



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, June 11, 2018

7:00 PM

City Hall

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

Excused 4 - Commissioner Tim Yarbrough, Commissioner Chris Brewer, Commissioner Jared Sullivan, and Vice Chair Sergio De Los Santos

Present 8 - Commissioner David Moore, Commissioner Michael Driskill, Chairman Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Tina M. Figgins AICP Director of Planning, Andreea D. Udrea Planning Manager, and Brian Campbell Planning Technician

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

Excused 4 - Commissioner Tim Yarbrough, Commissioner Chris Brewer, Commissioner Jared Sullivan, and Vice Chair Sergio De Los Santos

Present 8 - Commissioner David Moore, Commissioner Michael Driskill, Chairman Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Tina M. Figgins AICP Director of Planning, Andreea D. Udrea Planning Manager, and Brian Campbell Planning Technician

A.1 TMP-2762

Discuss Regular Agenda items.

Chairman O'Quinn opened the Study Session at 6:07 PM. Chairman O'Quinn thanked the Commissioners for their service.

Chairman O'Quinn opened discussion on Study Session Agenda Item A.1 Discuss Regular Agenda Items.

Chairman O'Quinn asked for any questions or comments regarding Regular Agenda Item B.1.

Hearing no questions or comments from the Commissioners regarding item B.1, Chairman O'Quinn asked for any questions or comments regarding Regular Agenda Item B.2.

Hearing no questions or comments from the Commissioners regarding item B.2, Chairman O'Quinn asked for any questions or comments regarding Regular Agenda Item C.1.

Regarding Regular Agenda Item C.1, Commissioner Driskill commented that he noticed a typo in the staff report for this item. Commissioner Driskill pointed out that under the "BACKGROUND" section, the sentence reading "...and dedicate rights-of-way..." should read "...and dedicated rights-of-way..." Mrs. Tina Firgens, Director of Planning, said this correction would be made for the report for City Council.

Hearing no further questions or comments from the Commissioners regarding item C.1, Chairman O'Quinn asked for any questions or comments regarding Regular Agenda Item C.2.

Hearing no questions or comments from the Commissioners regarding item C.2, Chairman O'Quinn asked for any questions or comments regarding Regular Agenda Item C.3.

Regarding Regular Agenda Item C.3, Commissioner Bertl commented that the applicant has reduced the amount of landscaping per the submitted landscape plan. Commissioner Bertl commented that the applicant included ideal plant specimens. Commissioner Bertl asked if the reduced landscaping was due to an expansion of parking. Mrs. Andreea Udrea, Planning Manager, said no, stating for the applicant's initial Specific Use Permit (SUP) request back in 2016, the auditorium was larger in size, thus the need for more parking spaces. Mrs. Udrea explained that with this SUP request, the auditorium is smaller in size, thus less parking is required than what was originally needed. Mrs. Udrea explained that the lawn on the eastern portion of the lot was originally designed to be a parking lot with the initial SUP request, and that 20 trees were included in the initial landscape plan for this parking lot. Mrs. Udrea said with this SUP request, the applicant does not need to use this portion of the site for parking and would prefer to leave this lawn as it is shown to utilize for events. Mrs. Udrea said the applicant is also taking potential future expansion into consideration in leaving the lawn in its current form.

Regarding Regular Agenda Item C.3, Commissioner Zavala asked why the applicant was reducing the capacity of the building. Mrs. Udrea said she did not know. Mrs. Udrea explained that the applicant was currently located on Spring Valley Road and has exceeded capacity, thus the applicant seeking an SUP for a facility located at the subject property. Mrs. Udrea said that in the gathering of funds for this project, it was possible that the applicant had to adjust the size of the building. Mrs. Firgens added that based on the information provided to staff, the auditorium would seat a congregation of 540 people, and that he was welcome to ask the applicant about this. Mrs. Firgens said staff has discussions with applicants regarding capacity for the largest assembly use. Mrs. Firgens said it was appropriate to ask the applicant questions regarding future growth.

