



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, October 29, 2018

7:00 PM

City Hall

Study Session Meeting – 3:30 PM at the Texas A&M Agrilife Extension Service located at 17360 Coit Road, Dallas; Reconvened at 6:20 PM in Study Session Room at Farmers Branch City Hall

Present 16 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Jared Sullivan, Commissioner Linda Bertl, Commissioner Giovanni Zavala, 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, Shane Davis Director of Sustainability & Public Health, Mitzi Davis Program Manager, Sustainability Commissioner Chuck Lawless and Ben Williamson Assistant to the City Manager

A. STUDY SESSION

A.1 [18-208](#) Presentation and discussion related to permeable paving types at the Texas A&M AgriLife Extension Service (17360 Coit Road, Dallas, Texas).

Staff and the Commissioners convened at City Hall and departed at 3:10 PM for the Texas A&M AgriLife Extension Service.

Chairman Moore called the Study Session to order at 3:30 PM.

Staff and the Commissioners received a presentation from Dr. Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist and held discussion regarding permeable paving types, including:

- Discussing what permeable paving is;
- The types of permeable paving;
- The economics of permeable paving; and
- Examples of permeable paving.

Chairman Moore adjourned the Study Session at 5:09 PM. Staff and the Commissioners reconvened in the Study Session room to continue the Study Session at 6:20 PM.

A.2 [18-121](#)

Discussion related to permeable pavement types.

Commissioner Sullivan and Commissioner Retana joined the Commission's Study Session at the Study Session room.

Chairman Moore reopened the Study Session at 6:20 PM.

Chairman Moore opened discussion on Study Session Agenda Item A.2 Discussion related to permeable pavement types. Chairman Moore asked for any questions or comments regarding the presentation received at the Texas A&M AgriLife Extension Service.

There was discussion amongst the Commissioners regarding permeable pavement types, including:

- Providing opportunities and encouraging developers for potentially incorporating permeable pavement into development projects; (Commissioners Bertl and Driskill)
- The city being able to utilize the information received; (Commissioner Bertl)
- Potential utilization of gravel or other permeable types as an acceptable form of pavement for residential driveway; (Commissioners Bertl and Driskill)
- Other cities are taking steps towards becoming more environmentally-friendly; (Commissioner Driskill)
- The importance of providing incentives in order to encourage developers to use permeable paving in order to offset important costs for a lesser important aspect of a development project; (Commissioners Sullivan and Zavala)
- The City should take the lead in incorporating permeable pavement into its development projects; (Commissioner Zavala) and
- Monies from the Pike Street bond could be spent on permeable pavement for the Station Area. (Commissioner Zavala)

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.3 [TMP-2976](#)

Discuss Regular Agenda items.

Chairman Moore opened discussion on Study Session Agenda item A.3 Discuss Regular Agenda Items. Chairman Moore asked for any questions or comments regarding the Regular Agenda and Public Hearing agenda items.

Regarding Regular Agenda item B.2, Ms. Firgens stated that as a result of discussion with the City Manager's Office, the Planning and Zoning Commission Meeting Minutes would be transitioning to a summary format, and that the primary purpose of the Minutes was to identify the type of request and the resulting action regarding each

case. Ms. Firgens said the City would still maintain transparency regarding the Planning and Zoning Commission meetings, noting the various videos and audio recordings maintained for each meeting and the availability on the city's website.

Regarding Public Hearing item C.1, Chairman Moore and Commissioners Zavala, and Bertl, Retana discussed:

- The lack of commercial development within Planned Development District No. 99 (PD-99) citing that no site plans have been presented to the Commission for commercial development, the number of homes already constructed within PD-99, and the 301st permit threshold;
- It would not be ideal if construction on homes were delayed due to the applicant failing to meet the commercial development requirements;
- Requested information regarding the number of homes within PD-99 that have currently completed construction;
- The expansion of the trail system and sidewalks within the area.

Regarding Public Hearing item C.2, Commissioner Yarbrough thanked staff for including the date the Planning and Zoning Commission considered the Detailed Site Plan for the subject property.

Regarding Public Hearing item C.3, Commissioner Zavala discussed the lot at the corner of Weston Road and Perrin Lane, and the portion of the subject property designated for development by the school district.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.4 [18-214](#)

Discussion regarding the Planning & Zoning Commission's retreat on November 3, 2018.

