



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, January 23, 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 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill

Staff 3 - Sara Egan Planning Technician, Andy Gillies Director of Community Services, and Alexis Jackson Planning Manager

A.1 [17-358](#) **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

B.1 [17-359](#) **Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

A motion was made by Commissioner Driskill, seconded by Commissioner De Los Santos, that the Attendance Matrix be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.2 [17-360](#)

Consider approval of the January 9, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Vice Chair O'Quinn, seconded by Commissioner Yarbrough, that the January 9, 2017 Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.3 [R2107- 019](#)

Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 33.3 acre tract located west of Luna Road and south of Valley View Lane and take appropriate action.

Andy Gillies, Community Services Director, approached the podium and presented the request of a Detailed Site Plan for a single family neighborhood in PD-99. The subdivision is called Windermere located west of Luna and immediately south of Valley View Lane approximately 33.3 acres. It will be composed of 218 rear loaded single family residential lots and 102 narrow detached single family townhomes. Within the pattern book each subdivision is characterized uniquely but, consistent with the "Texas Tudor" style. This is the only combination neighborhood to include townhomes of 8 units per building or less throughout the subdivision. All lots will have rear loaded driveways in addition to limited on street parking to accommodate visitor parking needs. Two home builders, Beazer Homes and Sienna Homes, plan to purchase all the lots within Windermere.

There are three designated parks and several smaller landscaped open spaces within the neighborhood. This includes a central open space to allow congregation for special events. This central space will be accessible to all neighborhoods. The other two parks are designated spaces for large and small dogs. The several small remnant parcels within Windermere serve as small landscaped pocket park areas or trail connections. A high priority has been placed on pedestrian connectivity throughout the proposed new community. A comprehensive trail network system has been integrated into each of the proposed residential neighborhoods, tying them all together. The Windermere neighborhood has trail connections to both the Amesbury neighborhood to the west and the Verwood neighborhood to the south. All local streets will have 5' wide sidewalks.

A motion was made by Commissioner Blackson, seconded by Commissioner Brewer, that the Resolution be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.4 [R2017-020](#)

Consider adopting Resolution 2017-020 approving a Detailed site Plan for a 31.1 acre tract located west of Mercer Parkway and south of Valley View Lane and take appropriate action.

Mr. Gillies presented the request of a Detailed Site Plan for a single family detached neighborhood in PD-99. The subdivision is called Amesbury, located immediately west of Mercer Parkway approximately 31.1 acres. It will be composed of 136 rear loaded single family residential lots. The main access to Amesbury will be from Mercer Parkway. Additional access throughout the neighborhood is provided through a series of local streets, alleys, multi-modal trails and sidewalks. This neighborhood will also follow the guidelines of the "Texas Tudor" theme established in the comprehensive Pattern Book. There are three small designated parks or several smaller landscaped open spaces within the Amesbury neighborhood, containing approximately 3.4 acres. The Windermere neighborhood has trail connections to both the Windermere and Verwood neighborhoods to the east and the mixed use development to the southeast. All local streets will have 5' wide sidewalks and a 12' wide concrete trail along Mercer Parkway. To help buffer the residential neighborhoods throughout the Mercer Crossing community, a special network of masonry walls has been designed. These masonry walls will follow the old English Tudor style, and be composed of both stone and brick. Special accent portions of the wall located at points of high visibility will be composed of stone, while other wall sections will be composed of a brick "thinwall" design.

Vice Chair O'Quinn inquired about amenities and their accessibility as well as, the usage of golf carts as a mode of transportation throughout the community. His main concern was on the ability to respond to the possible demand of golf carts and storage at the permit level.

Mr. Gillies confirmed the Brighton neighborhood included a club house, a pool area, and beach configuration near the lake. This amenity is to serve all six neighborhoods. From a trail standpoint, there is a 12' trail along Mercer Parkway up to Valley View to provide walkers, bikers, and strollers to get from the west side to the east side. In addition, there will be an 8' trail along Wittington connecting to Mercer Parkway and another 8' trail connecting to Coventry. The proposed trails are not anticipated to allow golf carts.

Michael Beaty, 1800 Valley View, approached the podium to address comments and questions. It is intended to keep golf carts off the trails due to previous conflicting experiences with the carts' speed and family oriented travel by foot, stroller or bikes. It would be up to the local ordinance if golf carts are street legal to travel near streets or on alley ways. He also confirmed that at the builder level, the residential garages could be adjusted to allow additional storage of a golf cart.

Mr. Gillies included that golf carts could be considered, but adjustments may be needed to allow passage at arterial streets where traffic lights are stationed. This mode of transportation has not been discussed in detail or considered previously to this meeting.

Commissioner Driskill commented on the 8' and 12' sidewalks tied into the trail system. His expectation is families will hopefully want to walk, jog, or ride bicycles. Young families using the trail system can get to the amenity center and pool without the need of golf carts and encourages exercising.

Commissioner Bronson inquired about the indicated playgrounds and green spaces.

Mr. Beaty clarified some are passive green spaces and the designated playgrounds are age specific.

Commissioner Yarbrough inquired about the individual and cluster mailbox configuration.