Regarding Regular Agenda Item C.3, Commissioner Driskill noted that the percentage

of landscaping was increasing from 28 percent in the initial SUP request to 43 percent with this SUP request. Commissioner Driskill also pointed out that the number of trees was being reduced from 81 in the initial SUP request to 61 with this SUP request. Commissioner Driskill asked if the applicant had originally planned to plant trees on the surface parking lot that was part of site plan submitted with the initial SUP request. Mrs. Udrea said yes, noting that the percentage of landscaping had increased due to the applicant not needing the surface parking lot that was part of the site plan in the initial SUP request. Mrs. Udrea said that the applicant desired to have the lawn available for future expansion, but the applicant did not have any such plans at this time.

Regarding Regular Agenda Item C.3, Chairman O'Quinn commented that he liked the applicant's architectural style. Chairman O'Quinn noted that the style was contemporary and was a good fit with the surrounding buildings in the area. Chairman O'Quinn said he believed this building would be adaptable for other uses in the future if necessary. Commissioner Zavala commented that the architectural style had a clean appearance. Mrs. Udrea said that the elevations were modified from those submitted with the initial SUP request in 2016, noting that the surface area of the windows was being increased. Commissioner Driskill asked if additional windows were being installed. Mrs. Udrea said no.

Hearing no further questions or comments, Chairman O'Quinn closed discussion on this agenda item.

A.2 [TMP-2775](#)

Discuss the Planning and Zoning Commission's meeting schedule for June through August, 2018.

Chairman O'Quinn opened discussion on Study Session Agenda Item A.2 Discuss the Planning and Zoning Commission's meeting schedule for June through August 2018.

Mrs. Firgens said this item was requested by the Commission at the May 21, 2018 meeting of the Planning and Zoning Commission. Mrs. Firgens said staff was open to the Commissioners' request to consolidate meetings or agenda items for meetings. Mrs. Firgens said the schedule for the Planning and Zoning Commission is put together prior to the end of the year and is based on the schedule of City Council and application deadlines are determined by the meeting dates. Mrs. Firgens said in taking into consideration all cases currently in the queue, if the Planning and Zoning Commission were interested in reducing the number of meetings in July, staff recommends the Commission cancel the July 30, 2018 meeting. Mrs. Firgens said there are currently no cases pending for the submission date associated with this meeting date, noting that any submissions for the July 30, 2018 meeting date would need to be received by staff by June 19, 2018. Mrs. Firgens said the Commission giving consensus tonight on canceling the July 30, 2018 meeting would give staff sufficient time to both notify the public via the City's website and any potential applicants seeking to submit applications for this meeting date. Mrs. Firgens said staff did not have any recommendations for reducing the meeting schedule in August at this time, but that this could be looked at as well. Mrs. Firgens said in scheduling cases for the Planning and Zoning Commission, a challenge is keeping cases currently under review moving forward. Mrs. Firgens said it is sometimes necessary to work with an applicant regarding an alternate meeting date for the Planning and Zoning Commission when said applicant's case is not ready for the originally targeted meeting date. Mrs. Firgens said in such instances, staff works with the applicant to target the next available meeting date, which is typically two (2) weeks later. Mrs. Firgens said with regards to the Commission reducing its meeting schedule in August, it would be

helpful for staff to know if any of the Commissioners would be unavailable for either of the scheduled meetings during this month as soon as possible. Mrs. Fergus said that canceling the July 30, 2018 meeting would be ideal for reducing the Commission's meeting schedule in July, noting that staff would like to retain the July 16, 2018 meeting as several cases were pending for this meeting date. Commissioner Zavala said he would not be available for the July 16, 2018 meeting.

