





LBJ FWY

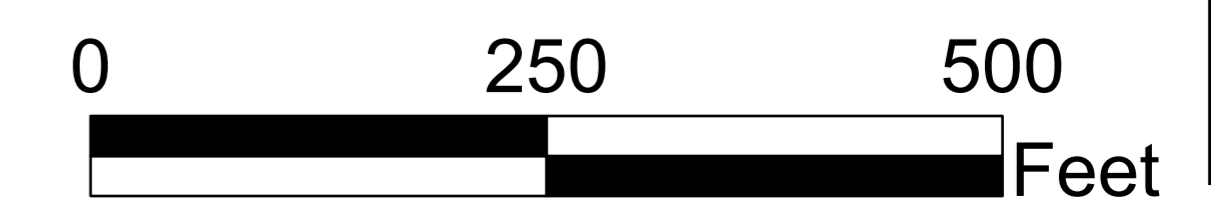
LUNA RD

City of Dallas

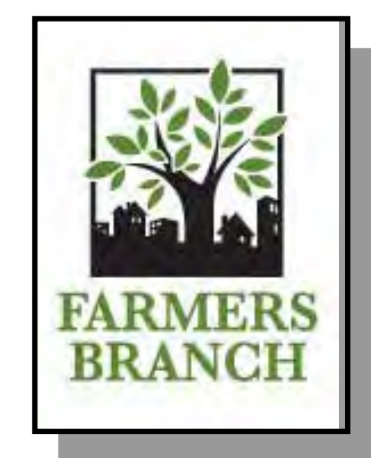
-  Subject Property
-  Tax Parcels
-  City Limit