Chairman Moore opened discussion on Study Session Agenda item A.4 Discussion regarding the Planning & Zoning Commission's retreat on November 3, 2018.

Ms. Firgens discussed the agenda and itinerary for the retreat.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.5 [18-209](#)

Presentation and discussion related to placemaking.

Chairman Moore opened discussion on Study Session Agenda item A.5 Presentation and discussion related to placemaking.

Chairman Moore said, due to time constraints that the portion of the presentation remaining at the time of adjournment as well as any discussion would take place during the Regular Meeting following the Regular and Public Hearing agenda items.

Ms. Firgens gave a presentation regarding placemaking, which included discussion related to the following topics:

- Defining placemaking;
- How and where placemaking occurs;
- The importance of placemaking to communities; and
- The characteristics of placemaking.

Concluding discussion regarding the characteristics of placemaking, Chairman Moore adjourned the Study Session at 6:56 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:02 PM.

A.6 [TMP-2977](#) Discuss agenda item for future Planning and Zoning Commission Consideration

Due to time constraints during the Study Session, Chairman Moore addressed this item during Regular Agenda Item D. Other Agenda Items.

B. REGULAR AGENDA ITEMS

B.1 [TMP-2978](#) 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 Driskill, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

B.2 [TMP-2979](#) Consider approval of the October 15, 2018 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Vice Chairman De Los Santos that the Minutes be approved. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

B.3 [18-SP-21](#) Consider a request for Detailed Site Plan for a proposed mixed-use development located at 14155 Dallas North Parkway; and take appropriate action.

The applicant, Kimley-Horn, is requesting approval of a Detailed Site Plan to construct a mixed-use building located at 14155 Dallas North Parkway. The subject site is the second phase that is approximately 4.5 acres of an overall larger development (9.6 acres), phase one being located to the north. The site is located within Planned Development District No. 95 (PD-95). Staff recommends approval of this Detailed Site Plan as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions for staff.

Hearing none, Chairman Moore asked if the applicant would like to address the Commission.

Mr. Bryan Grant of JPI, the applicant, 600 East Las Colinas Boulevard, Irving, Texas gave a brief presentation regarding the proposed development.

Chairman Moore asked for any questions from the Commissioners for the applicant.

Commissioner Bertl discussed the price range of the apartment units and the courtyard area.

Vice Chairman De Los Santos and Commissioners Driskill and Bertl requested clarification regarding the area of the property designated for the dog washing station, and amenities provided, and the dog park.

Commissioner Zavala discussed the proposed construction schedule.

Commissioner Bertl commented that she liked that the name "Jefferson East Branch" for this development and thanked the applicant.

Ms. Tina Firgens, Director of Planning, complimented Mr. Grant for incorporating "East Branch" into the name of this development, noting that this is a branding strategy included within the East Side Plan comprehensive plan.

Hearing no further questions or comments, Chairman Moore asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Zavala that this Detailed Site Plan be recommended for approval. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

Chairman Moore asked when this case goes before City Council. Ms. Firgens stated it would be November 27, 2018.

C. PUBLIC HEARING

- C.1 [18-PL-11](#) Conduct a public hearing and consider a request from CADG Mercer Crossing Holdings, LLC. for final pat approval of Amesbury Addition, a replat of Block A of Westside Addition Section 1 and all of Lot 1, Block A of Trinity West Addition; and take appropriate action.**

CADG Mercer Crossing Holdings, LLC. is the sole owner of a 31.04 acre tract of land located south of Valley View Lane, southeast along Mercer Parkway and to the west of Luna Road. The purpose of the proposed Amesbury Addition plat is to replat a portion of Block A of Westside Addition Section 1 and all of Lot 1, Block A of Trinity West

Addition. The plat will subdivide the property into one hundred forty-five (145) single family residential and ten (10) homeowners' association (open space) lots along with the dedication of streets, alleys and easements necessary for the development of the lots. This plat is consistent with the approved Detailed Site Plan in Resolution No. 2017-020 duly passed by City Council on February 7, 2017 (and considered by the Planning and Zoning Commission on January 23, 2017), allowing for single family residential development. The proposed final plat of Amesbury 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.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions for staff.

Hearing none, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing and asked for a motion.

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

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

C.2 [18-PL-12](#)

Conduct a public hearing and consider a request from CADG Mercer Crossing Holdings, LLC. and Transcontinental Realty Investors, Inc., for final plat approval of Windermere Addition, a replat of part of Block B of Westside Addition Section 1; and take appropriate action.