Chairman O'Quinn asked Commissioner Moore for any feedback with regards to this agenda item. Commissioner Moore said that in past years, City Council has reduced their meeting schedule in July and August, but noted that they had not done so for this year. Commissioner Moore said City Council's past practice of reducing their meeting schedule in July and August is what led him to bring up this topic at the May 21, 2018 meeting of the Planning and Zoning Commission. Commissioner Moore said that if the Commission knows in advance that there are no cases pending for the July 30, 2018 meeting, then the Commission should consider canceling this meeting, noting the discussion by the Commissioners and staff on scheduling bus tours and other activities. Commissioner Moore said he would like the Commission to be flexible in adjusting the meeting schedule as necessary. Mrs. Fergus said the bus tours and other activities were still planned and that staff needed to schedule these. Mrs. Fergus said that in past years, City Council has reduced their meeting schedule in July, but currently had two (2) meetings scheduled for July this year. Mrs. Fergus said that in reviewing the draft agenda for the June 19, 2018 City Council meeting, there is an item pending for discussion on reducing the City Council's meeting schedule in July, noting that City Council will also hold their budget retreat sometime in August 2018. Mrs. Fergus said from that standpoint, City Council may consider adjusting their meeting schedule. Mrs. Fergus said it is staff's goal to make effective use of the Commission's time during meetings. Mrs. Fergus said that cases that require public notification are given priority, while other cases that do not require public notification are scheduled as appropriate. Mrs. Fergus said in situations in which the case load is lighter for the Regular Meeting, staff is working to maximize the Commission's time during the Study Session by bringing back requested items. Mrs. Fergus said that if the Commission was interested in canceling the July 30, 2018 meeting, staff would just need general consensus, noting that per the Code of Ordinances, the Planning and Zoning Commission is only required to have a minimum of one (1) meeting per month.

Commissioner Bertl asked at which meeting City Council would discuss reducing their meeting schedule in July. Mrs. Fergus said it would be the June 19, 2018 meeting. Mrs. Fergus noted that while the Planning and Zoning Commission's schedule is based on City Council's schedule, the two schedules are independent of each other. Mrs. Fergus said staff works to adjust the Planning and Zoning Commission's meeting schedule as City Council adjusts their meeting schedule.

Commissioner Moore asked if there was a timeline in place for voting by City Council on potential appointees to the Planning and Zoning Commission. Commissioner Driskill commented that it was his understanding that this would take place on June 19, 2018. Mrs. Fergus said there is discussion that City Council will vote on potential appointees on June 19, 2018. Mrs. Fergus said staff is trying to schedule the activities around this timeframe, noting that one (1) of the current Commissioners would be leaving the Commission. Mrs. Fergus said that timing regarding swearing in and training of the newly appointed Commissioners with the City Secretary would also need to be taken into consideration. Mrs. Fergus said from a scheduling standpoint, the City Secretary is anticipating that the newly appointed Commissioners will not be ready to serve at the July 16, 2018 meeting of the Planning and Zoning Commission. Mrs. Fergus said that if the Commissioners give consensus on canceling the July 30, 2018 meeting, it is

anticipated that the newly appointed Commissioners will begin serving at the August 13, 2018 meeting.

Commissioner Zavala asked Chairman O'Quinn about his last Planning and Zoning Commission meeting. Chairman O'Quinn said it was his understanding this his last meeting serving the Planning and Zoning Commission would be July 16, 2018. Mrs. Firgens said that nominations for Chairman and Vice Chairman would take place in July 2018. Mrs. Firgens said quorum would need to be met in order to conduct these nominations at said meeting.

Commissioner Driskill commented that the Commissioners were being asked if there was general consensus to cancel the July 30, 2018 meeting. Mrs. Firgens said yes, noting that the Commissioners could look to reducing their meeting schedule in August as well if they desired. Mrs. Firgens asked Mrs. Udrea about the number of cases coming in during the summer months through the end of the year. Mrs. Firgens noted that in her previous tenures with other cities, it was not uncommon to have a reduced number of cases during the summer months while experiencing an increase in the number of cases coming in afterwards. Mrs. Udrea said in previous years, at least one (1) meeting during the summer months is canceled either due to a lack of quorum or a lack of cases. Mrs. Udrea said with regards to case flow, the load has been consistent from year to year. Chairman O'Quinn commented that in staff's review of the current schedule of cases, the thinking is that there may not be any cases scheduled for the July 30, 2018 meeting. Mrs. Udrea commented that there is time to work with any potential applicants who may have a case pending for the July 30, 2018 meeting. Mrs. Firgens reiterated that staff would like to preserve the July 16, 2018 meeting, noting that there are several cases pending for this meeting date that are ready to move forward and require public notification. Mrs. Firgens said that Mrs. Udrea was correct in stating that there is flexibility with regards to the July 30, 2018 meeting. Commissioner Moore commented that City Council would most likely consider canceling their July 31, 2018 meeting, noting that the items voted on by the Planning and Zoning Commission at the June 11, 2018 meeting would be ready to go before City Council at their July 17, 2018 meeting.