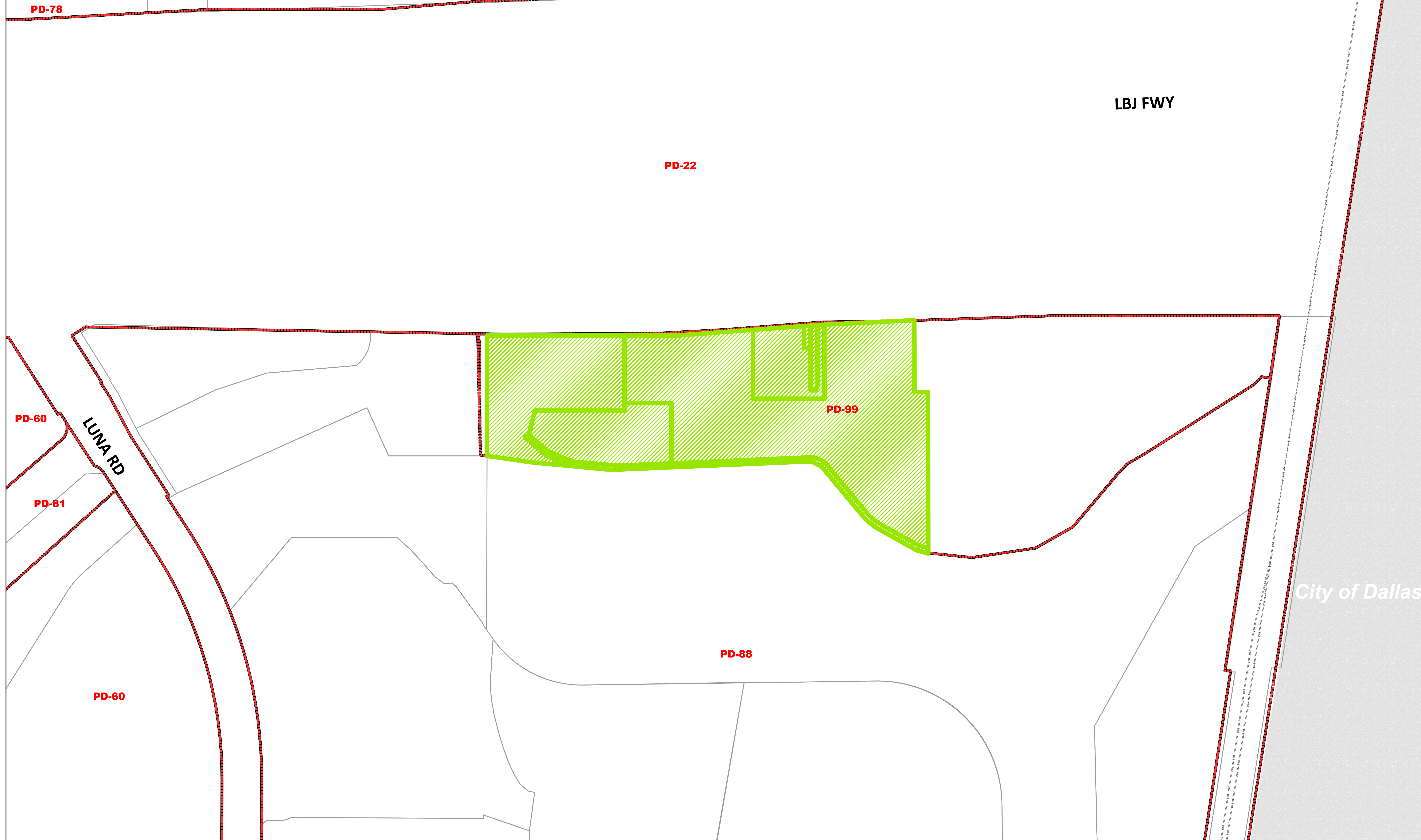
24-ZA-03 Notification Map





1960 LBJ Freeway



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-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

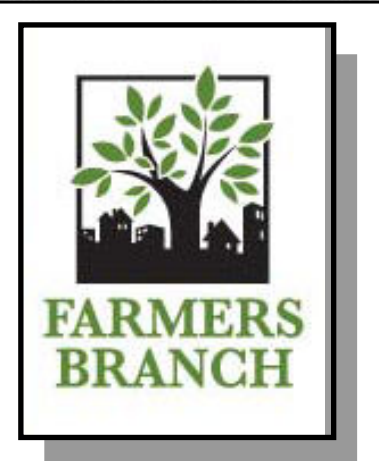
24-ZA-03 Location Map

1960 LBJ Freeway



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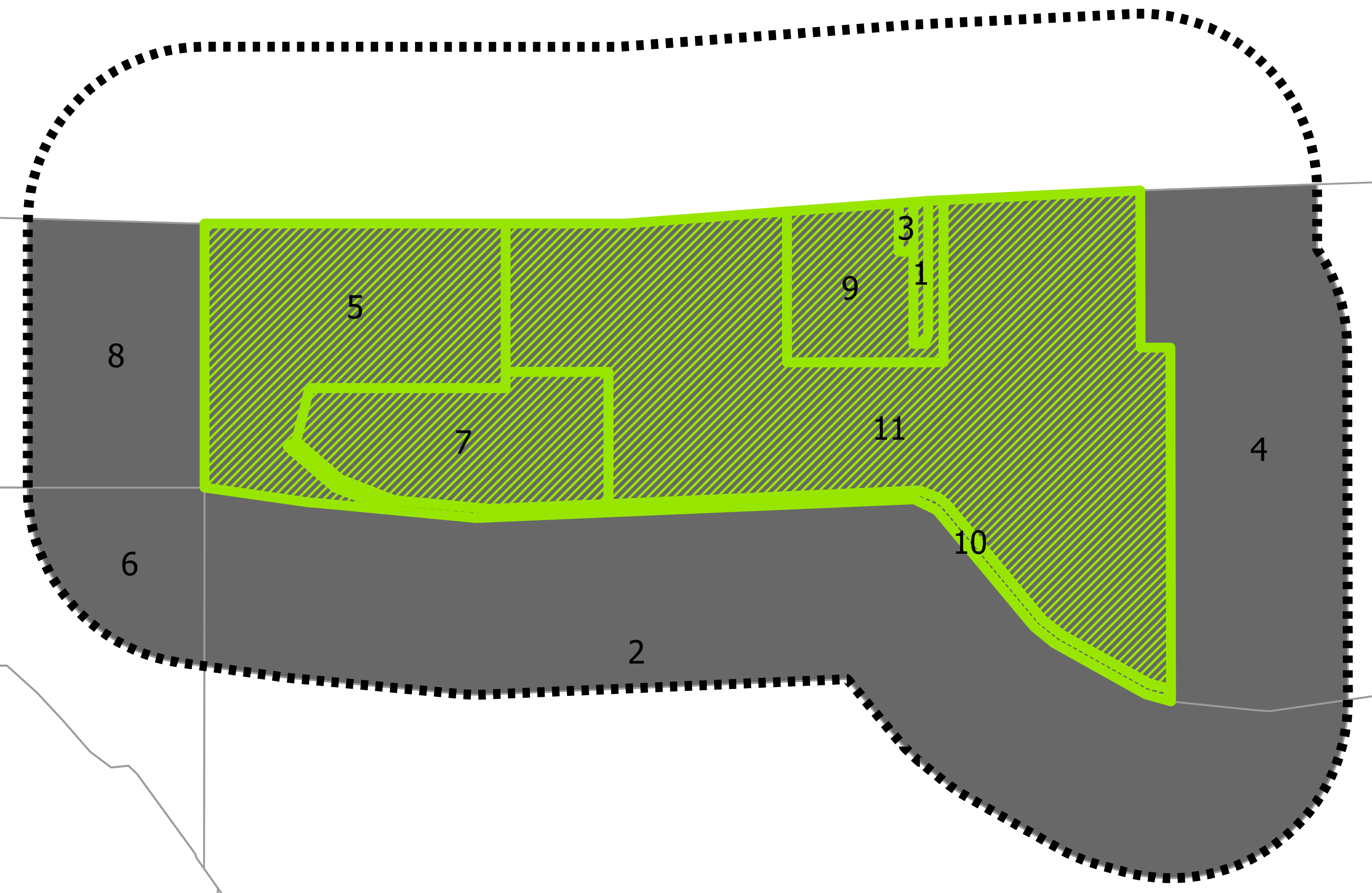
0 250 500
 Feet



