hildebrandt responded by stating that La Quinta updates their hotels every five or six years and that the standards proposed in the current prototype exceed several of the requirements of the City in energy efficiency and lowered costs to the franchisee.

No one else came forward to speak and Chairman Hardie closed the public hearing.

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

Excused: 2 - Commissioner Chris Brewer and Commissioner Michael Driskill

Aye: 5 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Sergio De Los Santos

D. ADJOURNMENT

A motion was made by Vice Chair O'Quinn, seconded by Commissioner Yarbrough, that this be approved. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Michael Driskill

Aye: 5 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Sergio De Los Santos

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Certification

I certify that the above notice of this meeting was posted 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Chairperson

City Administration

Stamp:

Posted By:

Posted Date: