



City of Farmers Branch

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

Meeting Minutes – Excerpt – DRAFT

Planning and Zoning Commission

Monday, August 27, 2018

7:00 PM

City Hall

Study Session Meeting to be held at 5:45 PM in Study Session Room

Absent 2 - Commissioner Jared Sullivan, Commissioner Giovanni Zavala

Present 11 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Linda Bertl, Commissioner Cristal Retana, Vice Chairman Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Andreea Udrea AICP Planning Manager, Jenifer Paz AICP Senior Planner, Brian Campbell Planning Technician, and John Land Deputy City Manager

A. STUDY SESSION

A.1 Discuss Regular Agenda items.

Chairman Moore asked for any questions or comments regarding Public Hearing Item C.2. Chairman Moore informed the Commission that staff would present both items C.2 and C.3 together as they are contingent upon one another.

Regarding item C.2, Commissioner Bertl asked for clarification regarding the location of the subject property, commenting that she believed this property to be the site of the former Mitsubishi dealership. Ms. Andreea Udrea, Planning Manager, identified on the location the aerial map, identifying the property as a vacant property.

Chairman Moore informed the Commission that, per the City's Building Code, 75 percent masonry is required for all facades on all buildings. Chairman Moore stated that with this Zoning Amendment, the applicant is requesting a reduction for the required percentage of masonry to 65 percent. Chairman Moore brought special attention to the page in the proposed PD-95 ordinance defining the building materials. Chairman Moore commented that he hoped Vice Chairman De Los Santos would ask the applicant about their proposed building materials.

Ms. Tina Firgens, Director of Planning, stated that while both items C.2 and C.3 would be presented together during the Regular Meeting, Chairman Moore would call for separate motions for each of these agenda items.

Hearing no further questions or comments from the Commissioners on either items C.2 or C.3, Chairman Moore closed discussion on this agenda item.

C. PUBLIC HEARING

Agenda items C.2 and C.3 were presented together for consideration.

- C.2 18 - ZA - 10 Conduct a public hearing and consider the request to amend Planned Development District No. 95 (PD-95), including but not limited to landscaping, building materials and signage requirements for the 9.6-acre property located on the west side of Dallas North Tollway and approximately 360 feet south of Spring Valley Road; and take appropriate action.**

The City of Farmers Branch has received a request from JPI Real Estate Acquisition, LLC, to amend Planned Development District No. 95 (PD-95) as it relates to landscaping, building materials and signage requirements. The applicant believes that due to unique characteristics of the site, strict compliance with the standards set forth in PD-95 is not feasible; therefore the applicant is requesting the abovementioned zoning amendments. PD-95 consists of 9.6 acres, and is located on the west side of Dallas North Tollway and approximately 360 feet south of Spring Valley Road. Staff recommends approval of this Zoning Amendment as presented.

- C.3 18 – SP - 17 Consider a Detailed Site Plan for a mixed-use development on a 5-acre property located at 14175 Dallas North Tollway; and take appropriate action.**

The applicant JPI Real Estate Acquisition, LLC, is proposing to develop phase one (1) of the mixed-use development, generally known as Jefferson East Branch. The proposed Detailed Site Plan includes a 626,344 square feet of mixed-use development consisting of 390 multi-family units and 2,350 square feet of future retail. The property is located within Planned Development District No. 95 (PD-95). The Detailed Site Plan is contingent upon approval of the proposed PD-95 amendment. Staff recommends approval of this Detailed Site Plan as presented.

Ms. Andreea Udrea, Planning Manager, gave a brief presentation regarding the applicant's proposal, related to items C.2 and C.3.

Chairman Moore asked for any questions for staff. Hearing none, Chairman Moore asked the applicant to approach the podium.

Mr. Bryan Grant and Mr. Jeremy Williams, the applicant, 600 East Las Colinas Boulevard, Irving, Texas, approached the podium to give a brief presentation, regarding the proposed zoning amendment and development project.

Chairman Moore asked for questions for the applicant.