LBJ FWY

LUNA RD

City of Dallas



- 200FT Notification
- Subject Property
- Tax Parcels
- City Limit

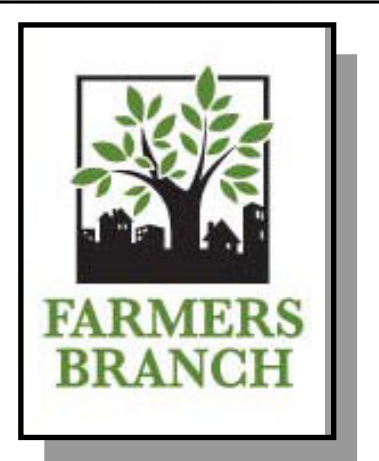
24-ZA-03 Notification Map

1960 LBJ Freeway



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0 250 500 Feet



**Summary of Mailed Notices
Property Owner List
24-ZA-03
1960 LBJ Freeway**

MAP	NAME	ADDRESS	CITY	STATE	ZIP	WRITTEN RESPONSE
1.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
2.	MERCER CROSSING COMMERCIAL	1512 CRESCENT DR STE 112	CARROLLTON	TX	75006	
3.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
4.	SWBC LUNA LLC	5949 SHERRY LN STE750 C/O SWBC REAK ESTATE LLC	DALLAS	TX	75225	
5.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
6.	MERCER CROSSING COMMERCIAL	1512 CRESCENT DR STE 112	CARROLLTON	TX	75006	
7.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
8.	LJ REALTY LLC	4705 S 129TH E AVE C/O QUICK TRIP	TULSA	OK	74134	
9.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
10.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
11.	MM MERCER BORADWALK LLC	1800 VALLEY VIEW LN SUITE 300	FARMERS BRANCH	TX	75234	
12.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
13.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	



City of Farmers Branch

Meeting Minutes (EXCERPT)

Planning and Zoning Commission

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

Monday, April 8, 2024

7:00 PM

City Hall

A. STUDY SESSION

A.1 [24-170](#) Discuss Regular Agenda Items.

Regarding Public Hearing Item D.1:

- Commissioner Froehlich asked about the height requirement for signage. Ms. Bergman stated that, per the Mercer Crossing Pattern Book, signage was permitted at a maximum height of 40 feet.
- Commissioner Froehlich asked whether the illumination could be potentially disruptive for residents of the adjacent multifamily development during evening hours. Mr. Narvaez stated that the proposed sign would have to comply with the requirements of the Code of Ordinances for illuminated signage and that the Commission could include hours of operation for the illuminated sign within the ordinance.
- Commissioner Porter asked about occupancy for the proposed event center. Mr. Narvaez stated that staff would bring this information back to the Commissioners.
- Commissioner Sultzbaugh asked about the location of the new trail within the vicinity of the subject property. Ms. Bergman showed the location of the trail.
- Commissioner Trapp asked for clarification on the parking requirements, noting that some exhibits did not show Building No. 6. Mr. Narvaez clarified that the parking requirements included those for Building No. 6.
- Commissioner Miller asked whether the area depicted in green on the site plan represented Building No. 6. Ms. Bergman said yes.
- Commissioner Miller asked if staff had an approximation on maximum occupancy for the proposed event center. Mr. Narvaez stated that staff would bring this information back to the Commissioners.
- Commissioner Sultzbaugh asked whether any drive-through restaurants were included in the proposed development. Mr. Narvaez said no.
- Commissioners Porter, Trapp, Froehlich, and Sultzbaugh discussed concerns related to parking at the subject property.