CADG Mercer Crossing Holdings, LLC. and Transcontinental Realty Investors, Inc. are the sole owners of a 33.58 acre tract of land located south of Valley View Lane, east of Mercer Parkway and west of Luna Road. The purpose of the proposed Windermere Addition plat is to replat a portion of Block B of Westside Addition Section 1 to subdivide the property into two hundred fifteen (215) single family residential and twenty-three (23) homeowners' association (open space) lots along with the dedication of streets, alleys and easements necessary for the development of the lots. This plat is consistent with the approved Detailed Site Plan in Resolution No. 2017-081 duly passed by City Council on July 11, 2017 (and considered by the Planning and Zoning Commission on June 26, 2017), allowing for single family residential development. The proposed final plat of Windermere 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.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions for staff or the applicant.

Commissioner Zavala discussed the area designated as the homeowners association (HOA) lot. Mr. Michael Beaty, the applicant, 1800 Valley View Lane, Farmers Branch, Texas addressed Commissioner Zavala's question.

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

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Sullivan that this Final Plat be recommended for approval. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

Chairman Moore asked when this case and case 18-PL-11 would go before City Council. Ms. Firgens stated it would be November 27, 2018.

C.3 [18-PL-15](#)

Conduct a public hearing and consider a request from Jefferson Landmark, L.P., for final plat approval of Jefferson Landmark addition, a replat of parts of Lot 1 and 2, Block 1, of the Anderson White Addition; and take appropriate action.

Jefferson Landmark, L.P. is the sole owner of a 3.31 acre tract of land located at the northeastern city limit line between the City of Farmers Branch and the Town of Addison, east of Landmark Boulevard and west of the Dallas North Tollway. The purpose of the Jefferson Landmark Addition is to replat parts of Lot 1 and 2, Block 1 of the Anderson White Addition to create one new lot, and dedicate new easements necessary for the development of this lot. This plat is consistent with the detailed site plan approved by Resolution Number 2016-073 by City Council on August 16, 2016. The proposed final plat of Jefferson Landmark Addition is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. All public improvements associated with this project have been constructed. Staff recommends approval of this Final Plat as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions for staff or the applicant.

Commissioner Bertl questioned the color coding of the floor plan. Mr. Miller Sylvan of JPI, the applicant, 600 East Las Colinas Boulevard, Irving, Texas addressed Commissioner Bertl's question.

Hearing no further questions, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Retana that this Final Plat be recommended for approval. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

Chairman Moore asked when this case would go before City Council. Ms. Firgens stated it would be November 27, 2018.

D. OTHER AGENDA ITEMS

D.1 [18-210](#)

Presentation and discussion related to placemaking.

Chairman Moore said that this was a continuation of Study Session agenda item A.5 Presentation and discussion related to placemaking.

Ms. Firgens continued her presentation regarding placemaking, which included related the following topics:

- The economics of place and its relationship with placemaking;
- Defining what does not constitute placemaking;
- The qualities of a successful place;
- The benefits of placemaking for communities;
- The concept of the Power of Ten (10);
- The various locations, stages and scales of placemaking; and
- Examples of placemaking within the Dallas-Fort Worth metroplex as well as across the country.

Ms. Andreea Udrea, Planning Manager, discussed international examples of placemaking.

Commissioner Yarbrough departed at approximately 8:30 PM.

Chairman Moore thanked Ms. Firgens and staff for this presentation. Chairman Moore said this presentation would prove important in the Commission's understanding of identifying opportunities for placemaking with the City of Farmers Branch, and encouraged the Commissioners to review the article from D Magazine included in the agenda packet.

Chairman Moore reminded the Commissioners about the Planning and Zoning Commission retreat scheduled for November 3, 2018.

Chairman Moore opened discussion on Study Session Agenda item A.6 Discuss agenda items for future Planning and Zoning Commission Consideration. No items were requested by the Commissioners.

Chairman Moore thanked the Commissioners for their service.

E. ADJOURNMENT

Being no further business, Chairman Moore requested for a motion to adjourn the meeting.

A motion was made by Commissioner Driskill, seconded by

Commissioner Bertl that the meeting be adjourned. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

The meeting was adjourned at 8:55 PM.

Chairman

City Administration