Chairman O'Quinn asked the Commissioners if there was a general consensus on canceling the July 30, 2018 meeting of the Planning and Zoning Commission, of which there was general consensus given. Chairman O'Quinn asked Mrs. Firgens if formal action regarding canceling the July 30, 2018 meeting needed to take place during the Regular Meeting. Mrs. Firgens said no, saying that it was fine for the Commission to give staff this direction during the Study Session. Commissioner Driskill said he would not be available for the August 13, 2018 meeting. Mrs. Firgens said staff would adjust the case schedule accordingly and inform any potential applicants that the July 30, 2018 meeting date would not be available.

Hearing no further questions or comments, Chairman O'Quinn closed discussion on this agenda item.

A.3 [TMP-2989](#)

Discuss landscaping requirements for residential and non-residential uses.

Chairman O'Quinn opened discussion on Study Session Agenda Item A.3 Discuss landscaping requirements for residential and non-residential uses. Chairman O'Quinn said that at the February 12, 2018 meeting of the Planning and Zoning Commission, the Commissioners requested information regarding the City's landscaping requirements. Chairman O'Quinn said that at the April 3, 2018 City Council meeting,

City Council requested that the Commission review the City's minimum landscaping requirements for all developments.

Mrs. Udrea gave a presentation regarding the City's landscaping requirements for residential and non-residential uses.

The Commissioner's questions were as follows.

Commissioner Bertl asked for clarification regarding the zero-lot line properties located between Valley View Lane and Marsh Lane. Mrs. Udrea indicated that these properties were part of Planned Development District No. 81 (PD-81) on the zoning map.

Commissioner Bertl asked about the location of the Brook Hollow Estates. Mrs. Udrea identified this location as Planned Development District No. 94 (PD-94) on the zoning map and noted that this lot was split into two (2) lots for the development of single-family homes.

Chairman O'Quinn commented that landscaping was a topic of importance to him. Chairman O'Quinn said that with regards to landscaping, there is a pride of ownership factor associated with residential properties. Chairman O'Quinn said it was his understanding that the City is moving towards having residential neighborhoods become home-owner associations (HOAs). Chairman O'Quinn said it was his understanding that often times in other cities and communities, landscaping requirements are determined by the HOAs and that the City of Farmers Branch does not have very many of these currently. Chairman O'Quinn said having contiguous developers who provide a consistent architectural style to neighborhoods is helpful. Chairman O'Quinn commented that he witnessed a resident spend a considerable amount of money for the construction of a new home in Brookhaven Estates. Chairman O'Quinn commented that he felt development on the outside of this home was not commensurate with expectations with regards to the City's landscaping requirements. Chairman O'Quinn asked if there were any procedures for revising the City's landscaping requirements for new construction, specifically with regards to the Demo-Rebuild program. Chairman O'Quinn said it has been his experience that some home builders are not interested in landscaping and have gone over-budget on said construction of a home prior to the installation of landscaping. Chairman O'Quinn said it has been his experience that landscaping for a residential home can cost between \$20,000 to \$200,000, depending on the scope of work. Chairman O'Quinn said he would like feedback from staff on procedures for revising the requirements of the Demo-Rebuild program to address landscaping. Chairman O'Quinn asked if there were any enforcement measures for applicants who do not conform to the landscape plans being presented at the time of permitting.

Commissioner Moore asked if there were any procedures for updating the Comprehensive Zoning Ordinance to revise the City's landscaping requirements for the residential zoning districts while grandfathering in existing properties. Commissioner Moore noted that landscaping for many existing residential properties was ideal.