D. PUBLIC HEARING

D.1 [24-ZA-03](#) Conduct a public hearing and consider the request for a zoning amendment for mixed-use development on approximately 10.18 acres

located at 1960 LBJ Freeway; and take appropriate action.

Mr. Narvaez gave a presentation regarding the proposed development.

Mr. Chris Zielke, the applicant, and Mr. Michael Beaty, representing the applicant, 4100 Riverwalk Drive, Flower Mound, were available to answer questions.

Commissioner Miller asked whether the applicant owned the vacant tract west of the subject property. Mr. Zielke said yes but that it could not be used for parking. Commissioner Miller then asked whether the property could be used for a hybrid purpose. Mr. Beaty confirmed that it could be used for overflow parking.

Chair Raley asked whether the applicant was open to a shared parking agreement with the future multifamily development proposed for the vacant tract located east of the subject property. Mr. Beaty said yes.

Commissioner Porter asked where the property lines of the subject property and the future multifamily development met. Mr. Narvaez showed the location. Commissioner Porter then asked whether an access easement was located here or if the subject property immediately transitioned into the future multifamily development property. Mr. Narvaez confirmed that it was the latter. Mr. Beaty added that the fire lanes were now platted for common access between the two properties and that he intended to develop a shared parking agreement with the future multifamily development. Commissioner Porter then asked whether vehicle access would be between the parking lots of both properties. Mr. Beaty confirmed that both lots connected and showed the location of the connection on the site plan.

Commissioner Porter asked about the maximum occupancy for the event center and pickleball area. Mr. Zielke confirmed that the center would hold 400 people and the pickleball area, approximately 160 people.

Commissioner Trapp asked whether parking along the frontage road of IH-35E was illegal. Mr. Narvaez stated that it was unlawful and that the Texas Department of Transportation (TxDOT) owned the right-of-way in this area. Commissioner Trapp then asked whether signage to this effect could be placed here. Mr. Narvaez said this would need to be coordinated through TxDOT.

For clarification, Mr. Narvaez asked Mr. Zielke whether Building No. 1 on the site plan was two stories. Mr. Zielke said yes and confirmed the second story was a rooftop patio.

In response to Commissioner Porter's questions regarding occupancy, Mr. Narvaez confirmed that the Fire Marshal made the final call regarding maximum occupancy for buildings and that factors such as restrooms and kitchens would need to be considered.

Commissioner Porter asked whether the event center could have 700 people at once, factoring in walls, kitchens, and bathrooms. Mr. Narvaez stated that the staff has not yet seen a floor plan and that the Fire Marshal would make the determination on final maximum occupancy following a review of the floor plan. Mr. Narvaez stated that staff was viewing this use from the perspective of setting up development standards for event centers, which were not currently defined in PD-99.

Commissioner Miller asked whether a trigger could be established to require valet parking for potential events, stating his belief that valet parking is often the solution to parking constraints for a given property. Mr. Narvaez explained the difficulty of enforcement of

such a measure, but confirmed that such a measure could be added given that this was an amendment to PD-99.

Commissioner Miller asked whether the staff was agreeable to permitting overflow parking for the vacant tract west of the subject property. Mr. Narvaez said this was a possibility, but consultation with the Public Works Department was necessary to determine the engineering requirements to make this happen.

Chair Raley asked about the possibility of advertising city-related information on the signage. Mr. Narvaez stated that such a measure would need to be written into the amending ordinance.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item. Chair Raley asked for a motion to close the public hearing.

A motion was made by Commissioner Miller, seconded by Commissioner Froehlich, that the public hearing be closed. The motion carried unanimously.

Aye: 6 – Chair Raley, Commissioner Miller, Commissioner Porter, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Froehlich

Chair Raley asked for a motion regarding the agenda item.

Commissioner Miller asked whether the Commission had defined any stipulations to be codified into the ordinance. Chair Raley said no.

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

Aye: 5 – Chair Raley, Commissioner Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich

Nay: 1 – Commissioner Porter

Chair Raley asked when this case would be considered by City Council. Mr. Narvaez stated it would be May 7, 2024.