Commissioner Bertl asked about the cost of the apartment units. Mr. Grant said: one (1) bedroom units would cost between \$1,300 and \$2,000 each; and the two (2) bedroom units would cost between \$2,000 and \$2,800 each. Commissioner Bertl asked about the difference between the one (1) and two (2) bedroom units. Mr. Grant said the two (2) bedroom units would feature additional square footage.

Commissioner Bertl asked if the ground floor units would feature a yard area. Mr. Grant said yes.

Commissioner Bertl commented that the units on the upper floors facing Dallas North Tollway but were pushed out. Commissioner Bertl asked if this was a bay area. Mr. Grant said that the units on floors two (2) through four (4) featured a bay-like area, describing that the area normally provided as a balcony was enclosed and incorporated within the unit. Mr. Grant explained this design would help mitigate potential issues regarding noise from the toll road. Mr. Grant said that balconies on the fifth (5th) floor would be exterior.

Commissioner Bertl asked about the construction timeline. Mr. Grant said he anticipated construction would commence in November 2018. Mr. Grant noted that the Jefferson Landmark multifamily development was currently leasing units. Commissioner Bertl asked about the number of leases at the Jefferson Landmark development. Mr. Grant said this development was currently thirteen (13) percent leased. Mr. Grant said he hoped tenants would begin moving into units by the end of next week.

Commissioner Yarbrough asked if the applicant had used aluminum architectural panels in previous projects. Mr. Williams said yes, stating that the Jefferson Landmark development featured the architectural panel. Mr. Williams noted that the panel for this proposed development was of a unique design. Mr. Williams noted that the clubhouse for the Mercer Crossing Phase Two (2) multifamily development would feature a panel similar to what was being proposed for this development.

Commissioner Bertl asked for clarification on the locations of the aluminum architectural panels on the building's facades. Mr. Williams identified the panels shown on the building elevation drawings. Mr. Williams said the locations of the panels were carefully chosen in a manner that would help the building stand out from an architectural standpoint.

Vice Chairman De Los Santos asked if the aluminum architectural panels were insulated. Mr. Williams said he believed the panels were insulated, stating that the panels were rated for the wall it would be placed upon.

Vice Chairman De Los Santos asked if the panels were of a particular brand. Mr. Williams said it would be Apolic. Mr. Williams said Alucobond is also being sourced and is another well-known manufacturer of these panels. Mr. Williams said an exact panel had not yet been agreed upon, but that it would be similar to Apolic.

Vice Chairman De Los Santos asked if the parking garage would be constructed of pre-cast panels. Mr. Williams said yes.

Vice Chairman De Los Santos asked about the building frame construction materials for the multifamily units. Mr. Williams said it would be constructed with a wood frame featuring steel in certain areas.

Vice Chairman De Los Santos asked about the roof type for the multifamily complex. Mr. Williams said it would be Thermoplastic Polyolefin (TPO).

Vice Chairman De Los Santos asked how the roof would be drained. Mr. Williams said the roof would be drained to the interior, on the side featuring the courtyard.

Vice Chairman De Los Santos commented that he liked the applicant's proposal.

Commissioner Retana asked how long construction would take. Mr. Grant said it would be approximately 25 to 27 months.

Commissioner Bertl asked about use of the outdoor television within the courtyard. Mr. Grant said television use would be on a first come, first served basis.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing for items C.2 and C.3. No one came forward to speak to these agenda items. Chairman Moore closed the public hearing.

Chairman Moore congratulated Mr. Grant, Mr. Williams and the JPI team on their proposal. Chairman Moore commented that JPI is always well prepared in their presentations before the Planning and Zoning Commission. Chairman Moore commented that he believed JPI was an asset to the City and that he would

encourage the applicant to continue developing within the City. Chairman Moore asked for a motion for item C.2.

A motion was made by Commissioner Bertl, seconded by Commissioner Yarbrough, that this Zoning Amendment be approved. The motion carried unanimously.

Chairman Moore asked for a motion for item C.3.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Driskill, that this Detailed Site Plan be approved. The motion carried unanimously.

Ms. Udrea stated that both items C.2 and C.3 would go before City Council on September 11, 2018.