



City of Farmers Branch

Fire Administration Building
13333 Hutton Drive
Farmers Branch, TX 75234

Meeting Minutes - Draft City Council

Thursday, October 30, 2014

7:00 PM

Fire Administration Building

Joint City Council and Planning and Zoning Commission Meeting

A. CALL THE MEETING TO ORDER.

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

Absent: 1 - Mayor Pro Tem Jeff Fuller

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

Staff: 11 - Gary D. Greer City Manager, John Land Managing Director - Operations, Kevin Laughlin City Attorney, Angela Kelly City Secretary, Stacy Henderson Office Manager, Andy Gillies Director of Planning, Alexis Jackson Senior Planner, Sidney Fuller Police Chief, David Hale Deputy Chief, Tom Bryson Communications Director and Randy Walhood Public Works Director

B. REGULAR AGENDA ITEMS

B.1 **Discuss the current planning status and the future land use development opportunities facing 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, findings from a recent market analysis and an update on current development in the Mercer Crossing area. Mr. Gillies also reported the cost of 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 Canutesen, Executive Director of the Valwood Improvement

Authority, reported that the District is in the process of acquiring additional land to expand the 31 acre lake to approximately 50 acres.

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 direction.

C. ADJOURNMENT

The meeting adjourned at 8:36 pm.

Bob Phelps, Mayor

ATTEST:

Angela Kelly, City Secretary