



City of Farmers Branch

Fire Administration Building
13333 Hutton
Farmers Branch, TX 75234

Meeting Minutes - Draft Planning and Zoning Commission

Thursday, October 30, 2014

7:00 PM

Fire Administration Building

Joint Planning and Zoning Commission and City Council meeting

A CALL THE MEETING TO ORDER.

Mayor Phelps and Chairman Patterson called the joint meeting to order at 7:00 pm.

Absent 2 - Commissioner David Honnoll, and Mayor Pro Tem Jeff Fuller

Present 13 - Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham, Vice Chairman Nancy Hardie, Mayor Bob Phelps, Councilman Harold Froehlich, Deputy Mayor Pro Tem Kirk Connally, Council Member Ben Robinson, and Council Member Ana Reyes

Staff 12 - Gary D. Greer City Manager, Kevin Laughlin City Attorney, Andy Gillies Director of Planning, Randy Walhood Public Works Director, John Land Managing Director - Operations, Sidney Fuller Police Chief, David Hale Deputy Chief, Tom Bryson Communications Director, Alexis Jackson Senior Planner, Stacy Henderson Office Manager, Angela Kelly City Secretary, and LaJeana Thomas Administrative Assistant

B. REGULAR AGENDA ITEMS

B.1 Discuss the current planning status and the future land use development opportunities facing the West Side of the City, specifically, all property within the City of Farmers Branch located west of Stemmons Freeway (IH-35E), including a potential zoning amendment allowing single family development in this area.

Andy Gillies, Planning Director gave a presentation that included a history of the Mercer Crossing area, findings from a recent market analysis conducted, and an update on current development in the Mercer Crossing area. Mr. Gillies also reported the cost of providing community services for residential and commercial developments.

Mr. Jason Claunch, with Catalyst Commercial, presented current trends and discussed the recent market study conducted for the Mercer Crossing area.

Mr. Gillies presented the necessary steps involved and an estimated time line should the Mercer Crossing Code be amended for residential use.

Mr. Pat Canutsen, Executive Director of the Valwood Improvement Authority, reported that the District was in the process of acquiring additional land to expand the 31 acre lake to approximately 50 acres of storage.

The City Council and Planning and Zoning Commission discussed at length the

differences between residential and commercial development in the Mercer Crossing area. They discussed cost of public services and the concern of dividing the City if residential development took place in the Mercer Crossing area. They also voiced concern over amending the Mercer Crossing Code that was recently adopted.

Several members of the audience also spoke:

Dave Blair

Lucy Billingsley

Phillip Huffines

Judy Byrd

Henry Billingsley

The general consensus of the City Council was to place this item on the November 18, 2014 City Council agenda and provide City Administration with further direction.

C. ADJOURNMENT

The meeting adjourned at 8:36 pm.

Chairman

City Administration