Mr. Beatty commented mailbox configurations are determined by the US Post Office. Cluster mailboxes are foreseen for the townhomes.

Mr. Gillies commented that the design for on street parallel parking and the green spaces serves to accommodate for the cluster mailboxes.

Commissioner Brewer added that other communities with an HOA arrange for mail to be delivered to each unit after the Postal Services delivers to a centralized location.

Mr. Beaty responded that they would be open to considering it for their HOA. Some additional research may be required as well as communication with the builders.

Commissioner De Los Santos inquired about the details of the community fencing.

Commissioner Brewer also inquired about the iron fencing along the levy.

Commissioner Plunk inquired of the landscaping included with the iron fence.

Mr. Beaty clarified that none of the streets are gated.

Mr. Gillies explained there will be a masonry wall along most of the perimeter with landscaping and a walkway as a buffer. The iron fence and landscaping on Amesbury is to help contain the neighborhood from the levy and the lake on the other side of the service road. The length is significant and to build a masonry wall would be cost prohibitive. The fencing and landscaping will also be maintained by the HOA. The landscaping will add a more attractive

edge to the area even though it is owned by the Valwood Improvement District.

Commissioner Yarbrough inquired about the placement of an icon on the site plan.

Mr. Gillies clarified the icon represented playground equipment.

A motion was made by Commissioner Moore, seconded by Commissioner Plunk, that the Resolution be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. PUBLIC HEARING

C.1 [16-SU-19](#)

Conduct a public hearing for a request from CADG Mercer Crossing to repeal Specific Use Permit (Ordinance 3078) for a natural gas compressor site consisting of approximately 1.64 acres located in Planned Development 88 (PD-88) and take appropriate action.

Alexis Jackson, Planning Manager, approached the podium and presented the request for a gas repeal at 11998 Knightsbridge Rd. The subject property is an undeveloped 1.64 acre lot located west of the Burlington North Railroad, east side of future Commerce Street, and approximately 270 feet north of US Interstate 635. This site is located within Planned Development District 88 (PD-88), also known as the Mercer Crossing Code. In 2016, both of the existing gas well sites located at 12651 Mercer Parkway and 11500 Mathis Drive went through a similar repeal and termination and are not in existence. No drilling activity has ever taken place nor were any improvements constructed on any of the proposed gas wells or gas compressor sites.

Mr. Beaty approached the podium and explained the property was purchased with the intent of development under PD-99. In the near future a concept plan will be presented.

Chairperson Hardie asked the audience if there were any other questions or comments. No additional questions or comments were made.

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

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C.2 [ORD- 3424](#)

Conduct a public hearing for a request from CADG Mercer Crossing Holdings LLC to change the zoning of an approximate 5 acre tract from Planned Development No. 88 (PD-88) Urban Center subdistrict to Office -1 subdistrict including a Conceptual Site Plan and take appropriate action. The site is located on the northwest corner of Chartwell Crest and Wittington Place.

Mr. Gillies approached the podium and provided a brief presentation. The site is located on the northeast corner of Chartwell Crest and Wittington Place. To the north and west of this site are three existing office buildings ranging in height from four to ten stories. To the southeast of the site is Wittington Place and the proposed site for a future outdoor amphitheater. To the southwest of this is the proposed single family residential neighborhood known as Brighton. To the east is a vacant 65 acre tract of land currently zoned as future commerce land uses. Centurion American proposes to develop a four story office building on this five acre site. This building will match or be very comparable to the existing office building located immediately north of the site. This northern building is also owned by Centurion American and serves as their headquarters. The proposed office building will contain approximately 105,000 square feet of leasable space. 350 surface parking spaces are proposed on both the north and south sides of the building. The proposed building is positioned to take full advantage of the view of the expanded Mercer Crossing Lake and surrounding parkland. Approximately 25% of the site is proposed to be used for either natural or landscaped open space. An extensive number of additional trees are proposed throughout the site, including the surface parking areas as well as along the western, southern, and eastern perimeter of the site. A six foot tall masonry wall is proposed along the entire eastern edge of the site for buffering. Six zoning notification letters were mailed to the surrounding property owners on and no letters of opposition or in support have been received.

Vice Chair O'Quinn expressed concern if there be unity within this area through the various improvements.

Mr. Gillies explained that along that corner of Wittington and Chartwell it can be requested during the Detailed Site Plan for a matching entrance.

Commissioner Blackson inquired about the fence requirements in comparison to neighboring property with an existing building.

Mr. Gillies explained with the landscaping plan the location of the fence and trees act as buffer for the area.

Mr. Beaty added that the neighboring property has the same owner and it is intended to continue the masonry barrier at the time of a future zoning amendment.

Commissioner Plunk inquired of the possible use of the proposed

amendment.

Mr. Gillies confirmed office use is still a possible use for this area.

Chairperson Hardie asked the audience if there were any other questions or comments. No additional questions or comments were made.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that the Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

D. ADJOURNMENT

A motion was made by Vice Chair O'Quinn, seconded by Commissioner De Los Santos, that the meeting was adjourned. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

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Certification

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

City Administration

Chairperson