



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, August 14, 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 11 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chair Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Sergio De Los Santos, Andy Gillies Director of Community Services, and Alexis Jackson Planning Manager

- A.1 [TMP-2312](#) Discuss regular agenda items.
- A.2 [17-561](#) Discuss nominations for the Vice-Chairman of the Planning and Zoning Commission.
- A.3 [17-562](#) Presentation on recent Multi-Family Residential development within the city.

B. REGULAR AGENDA ITEMS

- B.1 [17-563](#) Nomination and Election of the Vice-Chairman to the Planning and

Zoning Commission.

A motion was made by Commissioner Moore to nominate Commissioner Sergio De Los Santos for the position of Vice Chair. The motion was seconded by Commissioner Yarbrough that this Appointment be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Commissioner Sergio De Los Santos

B.2 [17-564](#)

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

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

Aye: 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Commissioner Sergio De Los Santos

B.3 [17-547](#)

Consider approval of the July 31, 2017 Planning and Zoning Commission minutes and take appropriate action.

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

Aye: 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Commissioner Sergio De Los Santos

B.4 [17-SP-09](#)

Consider a request from JPI Real Estate Acquisition LLC for a Detailed Site Plan for a multifamily community on a 5.67-acre site located at 13501 Inwood Road and take appropriate action.

Andy Gillies, Director of Community Services approached the podium to present a request from JPI Real Estate Acquisition LLC. The property is a 5.97-acre lot located within Planned Development District No. 80 (PD-80). Mr. Gillies pointed out that a rezoning of this case took place two (2) months ago, amending PD-80 and the conceptual site plan to allow a mixed-use development. The site plan is Phase One (1) of this proposed development.

Mr. Gillies briefly presented the project: a 4-story building with the 480 dwelling units, 66% are proposed to be 1-bedroom units and 34% are proposed to be 2-bedroom units, and a six (6) level parking structure. The façade is proposed to be 50% brick and masonry and 30% stucco. A 10 feet wide trail is proposed along the eastern edge of Cambridge Concourse to connect into 6 feet wide sidewalk along Simonton Road and Inwood Road.

Miller Sylvan, representing JPI, 600 East Las Colinas Boulevard, Irving, Texas,

approached the podium and gave a brief presentation, giving more specifics on the dwelling units, including amenities and the courtyards. Mr. Sylvan presented some renderings to better illustrate the completed project.

Chairman O'Quinn opened the floor for questions.

Commissioner Brewer asked about the loading areas for moving trucks. Mr. Sylvan identified the loading zones located along Simonton Road. Mr. Sylvan also pointed out the moving elevators, and the possibility of reservations for the moving elevators.

Commissioner Zavala asked Mr. Sylvan to elaborate on the construction schedule for the entire mixed-use development. Mr. Sylvan informed the Commission that JPI plans to begin construction of their multifamily building in December of this year. The hotel site will be developed at the beginning of next year. The office building and the restaurant row will follow shortly. Mr. Sylvan pointed out that JPI is not the developer of the other phases, but that their portion will start first and is anticipated to have the longest construction timeline.

Commissioner Bertl asked about the placement of the dog park to serve the entire community. Mr. Sylvan pointed out the location of a future dog park, to the northwest corner of the building, just outside of the JPI property.

Vice Chairman De Los Santos asked if the wood finishes on the walls are ceramic tile. Mr. Sylvan confirmed it is. Commissioner Bertl asked for more details about the wood finishes and the wood type. Mr. Sylvan said the finishes will be a mixture of ceramic tile and wood product. The wood product will be a synthetic wood.

There being no more questions, Chairman O'Quinn expressed his enthusiasm for the project and asked for a motion.

Mr. Gillies informed the Commission that this case would go before City Council on September 12th.

A motion was made by Commissioner Moore, seconded by Commissioner De Los Santos, that this Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Commissioner Sergio De Los Santos

C. PUBLIC HEARING

C.1 [17-SU-13](#)

Conduct a public hearing and consider a request from Maria Montemayor for a specific use permit for the construction of a detached accessory structure located at 13412 Charcoal Lane, and take appropriate action.

Alexis Jackson, Planning Manager, approached the podium and gave a brief presentation of the request from the Montemayor family. The subject site is a 0.3-acre lot, zoned One Family Residential District No. 3 (R-3). Mrs. Jackson presented the proposed floor plan, identifying areas of interest. She also pointed out that the existing tool shed and dog kennel will be removed from the rear yard as part of the plan to improve the property. Mrs. Jackson informed the Commission that

construction began without a Specific Use Permit as the applicant was not aware one was needed. Construction was stopped after the applicant spoke with Building Inspection. Property owners in the surrounding area were notified. No letters for or against this Specific Use Permit were received.

Chairman O'Quinn opened the floor for questions.

Commissioner Bertl commented on the good quality of the proposed structure.

Chairman O'Quinn opened the public hearing. Seeing no questions or comments, Chairman O'Quinn then asked the Commissioners for any additional questions or comments. Seeing none, Chairman O'Quinn closed the public hearing and asked for a motion.

A motion was made by Commissioner De Los Santos, seconded by Commissioner Yarbrough, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Commissioner Sergio De Los Santos

C.2 [17-SU-16](#)

Conduct a public hearing and consider a request from 7-Eleven for a Specific Use Permit for a gas station with a convenience store on a 0.746-acre lot located at 14054 North Stemmons Freeway and take appropriate action.

Andy Gillies, Director of Community Services, approached the podium to present the request from 7-Eleven for a 0.746-acre lot located at 14054 North Stemmons Freeway. The subject site is formed by 2 lots being combined into one, a former check cashing center vacated at least a half year ago and the former Red Line Burger restaurant that has been vacated for years. The applicant, 7-Eleven, is proposing to build a gas station with a convenience store. The convenience store will include beer and wine sales. Mr. Gillies highlighted areas of interest of this project, including masonry, materials, pump locations, and the canopy. Mr. Gillies also pointed out that the south elevation will feature a faux storefront to provide more architectural details.

Chairman O'Quinn opened the floor for questions.

Commissioner Yarbrough asked about the monument sign and whether PD-70 required this or not. Mr. Gillies informed the Commission that while PD-70 did not specifically have a requirement, there is a citywide ordinance that allows for monument signs and establishes general parameters for those.

Eric Wilhite with CEI Engineering, representing the applicant, 3535 Lyndon B. Johnson Freeway, Dallas, TX, approached the podium. Commissioner Brewer asked about the materials being used for the faux storefront on the south elevation. Mr. Wilhite informed the Commission that it is spindle glass.

Chairman O'Quinn praised the landscaping and thanked Mr. Wilhite for the effort put into the design.

Commissioner Bertl asked if there will be a plan to maintain landscaping. Mr. Wilhite stated that an automated irrigation system will be installed in all the landscape islands.

Commissioner Zavala asked about the timeline of the project. Mr. Wilhite informed the Commission that construction is expected to begin at the start of next year.

Chairman O'Quinn opened the public hearing. Seeing no questions or comments, Chairman O'Quinn closed the public hearing and informed the Commission that surrounding property owners were notified and no feedback for or against this Specific Use permit was received.

Mr. Gillies informed the Commission that the case would go before City Council on September 12th.

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

Aye: 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Commissioner Sergio De Los Santos

D. ADJOURNMENT

The meeting was adjourned at 7:46PM.

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

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.

City Administration

Stamp:

Posted By: _____

Posted Date: _____