Mrs. Firgens said, with regards to the Demo-Rebuild program, City Council has set the program standards. Mrs. Firgens said staff could hold discussions with the Director of Economic Development regarding revising Demo-Rebuild program requirements to address landscaping, including the allocation of funds towards landscaping.

Commissioner Moore commented that any revised landscaping requirements should be tied to any new construction on an existing lot within the City, noting that not all new

home construction is tied to the Demo-Rebuild program.

Mrs. Firgens said revising the City's landscaping requirements would require an amendment to the Comprehensive Zoning Ordinance. Mrs. Firgens said in doing so, one consideration would be whether or not to grandfather in existing homes constructed before a certain date. Mrs. Firgens said it is likely that many single-family homes will be non-conforming with regards to any newly established landscaping requirements. Mrs. Firgens said it would be important to address non-conformity with regards to the landscaping requirements. Mrs. Firgens said landscaping requirements could be added to the Commission's work program. Mrs. Udrea added that, per the request of City Council, staff has previously worked on updating chapters in the Comprehensive Zoning Ordinance regarding landscaping. Mrs. Udrea said that back in December 2017, she gave a presentation to City Council in which she noted staff's desire to include landscaping requirements for the single-family residential districts as part of the revision of landscaping requirements in the Comprehensive Zoning Ordinance. Mrs. Udrea said she received favorable feedback from City Council members regarding these potential revisions.

Commissioner Moore commented that he felt it would be ideal to use the landscaping requirements of the Planned Development Districts on the west side of the City as a benchmark for revising landscaping requirements in the Comprehensive Zoning Ordinance to include requirements for the single-family residential districts. Commissioner Moore said that the issue of grandfathering in existing properties should be addressed as well. Commissioner Moore commented that he felt addressing landscaping requirements should be prioritized, noting City Council's interest in addressing this topic.

Mrs. Firgens said in thinking about how to revise landscaping requirements, she would like the Commissioners to consider both minimum acceptable expectations and the code enforcement aspect of these requirements. Mrs. Firgens said all codes and ordinances in the Comprehensive Zoning Ordinance must be enforced, including any revisions or new items. Commissioner Moore commented that he felt enforcement would not be a problem, noting that he felt staff was expedient in addressing such issues. Mrs. Firgens said that other factors had to be taken into consideration with regards to any landscaping requirements, including potential minimum standards such as the number of trees or the amount of shrubbery featured on a lot. Mrs. Firgens said another important consideration from the code enforcement aspect involved situations in which said landscaping is not maintained, such as shrubbery that dies due to a drought. Commissioner Moore asked about any enforcement plans for landscaping that dies off at the Mercer Crossing neighborhoods located on the west side of the City. Mrs. Firgens said staff would need to review and discuss these enforcement measures. Mrs. Firgens said she felt it would be ideal for HOAs to have the ability to address landscaping requirements within residential neighborhoods. Commissioner Bertl commented that she felt it would be ideal to provide a plant list for homeowners, noting her time as a master gardener at Home Depot. Commissioner Bertl commented that she felt revising the City's landscaping requirements was a good idea. Chairman O'Quinn commented that revising the City's landscaping requirements could encourage better attention to detail by homeowners with other homeowners in turn being encouraged to improve the quality of their landscaping. Commissioner Moore asked if it would be possible for the Brookhaven Country Club to act as an HOA for the homes located adjacent to the golf course, noting that the golf course sets minimum landscaping requirements. Mrs. Firgens said she was unsure of the relationship between the golf course and the adjacent single-family homes. Mrs. Udrea noted that these homes were in a single-family residential district. Chairman O'Quinn commented

that he would like to keep landscaping requirements as a topic of discussion for future Study Sessions of the Planning and Zoning Commission.

Hearing no further questions or comments, Chairman O'Quinn closed discussion on this agenda item

A.4 [TMP-2763](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman O'Quinn opened discussion on Study Session Agenda Item A.4 Discuss items for future Planning and Zoning Commission consideration. Chairman O'Quinn asked for any new items the Commissioners would like added to the work plan.

Commissioner Bertl commented that permeable paving was a topic of interest and indicated her desire to keep this topic on the work plan. Commissioner Bertl commented that she liked the landscaping and bioswales featured at the George Bush Presidential Library. Chairman O'Quinn asked if Commissioner Bertl's comments on the library tied in to the topic of permeable paving. Mrs. Figgins said yes, saying that bioswales are a function of both drainage and landscaping. Mrs. Figgins noted that in her previous tenures with other cities, these cities have looked at establishing bioswale areas for landscaping as a part of storm water management initiatives. Mrs. Figgins explained that the plants and landscaping thrived off of impure elements present in storm water drained into said bioswales. Mrs. Figgins said permeable paving was still on the Commission's work plan.

Hearing no further questions or comments, Chairman O'Quinn closed discussion on this agenda item and adjourned the Study Session at 7:00 PM. Commissioners and staff recovered in Council Chambers for the Regular Meeting at 7:04 PM.

B. REGULAR AGENDA ITEMS

B.1 [TMP-2764](#)

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 approved. The motion carried unanimously.

Excused: 4 - Commissioner Yarbrough, Commissioner Brewer, Commissioner Sullivan and Vice Chair De Los Santos

Aye: 5 - Commissioner Moore, Commissioner Driskill, Chairman O'Quinn, Commissioner Bertl and Commissioner Zavala

B.2 [TMP-2765](#)

Consider approval of the May 21, 2018 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Bertl, that the Minutes be approved. The motion carried unanimously.

Excused: 4 - Commissioner Yarbrough, Commissioner Brewer, Commissioner Sullivan and Vice Chair De Los Santos

Aye: 5 - Commissioner Moore, Commissioner Driskill, Chairman O'Quinn, Commissioner Bertl and Commissioner Zavala

C. PUBLIC HEARING

C.1 18-PL-06

Conduct a public hearing and consider a request from Hoebeke Properties, LLC for final plat approval of Good Estates Phase III; and take appropriate action.

Hoebeke Properties, LLC is the sole owner of a 1.857 acre tract of land. Within the tract is 1.403 acres currently unplatted and one platted lot containing 0.454 acres. The property is located north of Danny Lane, south of Rawhide Creek, and west of Ford Road. The proposed final plat of Good Estates Phase III will subdivide the one (1) platted lot into two (2) new lots, then adding four (4) additional new lots for a total of six (6) lots. Of the six (6) new lots, five (5) will be for single family residential development and the sixth lot is an open green space. This plat will also create the necessary easements and dedicated rights-of-way for the extension/connection of Leta Mae Lane. All necessary public improvements have been completed within this development. This plat is consistent with the detailed site plan approved in Resolution 2017-014 by City Council on January 24, 2017. The proposed final plat of Good Estates Phase III is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this Final Plat as presented.

Mrs. Tina Figgins, Director of Planning, gave a brief presentation regarding the applicant's proposal as presented in the staff report.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Commissioner Driskill asked if the public open greenspace would be the portion of the site to the north of Leta Mae Lane running parallel to Rawhide Creek. Mrs. Figgins said yes, indicating that this space on the plat was Lot 1, Block B.

Chairman O'Quinn asked if the applicant was present. Mrs. Figgins said it was her understanding that a representative for the applicant was supposed to be present. Chairman O'Quinn asked Mrs. Figgins if the applicant had given staff any indication on the marketability of the lots and if the applicant had plans to execute the entire site plan at once. Mrs. Figgins said she could not answer this question. Mrs. Figgins said that Public Works provides the technical review for all plats and that Planning staff merely presents them to the Commission. Mrs. Figgins said she was not sure what discussions the applicant had with the Public Works department regarding marketability of the lots.

Hearing no further questions or comments from the Commissioners, Chairman O'Quinn opened the public hearing. No one came forward to speak to this agenda item. Chairman O'Quinn closed the public hearing and asked for a motion. Chairman O'Quinn asked when this plat would go before City Council. Mrs. Figgins said June 19, 2018.

A motion was made by Commissioner Zavala, seconded by Commissioner Driskill, that this Final Plat be recommended for approval. The motion carried unanimously.

Excused: 4 - Commissioner Yarbrough, Commissioner Brewer, Commissioner Sullivan and Vice Chair De Los Santos

Aye: 5 - Commissioner Moore, Commissioner Driskill, Chairman O'Quinn, Commissioner Bertl and Commissioner Zavala

C.2 [18-PL-07](#)

Conduct a public hearing and consider a request from WRIA 2017-2, L.P. for final plat approval of WRIA Addition, a replat of a portion of Tract 6B, Block E Westside Addition Section 1; and take appropriate action.

WRIA 2017-2, L.P. is the sole owner of a 31.82 acre tract of land located east of Luna Road along the south side of Mercer Parkway. The purpose of the proposed WRIA Addition plat is to replat the currently platted portion located within Tract 6B, Block E Westside Addition Section 1 to create three (3) new lots and dedicate new easements necessary for the development of those lots. This plat is consistent with the approved Detailed Site Plan in Resolution No. 2017-090 duly passed by City Council on August 1, 2017, allowing for multi-family residential development. The proposed final plat of WRIA Addition is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this Final Plat as presented.

Mrs. Tina Firgens gave a presentation regarding the applicant's proposal as presented in the staff report.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Commissioner Bertl asked if any work was currently being performed on the subject site. Mrs. Firgens said that the subject site is currently under construction, with all improvements having been constructed, and hence why this Final Plat was being heard by the Planning and Zoning Commission at this meeting.

Mrs. Firgens stated that a public hearing was required for this plat because the subject property was already platted.

Commissioner Bertl commented that there would be no changes to the plat as presented. Mrs. Firgens said yes.

Mrs. Firgens added that since the subjected property was already platted, Texas state law requires a public hearing for a replat. Chairman O'Quinn asked if letters of public notification were sent out. Mrs. Firgens said no, stating that this was not a requirement for this kind of replat. Mrs. Firgens said public notification mailings were only required for residential replats, noting that Texas state law refers specifically to single-family and possibly two (2)-family homes for this requirement.

Hearing no further questions or comments from the Commissioners, Chairman O'Quinn opened the public hearing. No one came forward to speak to this agenda item. Chairman O'Quinn closed the public hearing and asked for a motion.

A motion was made by Commissioner Moore, seconded by Commissioner Zavala, that this Final Plat be recommended for approval. The motion carried unanimously.

Excused: 4 - Commissioner Yarbrough, Commissioner Brewer, Commissioner Sullivan and Vice Chair De Los Santos

Aye: 5 - Commissioner Moore, Commissioner Driskill, Chairman O'Quinn, Commissioner Bertl and Commissioner Zavala

C.3 18-SU-09

Conduct a public hearing and consider a request for an amendment of the Specific Use Permit with an associated Detailed Site Plan for a church located at 2001 Academy Lane; and take appropriate action.

The applicant, Jesus House Dallas, is proposing to amend the approved Specific Use Permit (SUP) for a church that was approved by the City Council on June 7, 2016 with Ordinance 3373. The proposed amendment includes minor changes to the approved Detailed Site Plan, Landscape Plan and Building Elevations. The proposed SUP restates the approved special exception related to the parking setback. The property is located within Planned Development District No. 77 (PD-77). Staff recommends approval of this Specific Use Permit request as presented.

Mrs. Andreea Udrea, Planning Manager, gave a brief presentation regarding the applicant's proposal as presented in the staff report.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Commissioner Bertl commented that she liked the landscaping featured in the applicant's landscape plan. Commissioner Bertl commented that the applicant would be removing two (2) of the large Oak trees. John Gardner of Kirkman Engineering, a representative for the applicant, 4821 Merlot Avenue, Grapevine, Texas, said the two (2) Oak trees Commissioner Bertl was referring to were located within the building area. Commissioner Bertl commented that she was sorry to see that, but that she appreciated the overall landscaping.

Chairman O'Quinn asked Mr. Gardner about his role with regards to the project. Mr. Gardner said he was the design engineer.

Commissioner Zavala asked what has happened in the two (2) years since the original Specific Use Permit was approved for the subject property. Mr. Femi Omotayo, the owner, 4440 Spring Valley Road, Farmers Branch, Texas, said due to an increase in the costs associated with construction, there were insufficient funds to build the church as originally designed per the site plan associated with the initial Specific Use Permit request. Mr. Omotayo said the church needed to be redesigned in a cost efficient manner.

Commissioner Zavala asked how long the applicant had been at the Spring Valley location. Mr. Omotayo said since 2010, noting that originally, 2,500 square feet of space was rented. Mr. Omotayo said currently, 11,000 square feet of space is being rented. Mr. Omotayo said he was informed by the City's Fire Department that the space could not be further expanded as the property was not designed for a church. Mr. Omotayo said it was necessary to move to a new location that could properly accommodate any future expansion, hence this Specific Use Permit request.

Commissioner Zavala commented that the applicant experienced about a 500 percent increase in growth over eight (8) years. Commissioner Zavala asked Mr. Omotayo how much growth he projected for the future. Mr. Omotayo said currently the church was conducting two (2) services and that within the next five (5) years he anticipates a 20 to 25 percent increase in growth based on historical trends. Mr. Omotayo said he anticipates the church holding three (3) services after the completion of construction of the church, pending approval of the Specific Use Permit. Mr. Omotayo said it is

possible that he may seek another location for an additional church in the future.

Commissioner Zavala asked about additional services offered by the church. Mr. Omotayo said that in addition to the two (2) services offered on Sundays, the church offers: mid-week Bible studies held on Wednesdays; house fellowships referred to as fusion groups that meet in different locations across the Dallas-Fort Worth metroplex; prayer meetings on Monday evenings; and quarterly communions held on Friday evenings.

Commissioner Zavala asked about the start date for construction pending approval of the Specific Use Permit request. Mr. Omotayo said the church's tenth anniversary will be April 5, 2019. Mr. Omotayo said he would like the church to be open by this date. Mr. Omotayo said he would be ready to break ground immediately.

Commissioner Bertl asked Mr. Omotayo where the church was currently located. Mr. Omotayo said 4440 Spring Valley Road. Commissioner Bertl asked about the street crossing this location. Mr. Omotayo said it was Welch Road, noting the office park located within the vicinity.

Commissioner Driskill commented that he liked the architecture of the church and that it would complement the surrounding buildings in the area.

Commissioner Bertl commented that she liked the open lawn featured on the eastern side of the property. Mr. Omotayo said many families with children come to the church and it was his intention for families to utilize this space. Mr. Omotayo said it was his hope that this space would be a nice feature for the community.

Chairman O'Quinn noted that per the staff report, the address for the church is currently 4440 Sigma Road. Mrs. Udrea said the correct address is 4440 Spring Valley Road and that the address was incorrect in the staff report. Chairman O'Quinn suggested making this correction for the staff report for City Council.

Hearing no further questions or comments from the Commissioners, Chairman O'Quinn opened the public hearing. No one came forward to speak to this agenda item. Chairman O'Quinn closed the public hearing. Chairman O'Quinn commented that he shared Commissioner Driskill's sentiments regarding the architecture, saying that the building could be adapted to suit another tenant should a situation arise in the future in which the building were to change ownership. Hearing no further questions or comments, Chairman O'Quinn asked for a motion.

A motion was made by Commissioner Bertl, seconded by Commissioner Driskill, that this Specific Use Permit be recommended for approval. The motion carried unanimously.

Excused: 4 - Commissioner Yarbrough, Commissioner Brewer, Commissioner Sullivan and Vice Chair De Los Santos

Aye: 5 - Commissioner Moore, Commissioner Driskill, Chairman O'Quinn, Commissioner Bertl and Commissioner Zavala

D. ADJOURNMENT

The meeting was adjourned at 7:38 PM.

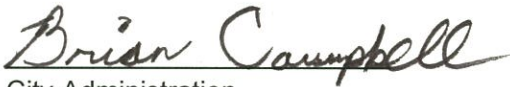
Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters 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.



Chairman



City Administration

Stamp:

Posted By: _____

Posted Date: _____

